



REMEDICATION
 INFRASTRUCTURE
 ROADWORKS
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 ENVIRONMENTAL
 LANDSCAPING

Project Compliance Monitoring & Reporting Program

Project Name:	Children’s Hospital Westmead Stage 2 Enabling Works
Project No.:	WENAB2
Contract No.:	H121427
Site Address:	Corner of Redbank Rd and Labyrinth Way, Westmead
Client:	Health Infrastructure
Date:	29.06.2022

Rev	Issue Date	Preparation	Checking	Approval	Changes / Comments
0	02.07.2022	D. Simpson	D. Khal	D. Khal	Submission of Reporting & Monitoring Schedule
1	23.03.2023	D. Simpson	D. Khal	D. Khal	Updated to include schedule in report form

Project Pre-Commencement Compliance Report

Table of Contents

1.	Introduction	3
1.1.	Project Details	3
1.2.	Project phase	3
1.3.	Project description	4
2.	Purpose & scope	5
3.	Compliance Monitoring and Reporting Schedule	6
4.	Compliance Table	7
	Appendix A: MSCP (SSDA 10434896) Compliance Table	8
	Appendix B: PSB (SSDA 10349252) Compliance Table	36

Project Pre-Commencement Compliance Report

1. Introduction

1.1. Project Details

Project details	
Project	CHW Stage 2 Enabling Works (Project) – Combined Civils
Contract No	H121427
SSDA Applications	MSCP SSDA 10434896 PSB SSDA 10349252
Location	Corner of Redbank Road and Labyrinth Way, Westmead
Start Date	6.12.2021
Completion Date	27.08.2022
Client details	
<input checked="" type="checkbox"/> Principal	
<input type="checkbox"/> Principal Contractor	
Client Project Manager	Ahmed Jaradat
Contact number	0405 113 054
Client Address	PricewaterhouseCoopers One International Towers Sydney Watermans Quay, Barangaroo NSW 2000
Contractor details	
Business Name	Ford Civil Contracting Pty Ltd
ABN	24 002 542 814
Physical Address	9 Hattersley Street, Arncliffe NSW 2205
Postal Address	P O Box 26, Arncliffe, NSW 2205
Project Manager	Danny Khal
Contact number	0409 212 374
Site Supervisors	Zac Hudson 0448 423 747 Daniel Mifsud 0408 696 863 Alain Brock 0468 422 784 Steve Franks 0452 577 519
Engineers	Danielle Simpson 0411 302 181 Adam Khan 0424 217 524 Rafael Guintu 0425 030 499
HSEQ Manager	Lawrence Saliba
Contact number	0408 653 267

1.2. Project phase

Stage 1 Crown Certificate

Enabling Works

Commencement of site activities: 9 February 2022

Project Pre-Commencement Compliance Report

1.3. Project description

Ford Civil Contracting Pty Limited has been awarded the Contract as sub-contractor for the works. The work consists of two sites along Redbank in North Eastern Corner of Westmead children's hospital.

Multi Story Carpark:

- Design finalisation
- Demo of existing lodge building
- Salvage playground equipment
- Clear site (Trees & Pavements)
- Earthworks (Approx. 3500m³ C/Fill) up to 'BOC'
- Retaining wall & ramp upstand walls
- Wall piles and capping beam footings
- Stormwater drainage incl GPTs and filtration units
- Service trenching for electrical/ comms + conduit install
- Marker layer and temp capping layer to all areas
- No piling platform required for building platform
- Redbank Rd realignment
 - Temporary widening
 - Stormwater drainage
 - Pavement
 - Asphaltting
 - Line marking
 - K&G
 - Reinstating existing light poles
- HV trenching
- HV trenching

Paediatric Services Building development:

- Design finalisation
- Demo pavement and clear trees
- Piling for retaining wall
- Borrow pit excavation (approx. 9500m³) – VENM disposal
- Earthworks cut/fill (approx. 8000m³)
- Retaining wall and associated footings
- Stormwater drainage incl GPTs & filtration units
- Services trenching and conduits within building platform
- Hydraulic from building to park and across entry to north building
- Piling platform and marker layer
- Temp capping layer & marker layer to all external areas

Bike cage construction

Project Pre-Commencement Compliance Report

2. Purpose & scope

Condition A33 of development consents SSD 10434896 and SSD 10349252 requires the development and submission of a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements.

SSD 10434896 (MSCP) states:

A33: No later than 48 hours prior to the commencement of construction, a Compliance Monitoring and Reporting Schedule prepared in accordance with the Compliance Reporting Post Approval Requirements, as amended by condition A34, must be submitted to the Planning Secretary and the Certifier.

A34: Table 1 of the Compliance Reporting Post Approval Requirements is amended so that the Compliance Monitoring and Reporting Schedule, minimum frequency of Compliance Reports required is:

- a) a Pre-Construction Compliance Report must be submitted to the Planning Secretary prior to commencement of construction;*
- b) a Pre-Operational Compliance Report must be submitted to the Planning Secretary prior to commencement of operation and/or use; and*
- c) Operation Compliance Reports are required for the duration of operation and must be submitted to the Planning Secretary at intervals, no greater than 52 weeks from the commencement of operation or as otherwise by the Planning Secretary.*

SSD 10349252 (PSB) states:

A33: No later than 48 hours prior to the commencement of construction, a Compliance Monitoring and Reporting Schedule prepared in accordance with the Compliance Reporting Post Approval Requirements, as amended by condition A34, must be submitted to the Planning Secretary and the Certifier.

A34: Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements, unless otherwise agreed by the Planning Secretary.

The Compliance Reporting Post Approval Requirements (2020) requires that the Compliance Monitoring and Reporting Program include:

- A Compliance Monitoring and Reporting Schedule which identifies the required frequency of compliance monitoring and reporting; and
- A Compliance Table which identifies the compliance requirements as per the conditions of consent, the compliance monitoring methodology and the type of data or evidence to be collected in order to demonstrate compliance.

This Program has been prepared in accordance with the above conditions and the Compliance Reporting Post Approval Requirements (2020).

Project Pre-Commencement Compliance Report

3. Compliance Monitoring and Reporting Schedule

Table 1 and Table 2 presents the schedule of Compliance Reporting frequency to be undertaken and reported to the Department during the carrying out of the development, in accordance with SSDA 10434896 and SSDA 10349252 conditions A33 and A34 and the Compliance Reporting Post Approval Requirements

Table 1: MSCP (SSDA 10434896) Schedule of Compliance Monitoring and Reporting

Report	Phase of Project	Frequency	Anticipate Lodgement Date
Pre-Construction Compliance Report	Pre-construction	Single report	Initial lodgement 1/02/2022. Revision submitted 29/06/2022 to address DPIE comments.
Pre-Operational Compliance Report	Pre-operation	Single report	Not applicable to Early Works contractor.
Operation Compliance Report	Operation	Annually - At intervals, no greater than 52 weeks from the date of commencement of operation.	Not applicable to Early Works contractor.
Post Decommissioning Compliance Report	Decommissioning	Report to be submitted to the Planning Secretary within 12 weeks of completion of decommissioning	Not applicable to Early Works contractor.

Table 2: PSB (SSDA 10349252) Schedule of Compliance Monitoring and Reporting

Report	Phase of Project	Frequency	Anticipate Lodgement Date
Operation Compliance Report	Operation	Annually - At intervals, no greater than 52 weeks from the date of commencement of operation.	Not applicable to Early Works contractor.
Post Decommissioning Compliance Report	Decommissioning	Report to be submitted to the Planning Secretary within 12 weeks of completion of decommissioning	Not applicable to Early Works contractor.

4. Compliance Table

Compliance Tables will be prepared for each compliance review as outlined in Tables 1 and 2 above and will be included as an appendix to the Compliance Report. These will identify the following:

- The condition number;
- The compliance requirements for each condition;
- The phase of the development to which the compliance requirement applies;
- The evidence/data required to assess compliance with each compliance;
- The status of compliance (Compliant/Non-Compliant/Not Triggered) as per the Compliance Reporting Post Approval Requirements (2020).

Compliance tables have been developed for the MSCP and PSB and are included as Appendix A and B respectively.

Project Pre-Commencement Compliance Report

Appendix A: MSCP (SSDA 10434896) Compliance Table

Unique ID	Compliance requirement	Phase of Development	Responsibility	Monitoring/Recording Methodology			
Part A Administrative conditions							
Obligation to Minimise Harm to the Environment							
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	At all times	HI, SCHN, PwC & FCC	Monitoring records Site inspection Records (Daily/Weekly HSEQ Inspections) Management Plan reviews Audit Results & Close Outs			
Terms of Consent							
A2	The development may only be carried out: a) in compliance with the conditions of this consent; b) in accordance with all written directions of the Planning Secretary; c) generally in accordance with the EIS and the Response to Submissions; and d) in accordance with the approved plans in the table below:	At all times	Note	Pre-Construction Compliance Report. Record of written direction. Management Plans and Sub Plans. Drawing register & checks of approved plans.			
	Architectural drawings prepared by Billard Leece Partnership						
	Dwg No.				Rev	Name of Plan	Date
	CHW-AR-DG- MCP-DA007				C	SITE PLAN – EXISTING	21.12.2020
	CHW-AR-DG- MCP-DA008				D	SITE PLAN – DEMOLITION	22.06.2021
	CHW-AR-DG- MCP-DA009				D	SITE PLAN – PROPOSED ROOF LEVEL	22.06.2021
	CHW-AR-DG- MCP-DA031				F	PARKING LEVEL – P1 PLAN	22.06.2021
	CHW-AR-DG- MCP-DA032				F	PARKING LEVEL – TYPICAL PLAN LEVELS P2 – P7	22.06.2021
	CHW-AR-DG- MCP-DA038				E	PARKING LEVEL – P8 PLAN	22.06.2021
	CHW-AR-DG- MCP-DA039				D	PARKING LEVEL – ROOF PLAN	22.06.2021
	CHW-AR-DG- MCP-DA012				D	SITE SECTIONS AND ELEVATIONS	22.06.2021
	CHW-AR-DG- MCP-DA040				J	ELEVATIONS – SHEET 01	23.07.2021
	CHW-AR-DG- MCP-DA041				H	ELEVATIONS – SHEET 02	23.07.2021
	CHW-AR-DG- MCP-DA050				G	SECTIONS – SHEET 01	23.07.2021
CHW-AR-DG- MCP-DA051	G	SECTIONS – SHEET 02	23.07.2021				

Project Pre-Commencement Compliance Report

	CHW-AR-DG- MCP-DA060	C	FAÇADE TYPES	22.06.2021			
	CHW-AR-SC- MCP-DA092	C	SCHEDULE – MATERIAL AND LEGEND	22.06.2021			
Landscape drawings prepared by MCGREGOR COXALL							
	Dwg No.	Rev	Name of Plan	Date			
	CHW-LD-DG- MSCP-SD101	7	SCHEMATIC DESIGN – MSCP PLAN	15.06.2021			
A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <p>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;</p> <p>b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and</p> <p>c) the implementation of any actions or measures contained in any such document referred to in (a) above.</p>				At all times	Note	Record of written direction. Record of implementation of any written direction and or response to written direction.
A4	<p>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.</p>				At all times	Note	Noted.
Limit of Consent							
A5	This consent lapses five years after the date of consent unless work is physically commenced.				At all times	Note	Front Page of SSD10434896 with date and evidence of date construction commenced.
Prescribed Conditions							
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.				At all times	Note	<p>Compliance with the BCA (Crown Certificate received for current works).</p> <p>Erection of signs (not relevant).</p> <p>Residential building work (not relevant).</p> <p>Entertainment venues (not relevant).</p> <p>Signage for max number of persons in venues (not relevant for construction).</p> <p>Shoring and adjoining properties (not relevant – no shoring or adjoining properties).</p>
Planning Secretary as Moderator							

Project Pre-Commencement Compliance Report

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.	At all times	HI	Record of written direction.
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.	At all times	HI, PwC & FCC	Record and date of consultation/communication with council, TfNSW, stakeholders, utility providers.
Staging				
A9	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	Prior to Construction	HI & PwC	Staging Report. Record keeping for communications with the Planning Secretary, Department.
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; and d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	Prior to Construction	HI & PwC	Staging Report. Record keeping for communications with the Planning Secretary, Department.
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	At all times	HI, PwC & FCC	Noted.

Project Pre-Commencement Compliance Report

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.	At all times	HI, PwC & FCC	Noted.
Staging, Combining and Updating Strategies, Plans or Programs				
A13	<p>The Applicant may:</p> <p>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);</p> <p>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</p> <p>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).</p>	At all times	HI, PwC & FCC	Record keeping of communications with the Planning Secretary, Department. Updated plans and tracked changes/records.
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.	At all times	HI, PwC & FCC	Record keeping of communications with the Planning Secretary, Department.
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.	Prior to Construction	Note	Record keeping of communications with the Planning Secretary, Department.
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.	At all times	Note	Record keeping of communications with the Planning Secretary, Department.
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: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</i></p>	During Construction	FCC	Application for construction certificate. Engineering and design plan reviews.
External Walls and Cladding				

Project Pre-Commencement Compliance Report

A18	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Condition not applicable to Stage 1 Early Works.		
External Materials				
A19	The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in Condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided: a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials; b) the quality and durability of any alternative material is the same standard as the approved external building materials; and c) a copy of any approved changes to the external colours and/or building materials is provided to the Planning Secretary for information.	Condition not applicable to Stage 1 Early Works.		
Site Contamination				
A20	Remediation approved as part of this development consent must be carried out in accordance with the <i>Remediation Action Plan (RAP)</i> , dated 9 February 2021, prepared by JBS&G, or any updated RAP, prepared by a Certified Contaminated Land Consultant.	During Construction	FCC	Weekly site inspection reports prepared by JBS&G. Waste tracking register including material imports. Clearance certificates. Asbestos monitoring.
Applicability of Guidelines				
A21	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.	At all times	Note	Record keeping of communication with the Planning Secretary, Department. Management Plans and Sub Plans.
A22	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.	At all times	Note	Record keeping of communication with the Planning Secretary, Department. Management Plans and Sub Plans.
Applicability of Guidelines				
A23	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing. <i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>	At all times	HI, PwC & FCC	Monitoring records - noise, vibration, dust, asbestos. Incident reports & records of notification. Audit reports. Record keeping of communication with Planning Secretary

Project Pre-Commencement Compliance Report

Access to Information				
A24	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ul style="list-style-type: none"> 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; ix. audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; x. any other matter required by the Planning Secretary; and <p>b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.</p>	Prior to Construction until completion of all works under this consent	HI	Project website.Website upload tracker spreadsheet/system.
Compliance				
A25	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.	At all times	FCC	Project induction presentation. Management plans included in minor contract templates. Subcontractor compliance checklist and onboarding.
Incident Notification, Reporting and Response				
A26	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 .	At all times	HI, PwC & FCC	Incident reporting and register. Record of communication with Planning Secretary, Department.

Project Pre-Commencement Compliance Report

A27	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1 .	At all times	HI, PwC & FCC	Incident reporting and register. Record of communication with Planning Secretary, Department.
Non-Compliance Notification				
A28	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.	At all times	HI, PwC, FCC & BMG	Record of communication with Planning Secretary, Department.
A29	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.	At all times	HI, PwC, FCC & BMG	Record of communication with Planning Secretary, Department.
A30	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	At all times	HI, PwC, FCC & BMG	Noted.
Revision of Strategies, Plans and Programs				
A31	<p>Within three months of:</p> <ul style="list-style-type: none"> a) the submission of a compliance report under condition A36; b) the submission of an incident report under condition A27; c) the submission of an Independent Audit under condition C40 or C41; d) the approval of any modification of the conditions of this consent; or e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, <p>the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.</p>	At all times	HI, PwC & FCC	Record of communication with Planning Secretary, Department. Management Plans and Sub Plans. Revision tracker for Management Plans & Sub Plans.
A32	<p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.</p> <p><i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i></p>	At all times	HI, PwC & FCC	Record of communication/submission with Planning Secretary, Department. Record of communication/submission to the certifier.
Compliance Reporting				

Project Pre-Commencement Compliance Report

A33	No later than 48 hours prior to the commencement of construction, a Compliance Monitoring and Reporting Schedule prepared in accordance with the Compliance Reporting Post Approval Requirements, as amended by condition A34, must be submitted to the Planning Secretary and the Certifier.	Prior to Construction	FCC	Record of communication/submission with Planning Secretary, Department. Record of communication/submission to the certifier. Monitoring & reporting schedule spreadsheet.
A34	Table 1 of the Compliance Reporting Post Approval Requirements is amended so that the Compliance Monitoring and Reporting Schedule, minimum frequency of Compliance Reports required is: a) a Pre-Construction Compliance Report must be submitted to the Planning Secretary prior to commencement of construction; b) a Pre-Operational Compliance Report must be submitted to the Planning Secretary prior to commencement of operation and/or use; and c) Operation Compliance Reports are required for the duration of operation and must be submitted to the Planning Secretary at intervals, no greater than 52 weeks from the commencement of operation or as otherwise by the Planning Secretary.	Prior to Construction	FCC	Pre Construction Compliance report. Record of communication/submission with Planning Secretary, Department.
		Condition (b) and (c) not applicable to Stage 1 Early Works.		
A35	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements .	Prior to Construction	HI, PwC & FCC	Pre Construction Compliance report. Record of communication/submission with Planning Secretary, Department.
A36	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements, unless otherwise agreed by the Planning Secretary.	Prior to Construction	HI, PwC & FCC	Record of communication/submission with Planning Secretary, Department.
A37	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	At all times	HI & PwC	Project website.Website upload tracker spreadsheet/system.
A38	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	Condition not applicable to Stage 1 Early Works.		
Landscape Plan Limitation				
A39	The relocated playground to the south of the Galleria path shown on the landscape plan referenced in condition A2 is displayed indicatively and is excluded from this approval. Any proposed works on this playground area are subject to a separate approval (if required).	Condition not applicable to Stage 1 Early Works.		
PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION				
Notification of Commencement				

Project Pre-Commencement Compliance Report

B1	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	Prior to Construction	HI, PwC & FCC	Record of communication/submission with Planning Secretary, Department.
B2	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Prior to Construction	HI, PwC & FCC	Record of communication/submission with Planning Secretary, Department.
Certified Drawings				
B3	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	Prior to Construction	FCC	Record of communication/submission to the certifier. IFC drawings & design certificate.
External Walls and Cladding				
B4	Prior to the commencement of façade construction, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	Condition not applicable to Stage 1 Early Works.		
Protection of Public Infrastructure				
B5	<p>Prior to the commencement of construction, the Applicant must:</p> <ul style="list-style-type: none"> a) consult with and obtain relevant approvals from the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council. 	Prior to Construction	HI, PwC & FCC	Dilapidation survey reports. Record of communication/submission to the Planning Secretary, Certifier, Council & asset owners.
Pre-Construction Dilapidation Report				
B6	Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties and Council assets that are likely to be impacted by the proposed works.	Prior to Construction	HI, PwC & FCC	Dilapidation survey reports. Record of communication/submission to the Certifier, Council & adjoining properties (Westmead Health Precinct).
Outdoor Lighting				

Project Pre-Commencement Compliance Report

B7	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting being 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.	Prior to lighting install	FCC	Record of communication/submission to the certifier.
Ecologically Sustainable Development				
B8	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate to the Certifier that ESD initiatives recommended by the ESD report (Ref No. 197087 S02 MSCP, prepared by Steensen Varming, dated 27.01.2021) have been incorporated into the design of the development and that compliance is achieved in accordance with the Health Infrastructure Engineering Services Guidelines (incorporating Design Guidance Note No. 058).	Prior to Construction	HI, PwC & FCC	Record of communication/submission to the certifier. Staging Report.
Demolition				
B9	Prior to the commencement of construction, demolition work plans required by <i>AS 2601-2001 The demolition of structures</i> (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.	Prior to Construction	FCC	Record of communication/submission to the certifier. Demolition Works Plan.
Environmental Management Plan Requirements				
B10	Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the <i>Environmental Management Plan Guideline: Guideline for Infrastructure Projects</i> (DPIE April 2020). <i>Note:</i>	Prior to Construction	FCC	Noted. CEMP and Sub Plans.
	· <i>The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval</i>			
	· <i>The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.</i>			
Construction Environmental Management Plan				
B11	Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary for information. The CEMP must include, but not be limited to, the following:	Prior to Construction	FCC	CEMP and Sub Plans. Record of submission to Planning Secretary and Certifier.
	a) Details of:			
	i. hours of work;			
	ii. 24-hour contact details of site manager;			
iii. management of dust and odour to protect the amenity of the neighbourhood;				

Project Pre-Commencement Compliance Report

	<ul style="list-style-type: none"> iv. stormwater control and discharge; v. measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; vi. groundwater management plan including measures to prevent groundwater contamination; vii. external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; viii. community consultation and complaints handling; b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed; c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; d) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site. e) Construction Traffic and Pedestrian Management Sub-Plan (see condition B12); f) Construction Noise and Vibration Management Sub-Plan (see condition B13); g) Construction Waste Management Sub-Plan (see condition B14); and h) Construction Soil and Water Management Sub-Plan (see condition B15). 			
B12	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <ul style="list-style-type: none"> a) be prepared by a suitably qualified and experienced person(s); b) be prepared in consultation with Council and TfNSW; c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; d) detail the measures that are to be implemented to mitigate adverse impacts to the Parramatta Light Rail (PLR) Project; e) provide a description and route map for vehicles involved in spoil removal, material delivery and machine floatage; f) provide the estimated number and type of construction vehicle movements including morning and afternoon peak and off peak movements; g) ensure that turning areas within the site allow the forward entry and egress of construction vehicles; 	Prior to Construction	FCC	CTPMSP. Record of submission to Planning Secretary and Certifier.

Project Pre-Commencement Compliance Report

	<p>h) outline the location of construction site entrances and exits (controlled by a certified traffic controller), proposed work zones, proposed crane standing areas, vehicle loading / unloading points, truck layover zones, storage areas and on-site construction worker parking; and</p> <p>i) detail the proposed staging and the process for managing temporary road closures associated with the realignment of Redbank Road.</p>			
B13	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <p>a) be prepared by a suitably qualified and experienced noise expert;</p> <p>b) describe procedures for achieving the noise management levels in EPA's <i>Interim Construction Noise Guideline</i> (DECC, 2009);</p> <p>c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p> <p>d) include strategies that have been developed with the community for managing high noise generating works;</p> <p>e) describe the community consultation undertaken to develop the strategies in condition B13(d);</p> <p>f) include a complaints management system that would be implemented for the duration of the construction; and</p> <p>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 B13.</p>	Prior to Construction	FCC	CNVMSPP. Record of submission to Planning Secretary and Certifier.
B14	<p>The Construction Waste Management Sub-Plan (CWMSPP) must address, but not be limited to, the procedures for the management of waste including the following:</p> <p>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;</p> <p>b) information regarding the management of asbestos; and</p> <p>c) information regarding the recycling and disposal locations.</p>	Prior to Construction	FCC	CWMSPP. Record of submission to Planning Secretary and Certifier.
B15	<p>The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSPP) and the plan must address, but not be limited to the following:</p> <p>a) be prepared by a suitably qualified expert, in consultation with Council;</p> <p>b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>c) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication <i>Managing Urban Stormwater: Soils & Construction</i> (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';</p>	Prior to Construction	FCC	CSWMSPP. Record of submission to Planning Secretary and Certifier.

Project Pre-Commencement Compliance Report

	d) 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);			
	e) detail all off-site flows from the site; and			
	f) 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.			
B16	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: a) minimise the impacts of earthworks and construction on the local and regional road network; b) minimise conflicts with other road users; c) minimise road traffic noise; and d) ensure truck drivers use specified routes.	Prior to Construction	FCC	CTPMSP. Record of submission to Planning Secretary and Certifier.
Construction Parking				
B17	Prior to the commencement of 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 provided to the Planning Secretary for information.	Prior to Construction	FCC	CTPMSP. Record of submission to Planning Secretary and Certifier.
Soil and Water				
B18	Prior to the commencement of construction, the Applicant must install erosion and sediment controls on the site to manage wet weather events.	Prior to Construction	FCC	Site inspection records (daily & weekly HSE Inspection checklists. Site Establishment Checklist.
B19	Prior to the commencement of construction, erosion and sediment controls must be installed and maintained, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'.	Prior to Construction	FCC	Site inspection records (daily & weekly HSE Inspection checklists. Site Establishment Checklist.
Flood Management				
B20	Prior to the commencement of construction, the Applicant must prepare and implement for the duration of construction: a) flood warning and notification procedures for construction workers on site; and b) evacuation and refuge protocols.	Prior to Construction	FCC	FERSP.Project Emergency Response Plan.
B21	Prior to the commencement of construction, the Certifier must be satisfied that all habitable floor levels must be no lower than the 1% Annual Exceedance Probability flood plus 500mm of freeboard.	Condition not applicable to Stage 1 Early Works.		

Project Pre-Commencement Compliance Report

B22	Prior to the commencement of construction, the Certifier must be satisfied that the structures below the Probable Maximum Flood Level are constructed from flood compatible building components.	Prior to Construction	FCC	Structural Design Statement. Record of submission to certifier.
Operational Noise – Design of Mechanical Plant and Equipment				
B23	Prior to installation of mechanical plant and equipment: a) a detailed assessment of mechanical plant and equipment with compliance with the relevant project noise trigger levels as recommended in the Acoustics Report Ref: 44311- 1, dated 15.06.2021 and prepared by Stantec 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 recommended operational noise identified in the Acoustics Report Ref: 44311-1.	Condition not applicable to Stage 1 Early Works.		
Landscaping				
B24	Prior to the commencement of landscaping works, the Applicant must prepare a revised Landscape Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Certifier. The plan must: a) detail the location, species, maturity and height at maturity of plants to be planted on-site; b) include species (trees, shrubs and groundcovers) indigenous to the local area; c) include the planting of trees with a pot container of 100 litres or greater;	Condition not applicable to Stage 1 Early Works.		
Construction Access Arrangements				
B25	Prior to the commencement of construction, evidence of compliance of construction parking and access arrangements with the following requirements must be submitted to the Certifier: a) all vehicles must enter and leave the Site in a forward direction; b) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, is in accordance with the latest version of AS 2890.2; and c) that the proposed design demonstrates that safety issues in areas with shared vehicles and pedestrian access have been managed safely, applying best practice in road design and traffic management, as considered in Austroads, Transport for NSW Guidelines and the Australian Standards.	Prior to Construction	FCC	CTPMSP. Swept path analysis and statement from civil/traffic engineer. Record of submission to Certifier.
Operations Access, Car Parking and Service Vehicle Arrangements				
B26	Prior to the commencement of construction of operational parking and access facilities, evidence of compliance of the design of operational parking and access arrangements with the following requirements must be submitted to the Certifier: a) all vehicles must enter and leave the site in a forward direction;	Condition not applicable to Stage 1 Early Works.		

Project Pre-Commencement Compliance Report

	<p>b) all driveways and internal access ramps are to be designed in accordance with the latest version of AS 2890.1;</p> <p>c) the exit ramp concrete barrier must be tapered to ensure sufficient pedestrian visibility with appropriate traffic calming devices and lighting designed for the adjacent pedestrian crossing in accordance with the latest versions of AS 2890.1 and AS 1158;</p> <p>d) the minimum 996 on-site car parking spaces for use during operation of the development are to be designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and</p> <p>e) 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.</p>			
Contamination				
B27	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.	Prior to Construction	HI & PwC	Evidence of engagement (Variation approval).
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>	At all times	FCC	Photo evidence.
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.	At all times	FCC	Plant pre-start checklists. Plant verification checklists. Subcontractor onboarding documentation. Asset register.
Demolition				

Project Pre-Commencement Compliance Report

C3	Demolition work must comply with the demolition work plans required by <i>Australian Standard AS 2601-2001 The demolition of structures</i> (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B9.	At all times	FCC & subcontractor.	Demolition works plan (subcontractor). HSE Task Observation inspections.
Construction Hours				
C4	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: a) between 7am and 6pm, Mondays to Fridays inclusive; and b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	At all times	FCC & subcontractors.	CEMP and Sub Plans. Project Induction Presentation. Complaints register.
C5	Notwithstanding condition C4, provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours: between 1pm and 5pm, Saturdays.	At all times	FCC & subcontractors.	CEMP and Sub Plans. Project Induction Presentation. Complaints register.
C6	Construction activities may be undertaken outside of the hours in condition C4 and C5 if required: a) by the Police or a public authority for the delivery of vehicles, plant or materials; or b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or c) where the works are inaudible at the nearest sensitive receivers; or d) for the delivery, set-up and removal of construction cranes, where notice of the crane-related works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or e) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.	At all times	FCC & subcontractors.	CEMP and Sub Plans. Project Induction Presentation. Complaints register. Meeting Minutes & evidence of notifications to stakeholders.
C7	Notification of such construction activities as referenced in condition C6 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	At all times	HI, PwC & FCC	Meeting Minutes & evidence of notifications to stakeholders.
C8	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.	At all times	FCC & subcontractors.	CNVMS. Project Induction Presentation. Complaints Register.
Implementation of Management Plans				
C9	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	At all times	FCC & subcontractors.	HSE Task Observation inspections. Site inspections (daily & weekly HSE inspection)

Project Pre-Commencement Compliance Report

				<p>checklists).</p> <p>Monitoring records (noise, vibration, dust & asbestos) and tracking registers.</p> <p>Erosion & Sediment Control Plans.</p> <p>Plant verification checklist and asset register.</p> <p>Subcontractor onboarding and compliance checklists.</p> <p>Pre-starts and tool box talks.</p>
Construction Traffic				
C10	All construction 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, unless directed by traffic control.	At all times	FCC & subcontractors.	<p>CTPMSP.</p> <p>Site inspections (daily & weekly HSE inspections).</p> <p>Evidence of stakeholder notifications and Disruption Notices.</p> <p>Complaints register.</p>
Hoarding Requirements				
C11	<p>The following hoarding requirements must be complied with:</p> <p>a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing other than for the purpose of fulfilling functions of a health services facility; and</p> <p>b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.</p>	At all times	FCC	Site inspections (daily & weekly HSE inspections).
No Obstruction of Public Way				
C12	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	At all times	FCC	<p>Site inspections (daily & weekly HSE inspections).</p> <p>Evidence of stakeholder notifications and Disruption Notices.</p>
Construction Noise Limits				
C13	The development must achieve the construction noise management levels during construction as detailed in the <i>Interim Construction Noise Guideline</i> (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	At all times	FCC	<p>CNVMSP.</p> <p>Noise Monitoring records and tracking spreadsheet.</p>
C14	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C4, unless allowed by Condition C5.	At all times	HI, PwC & FCC	<p>CNVMSP.</p> <p>Project induction Presentation.</p> <p>Complaints Register.</p> <p>Evidence of stakeholder notifications.</p>

Project Pre-Commencement Compliance Report

C15	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	At all times	FCC	CNVMSP. Plant verification checklists.
Vibration Criteria				
C16	Vibration caused by construction at any residence or structure outside the site must be limited to: a) for structural damage, the latest version of <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).	At all times	FCC	CNVMSP. Vibration monitoring records and tracking spreadsheet.
C17	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C16.	At all times	FCC	CNVMSP. Site inspections (daily & weekly HSE inspection checklists).
C18	The limits in conditions C16 and C17 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B13 of this consent.	At all times	FCC	CNVMSP.
Tree Protection				
C19	For the duration of the construction works: a) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Arboricultural Impact Assessment, prepared by Tree Management Strategies, dated 20.01.2020; and b) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.	At all times	FCC	Environmental Control Map. Site inspections (daily & weekly HSE inspection checklists). Arboricultural Impact Assessment. Pre-Clearance Survey.
Air Quality				
C20	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	At all times	FCC	Site inspections (daily & weekly HSE inspection checklists).Project Induction Presentation.Pre-starts and tool box talks.HSEQ Task Observations.Dust monitoring records and tracking spreadsheet.

Project Pre-Commencement Compliance Report

C21	<p>During construction, the Applicant must ensure that:</p> <ul style="list-style-type: none"> 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. 	At all times	FCC	<p>Site inspections (daily & weekly HSE inspection checklists). Project Induction Presentation. Pre-starts and tool box talks. HSEQ Task Observations. Dust monitoring records and tracking spreadsheet.</p>
Soil and Water				
C22	<p>All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.</p>	At all times	FCC	<p>Environmental Control Map. Site inspections (daily & weekly HSE inspection checklists).</p>
Imported Fill				
C23	<p>The Applicant must:</p> <ul style="list-style-type: none"> a) ensure that only VENM, ENM, or other material considered suitable for beneficial reuse via a general or specific resource recovery exemption issued by NSW 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 upon request. 	At all times	FCC	<p>JBS&G weekly inspection reports. Waste tracking register (including imported materials). Imported material reports (including sampling and approvals) by JBS&G.</p>
Disposal of Seepage and Stormwater				
C24	<p>Adequate provisions must be made to collect and discharge stormwater drainage during construction to the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.</p>	At all times	FCC	<p>Environmental Control Plan. Water discharge form and testing records.</p>
Emergency Management				
C25	<p>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.</p>	At all times	FCC	<p>FERSP. Project Emergency Response Plan. Emergency Response Drill and Debrief.</p>
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>	Within 3 months of	FCC	<p>Civil design certificate. Evidence of submission to the certifier.</p>

Project Pre-Commencement Compliance Report

	<ul style="list-style-type: none"> a) be designed by a suitably qualified and experienced person(s); b) be generally in accordance with the conceptual design in the EIS; c) be in accordance with applicable Australian Standards; and d) ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines. 	commencement of construction		
Unexpected Finds Protocol – Aboriginal Heritage				
C27	<p>In the event that surface disturbance identifies a new Aboriginal object:</p> <ul style="list-style-type: none"> a) all works must halt in the immediate area to prevent any further impacts to the object(s); b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects; c) the site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW under Department of Premier and Cabinet and the management outcome for the site included in the information provided to AHIMS; d) the Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites; and e) works shall only recommence with the written approval of the Planning Secretary. 	At all times	FCC	<p>CEMP. Unexpected Finds Procedure. Project induction presentation. Evidence of consultation with the relevant parties.</p>
Unexpected Finds Protocol – Historical Heritage				
C28	<p>If any unexpected archaeological relics are uncovered during the work, then:</p> <ul style="list-style-type: none"> a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary; b) depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area as determined in consultation with Heritage NSW; and c) works may only recommence with the written approval of the Planning Secretary. 	At all times	FCC	<p>CEMP. Unexpected Finds Procedure. Project induction presentation. Evidence of consultation with the relevant parties.</p>
Waste Storage and Processing				
C29	All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	At all times	FCC	<p>CEMP and sub plans. Site inspections (daily & weekly HSE inspection checklists). HSEQ Task Observations.</p>
C30	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	At all times	FCC	<p>CEMP and sub plans. Waste classifications. Waste tracking register.</p>

Project Pre-Commencement Compliance Report

C31	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.	At all times	FCC	CEMP and sub plans. Site inspections (daily & weekly HSE inspection checklists). HSEQ Task Observations. Project induction presentation.
C32	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.	At all times	FCC	CEMP and sub plans. Waste tracking register. JBS&G weekly inspection reports.
C33	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.	At all times	FCC	CEMP and sub plans.Site inspections (daily & weekly HSE inspection checklists).HSEQ Task Observations.Project induction presentation.JBS&G weekly inspection reports.Asbestos air monitoring records and register.
Outdoor Lighting				
C34	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.	At all times	FCC	CEMP and sub plans. Site inspections (daily & weekly HSE inspection checklists). Complaints register.
Site Contamination				
C35	The Applicant must conduct site investigations to confirm the full nature and extent of the contamination at the project area post demolition and comply with the following requirements: a) the site investigations must be undertaken, and the subsequent report(s), must be prepared in accordance with relevant guidelines made or approved by the EPA under section 105 of the <i>Contaminated Land Management Act 1997</i> ; b) the reports must be prepared, or reviewed and approved, by consultants certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme; and c) the recommendations of the Remedial Action Plan 56200/131434 (Rev. C) prepared by JBS&G dated 09.02.2021 (or as updated to the satisfaction of the Site Auditor) and the unexpected finds procedure must be updated following results of further site investigations and implemented throughout duration of project work.	At all times	FCC	Detailed Site Investigation Report. JBS&G Weekly Inspection Report.

Project Pre-Commencement Compliance Report

C36	Remediation of the site must be carried out in accordance with the Remedial Action Plan 56200/131434 (Rev. C) prepared by JBS&G and dated 09.02.2021 and any variations to the Remedial Action Plan 56200/131434 (Rev. C) approved by an NSW EPA-accredited Site Auditor.	At all times	FCC	JBS&G Weekly Inspection Report.
C37	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).	At all times	FCC	Evidence of consultation/communication with Site Auditor.
C38	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.	At all times	HI & PwC	Detailed Site Investigation Report. JBS&G Weekly Inspection Report.
Independent Environmental Audit				
C39	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit.	Prior to 6 monthly Audits	HI & PwC	Record of communication with Planning Secretary, Department.
C40	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	At all times	HI & PwC	Independent Audit reports.
C41	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those agreed to above, upon giving at least 4 week's notice to the Applicant of the date or timing upon which the audit must be commenced.	At all times	Note	Note.
C42	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: a) review and respond to each Independent Audit Report prepared under condition C40 of this consent, or condition C41 where notice is given; b) submit the response to the Planning Secretary; and c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.	At all times	HI, PwC & FCC	Independent Audit reports. Record of submission/response to Planning Secretary, Department. Project Website and tracker of website uploads.
C43	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.	At all times	HI, PwC & FCC	Independent Audit reports. Record of submission/response to Planning Secretary, Department.
C44	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.	Condition not applicable to Stage 1 Early Works.		
Redbank Road Roadworks				

Project Pre-Commencement Compliance Report

C45	All works on the realignment of Redbank Road must be undertaken in accordance with the <i>NRAR Guidelines for Controlled Activities on Waterfront Land</i> , as defined by the <i>Water Management Act 2000</i> .	At all times	FCC	Civil design certificate.
Water Take and Licencing				
C46	In the event groundwater is intercepted during construction, any take is to be appropriately licenced (unless eligible for an exemption under the Water Management Regulation 2018).	At all times	FCC	Evidence of licenced take.
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.	Condition not applicable to Stage 1 Early Works.		
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.	Condition not applicable to Stage 1 Early Works.		
D3	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	Condition not applicable to Stage 1 Early Works.		
Works as Executed Plans				
D4	Prior to the commencement of operation, works-as-executed drawings 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.	Condition not applicable to Stage 1 Early Works.		
Outdoor Lighting				
D5	<p>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:</p> <p>a) complies with the latest version of <i>AS 4282-2019 - Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997); and</p> <p>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.</p>	Condition not applicable to Stage 1 Early Works.		
Operational Noise – Design of Mechanical Plant and Equipment				

Project Pre-Commencement Compliance Report

D6	Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the assessment undertaken under condition B23 have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the recommended operational noise levels identified in the Acoustics Report Ref: 44311-1.	Condition not applicable to Stage 1 Early Works.
Fire Safety Certification		
D7	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.	Condition not applicable to Stage 1 Early Works.
Structural Inspection Certificate		
D8	Prior to the commencement of occupation of the new buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: <ul style="list-style-type: none"> a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s. 	Condition not applicable to Stage 1 Early Works.
Post-Construction Dilapidation Report		
D9	Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is: <ul style="list-style-type: none"> a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure; b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must: <ul style="list-style-type: none"> i. compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and ii. have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. c) to be forwarded to Council for information. 	Condition not applicable to Stage 1 Early Works.
Protection of Public Infrastructure		
D10	Unless the Applicant and the applicable authority agree otherwise, the Applicant must, prior to the commencement of operation: <ul style="list-style-type: none"> a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and 	Condition not applicable to Stage 1 Early Works.

Project Pre-Commencement Compliance Report

	<p>b) relocate, or pay the full costs associated with relocating any infrastructure (previously approved by the relevant authority) that needs to be relocated as a result of the development.</p> <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 required by 0 of this consent.</i></p>	
Road Damage		
D11	<p>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.</p>	Condition not applicable to Stage 1 Early Works.
Protection of Property		
D12	<p>Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.</p>	Condition not applicable to Stage 1 Early Works.
Redbank Road Roadworks		
D13	<p>Prior to the commencement of operation, the Applicant must complete the realignment of Redbank Road.</p>	Condition not applicable to Stage 1 Early Works.
Car Parking Arrangements		
D14	<p>Prior to the operation of more than 716 car parking spaces within the multi-storey carpark, the construction of the new Paediatric Services Building (proposed under SSD-10349252) must be complete and the building operational, by which time the remaining 280 car parking spaces within the multi-storey carpark can be made available for use.</p>	Condition not applicable to Stage 1 Early Works.
Utilities and Services		
D15	<p>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>.</p>	Condition not applicable to Stage 1 Early Works.
Stormwater Operation and Maintenance Plan		
D16	<p>Prior to the commencement of operation, an 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"> a) maintenance schedule of all stormwater quality treatment devices; b) record and reporting details; c) relevant contact information; and d) Work Health and Safety requirements. 	Condition not applicable to Stage 1 Early Works.
Signage		

Project Pre-Commencement Compliance Report

D17	Prior to the commencement of the multi-storey carpark's operation for staff and visitors, wayfinding signage and signage identifying the location of staff and visitor car parking must be installed.	Condition not applicable to Stage 1 Early Works.
D18	Details of the final building identification signage (design, content and illumination) within the approved signage zones are to be submitted to the satisfaction of the Planning Secretary prior to the installation and display of any signage. The signage is to be installed prior to commencement of operation of the carpark facility.	Condition not applicable to Stage 1 Early Works.
Operational Waste Management Plan		
D19	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: <ul style="list-style-type: none"> a) detail the type and quantity of waste to be generated during operation of the development; b) describe the 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); and c) detail the materials to be reused or recycled, either on or off site. 	Condition not applicable to Stage 1 Early Works.
Site Audit Statement		
D20	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.	Condition not applicable to Stage 1 Early Works.
Landscaping		
D21	Prior to the commencement of operation, landscaping of the site must be completed in accordance with landscape plan(s) listed in condition A2(d).	Condition not applicable to Stage 1 Early Works.
D22	Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping on-site and submit it to the Certifier. The plan must describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping.	Condition not applicable to Stage 1 Early Works.
Operational Flood Emergency Management Plan		
D23	Prior the commencement of the operation, a Flood Emergency Management Plan must be submitted to the Certifier that: <ul style="list-style-type: none"> a) is prepared by a suitably qualified and experienced person(s); b) addresses the provisions of the Floodplain Risk Management Guidelines (EESG); c) includes details of: 	Condition not applicable to Stage 1 Early Works.

Project Pre-Commencement Compliance Report

	<ul style="list-style-type: none"> i. the flood emergency responses for operational phase of the development; ii. predicted flood levels; iii. flood warning time and flood notification; iv. assembly points and evacuation routes; v. evacuation and refuge protocols; and vi. awareness training for employees and contractors, and visitors. 	
Crime Prevention through Environmental Design (CPTED)		
D24	<p>Prior the commencement of the operation, a CPTED compliance statement is to be submitted to the Certifier and a copy provided to the Planning Secretary for information. The statement must be prepared:</p> <ul style="list-style-type: none"> a) by a suitably qualified and experienced person; and b) detail the lighting and security measures that will be implemented during late night hours of operation. 	Condition not applicable to Stage 1 Early Works.
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.	Condition not applicable to Stage 1 Early Works.
Environmental Management Plan		
E2	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 D20 and any on-going maintenance of remediation notice issued by EPA under the <i>Contaminated Land Management Act 1997</i> .	Condition not applicable to Stage 1 Early Works.
Operational Noise Limits		
E3	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Acoustics Report Ref: 44311-1, prepared by Stantec, dated 15.06.2021.	Condition not applicable to Stage 1 Early Works.

Project Pre-Commencement Compliance Report

E4	<p>The Applicant must undertake short term noise monitoring in accordance with the <i>Noise Policy for Industry</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 and traffic noise identified in Acoustics Report Ref: 44311-1, prepared by Stantec and dated 15.06.2021. 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.</p>	Condition not applicable to Stage 1 Early Works.
Unobstructed Driveways and Parking Areas		
E5	<p>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.</p>	Condition not applicable to Stage 1 Early Works.
Ecologically Sustainable Development		
E6	<p>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 demonstrating that the project achieves the minimum number of ESD initiatives as required by condition B8 of this consent.</p>	Condition not applicable to Stage 1 Early Works.
Outdoor Lighting		
E7	<p>Notwithstanding condition D5, 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.</p>	Condition not applicable to Stage 1 Early Works.
Landscaping		
E8	<p>The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D21 for the duration of occupation of the development.</p>	Condition not applicable to Stage 1 Early Works.
Operational Waste Management Plan		
E9	<p>The Operational Waste Management Plan for the development must be implemented for the duration of the development and updated annually.</p>	Condition not applicable to Stage 1 Early Works.

Project Pre-Commencement Compliance Report

Appendix B: PSB (SSDA 10349252) Compliance Table

Unique ID	Compliance requirement	Phase of Development	Responsibility	Monitoring/Recording Methodology
Part A Administrative conditions				
Obligation to Minimise Harm to the Environment				
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	At all times	HI, SCHN, PwC & FCC	Monitoring records Site inspection Records (Daily/Weekly HSEQ Inspections) Management Plan reviews Audit Results & Close Outs
Terms of Consent				
A2	The development may only be carried out: a) in compliance with the conditions of this consent; b) in accordance with all written directions of the Planning Secretary; c) generally in accordance with the EIS and the Response to Submissions; and d) in accordance with the approved plans in the table below:	At all times	Note	Pre-Construction Compliance Report. Record of written direction. Management Plans and Sub Plans. Drawing register & checks of approved plans.
	<i>Architectural drawings prepared by Billard Leece Partnership</i>			
	<i>Landscape drawings prepared by MCGREGOR COXALL</i>			
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and c) the implementation of any actions or measures contained in any such document referred to in (a) above.	At all times	Note	Record of written direction. Record of implementation of any written direction and or response to written direction.
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.	At all times	Note	Noted.
Limit of Consent				

Project Pre-Commencement Compliance Report

A5	This consent lapses five years after the date of consent unless work is physically commenced.	At all times	Note	Letter of commencement.Record of Lodgement.
A6	No approval for construction or operation of a new helipad is granted under this consent.	At all times	Note	Site inspection.
Prescribed Conditions				
A7	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	At all times	Note	Compliance with the BCA (Crown Certificate received for current works). Erection of signs (not relevant). Residential building work (not relevant). Entertainment venues (not relevant). Signage for max number of persons in venues (not relevant for construction). Shoring and adjoining properties (not relevant – no shoring or adjoining properties).
Planning Secretary as Moderator				
A8	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.	At all times	HI	Record of written direction.
Evidence of Consultation				
A9	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.	At all times	HI, PwC & FCC	Record and date of consultation/communication with council, TfNSW, stakeholders, utility providers.
Staging				
A10	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. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	Prior to Construction	HI & PwC	Staging Report. Record keeping for communications with the Planning Secretary, Department.

Project Pre-Commencement Compliance Report

A11	<p>A Staging Report prepared in accordance with condition A9 must:</p> <ul style="list-style-type: none"> a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and d) set out mechanisms for managing any cumulative impacts arising from the proposed staging. 	Prior to Construction	HI & PwC	Staging Report. Record keeping for communications with the Planning Secretary, Department.
A12	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	At all times	HI, PwC & FCC	Noted.
A13	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.	At all times	HI, PwC & FCC	Noted.
Staging, Combining and Updating Strategies, Plans or Programs				
A14	<p>The Applicant may:</p> <ul style="list-style-type: none"> a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development). 	At all times	HI, PwC & FCC	Record keeping of communications with the Planning Secretary, Department. Updated plans and tracked changes/records.
A15	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.	At all times	HI, PwC & FCC	Record keeping of communications with the Planning Secretary, Department.

Project Pre-Commencement Compliance Report

A16	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.	Prior to Construction	Note	Record keeping of communications with the Planning Secretary, Department.
A17	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.	At all times	Note	Record keeping of communications with the Planning Secretary, Department.
Structural Adequacy				
A18	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. <i>Note: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</i>	During Construction	FCC	Application for construction certificate. Engineering and design plan reviews.
External Walls and Cladding				
A19	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Condition not applicable to Stage 1 Early Works.		
External Materials				
A20	The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in Condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided: a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials; b) the quality and durability of any alternative material is the same standard as the approved external building materials; and c) a copy of any approved changes to the external colours and/or building materials is provided to the Planning Secretary for information.	Condition not applicable to Stage 1 Early Works.		
Applicability of Guidelines				
A21	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.	At all times	Note	Record keeping of communication with the Planning Secretary, Department. Management Plans and Sub Plans.
A22	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.	At all times	Note	Record keeping of communication with the Planning Secretary, Department. Management Plans and Sub Plans.
Monitoring and Environmental Audits				

Project Pre-Commencement Compliance Report

A23	<p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.</p> <p><i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i></p>	At all times	HI, PwC & FCC	<p>Monitoring records - noise, vibration, dust, asbestos.</p> <p>Incident reports & records of notification.</p> <p>Audit reports.</p> <p>Record keeping of communication with Planning Secretary</p>
Access to Information				
A24	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ul style="list-style-type: none"> 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; ix. audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; x. any other matter required by the Planning Secretary; and <p>b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.</p>	Prior to Construction until completion of all works under this consent	HI	<p>Project website.</p> <p>Website upload tracker spreadsheet/system.</p>
Compliance				

Project Pre-Commencement Compliance Report

A25	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.	At all times	FCC	Project induction presentation. Management plans included in minor contract templates. Subcontractor compliance checklist and onboarding.
Incident Notification, Reporting and Response				
A26	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 .	At all times	HI, PwC & FCC	Incident reporting and register.Record of communication with Planning Secretary, Department.
A27	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2 .	At all times	HI, PwC & FCC	Incident reporting and register. Record of communication with Planning Secretary, Department.
Non-Compliance Notification				
A28	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.	At all times	HI, PwC, FCC & BMG	Record of communication with Planning Secretary, Department.
A29	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.	At all times	HI, PwC, FCC & BMG	Record of communication with Planning Secretary, Department.
A30	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	At all times	HI, PwC, FCC & BMG	Noted.
Revision of Strategies, Plans and Programs				
A31	Within three months of: a) the submission of a compliance report under condition A36; b) the submission of an incident report under condition A27; c) the submission of an Independent Audit under condition C40 or C41; d) the approval of any modification of the conditions of this consent; or e) the issue of a direction of the Planning Secretary under condition A2 which requires a review,	At all times	HI, PwC & FCC	Record of communication with Planning Secretary, Department. Management Plans and Sub Plans. Revision tracker for Management Plans & Sub Plans.

Project Pre-Commencement Compliance Report

	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.			
A32	<p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.</p> <p><i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i></p>	At all times	HI, PwC & FCC	Record of communication/submission with Planning Secretary, Department. Record of communication/submission to the certifier.
Compliance Reporting				
A33	No later than 48 hours prior to the commencement of construction, a Compliance Monitoring and Reporting Schedule prepared in accordance with the Compliance Reporting Post Approval Requirements, as amended by condition A34, must be submitted to the Planning Secretary and the Certifier.	Prior to Construction	FCC	Record of communication/submission with Planning Secretary, Department. Record of communication/submission to the certifier. Monitoring & reporting schedule spreadsheet.
A34	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements, unless otherwise agreed by the Planning Secretary.	Prior to Construction	HI, PwC & FCC	Record of communication/submission with Planning Secretary, Department.
A35	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	At all times	HI & PwC	Project website. Website upload tracker spreadsheet/system.
A36	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	Condition not applicable to Stage 1 Early Works.		
PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION				
Notification of Commencement				
B1	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	Prior to Construction	HI, PwC & FCC	Record of communication/submission with Planning Secretary, Department.
B2	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Prior to Construction	HI, PwC & FCC	Record of communication/submission with Planning Secretary, Department.

Project Pre-Commencement Compliance Report

Certified Drawings				
B3	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	Prior to Construction	FCC	Record of communication/submission to the certifier. IFC drawings & design certificate.
External Walls and Cladding				
B4	Prior to the commencement of façade construction, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	Condition not applicable to Stage 1 Early Works.		
Pre-Construction Dilapidation Report - Protection of Public Infrastructure				
B5	<p>Prior to the commencement of construction, the Applicant must:</p> <p>a) consult with and obtain relevant approvals from the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;</p> <p>b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and</p> <p>c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.</p>	Prior to Construction	HI, PwC & FCC	Dilapidation survey reports. Record of communication/submission to the Planning Secretary, Certifier, Council & asset owners.
Pre-Construction Survey - Adjoining Properties				
B6	Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties and Council assets that are likely to be impacted by the proposed works.	Prior to Construction	HI, PwC & FCC	Dilapidation survey reports. Record of communication/submission to the Certifier, Council & adjoining properties (Westmead Health Precinct).
B7	Where the offer for a pre-construction survey is accepted (as required by condition B6), the Applicant must arrange for a survey to be undertaken by a suitably qualified and experienced expert prior to the commencement of vibration generating works that could impact on the identified buildings.	Prior to Construction	HI, PwC & FCC	Dilapidation survey reports. Record of communication/submission to the Certifier, Council & adjoining properties (Westmead Health Precinct).
B8	<p>Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition B7, 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 when requested.</p>	Prior to Construction	HI, PwC & FCC	Dilapidation survey reports. Record of communication/submission to the Certifier, Council & adjoining properties (Westmead Health Precinct).

Project Pre-Commencement Compliance Report

Ecologically Sustainable Development				
B9	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate to the Certifier that ESD initiatives recommended by the ESD report (Ref No. 197087 S02 MSCP, prepared by Steensen Varming, dated 27.01.2021) have been incorporated into the design of the development and that compliance is achieved in accordance with the Health Infrastructure Engineering Services Guidelines (incorporating Design Guidance Note No. 058).	Prior to Construction	HI, PwC & FCC	Record of communication/submission to the certifier. Staging Report.
B10	The project is to achieve compliance with section 2.5.6 of the Health Infrastructure Engineering Services Guidelines dated 6 August 2021 (including Design Guidance Note No. 058) by attaining a minimum of 60 points in accordance with the ESD Evaluation Tool.	Prior to Construction	HI, PwC & FCC	Record of communication/approval by DPE Staging Report.
Outdoor Lighting				
B11	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting to be installed within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Prior to Construction	FCC	Record of communication/submission to the certifier. Staging report.
Demolition				
B12	Prior to the commencement of construction, demolition work plans required by AS 2601-2001 <i>The demolition of structures</i> (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.	Prior to Construction	FCC	Record of communication/submission to the certifier. Demolition Works Plan.
Existing Helipad / Helicopter Operations During Construction				
B13	Prior to the commencement of above ground (main works) construction, existing helipad/helicopter operations on the Westmead Hospital campus are to be reviewed by a suitably qualified and experienced aviation professional in consultation with relevant stakeholders. The review must consider the proposed construction methodology including plant and equipment to be used (including lighting and cranes) and recommend changes to the construction methodology and/or flight paths where required to ensure safe ongoing helicopter operations at the site. A report summarising the outcome of the review must be submitted to the Certifier.	Prior to Construction	FCC	Record of communication/submission to the DPIE & Certifier. Staging report.
Environmental Management Plan Requirements				
B14	Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the <i>Environmental Management Plan Guideline: Guideline for Infrastructure Projects</i> (DPIE April 2020).	Prior to Construction	FCC	Noted. CEMP and Sub Plans.
	<i>Note:</i> · <i>The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval</i>			

Project Pre-Commencement Compliance Report

	· <i>The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.</i>			
Construction Environmental Management Plan				
B15	Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary for information. The CEMP must include, but not be limited to, the following:	Prior to Construction	FCC	CEMP and Sub Plans. Record of submission to Planning Secretary and Certifier.
	a) Details of:			
	i. hours of work;			
	ii. 24-hour contact details of site manager;			
	iii. management of dust and odour to protect the amenity of the neighbourhood;			
	iv. groundwater management plan including measures to prevent groundwater contamination;			
	v. external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;			
	b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed;			
	c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;			
	d) Construction Traffic and Pedestrian Management Sub-Plan (see condition B16);			
	e) Construction Noise and Vibration Management Sub-Plan (see condition B17);			
f) Construction Waste Management Sub-Plan (see condition B18);				
g) Construction Soil and Water Management Sub-Plan (see condition B19); and				
h) Flood Emergency Response (see condition B20).				
B16	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:	Prior to Construction	FCC	CTPMSP. Record of submission to Planning Secretary and Certifier.
	a) be prepared by a suitably qualified and experienced person(s);			
	b) be prepared to the satisfaction of Council's Traffic and Transport Manager and TfNSW; and			
	c) detail:			
i. measures to ensure the safety of vehicles and pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs;				

Project Pre-Commencement Compliance Report

	<p>ii. measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services;</p> <p>iii. detail the measures that are to be implemented to minimise the impact of activities associated with the construction of the development the subject of this consent on the Parramatta Light Rail (PLR) Project, in liaison with PLR's Construction Contractor and/or Operator;</p> <p>iv. Construction and heavy vehicle routes, access and parking arrangements;</p> <p>v. 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;</p> <p>vi. 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);</p> <p>vii. details of crane arrangements including location of any crane(s) and crane movement plan; and;</p> <p>viii. detail measures to minimise cumulative construction impacts on surrounding road networks, identifying the duration of impacts.</p>			
B17	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <p>a) be prepared by a suitably qualified and experienced noise expert;</p> <p>b) describe procedures for achieving the noise management levels in EPA's <i>Interim Construction Noise Guideline</i> (DECC, 2009);</p> <p>c) describe a reasonable and feasible mitigation measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p> <p>d) include strategies that have been developed with the community for managing high noise generating works;</p> <p>e) describe the community consultation undertaken to develop the strategies in condition B17(d);</p> <p>f) include a complaints management system that would be implemented for the duration of the construction; and</p> <p>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 B14.</p>	Prior to Construction	FCC	CNVMSP. Record of submission to Planning Secretary and Certifier.
B18	<p>The Construction Waste Management Sub-Plan (CWMSPP) must address, but not be limited to, the procedures for the management of waste including the following:</p>	Prior to Construction	FCC	

Project Pre-Commencement Compliance Report

	<p>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;</p> <p>b) information regarding the recycling and disposal locations; and</p> <p>c) confirmation of the contamination status of the development areas of the site based on the validation results.</p>			<p>CWMSP. Record of submission to Planning Secretary and Certifier.</p>
B19	<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> <p>a) be prepared by a suitably qualified expert, in consultation with Council;</p> <p>b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>c) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';</p> <p>d) include an Acid Sulfate Soils Management Plan, if required, including measures for the management, handling, treatment and disposal of Acid Sulfate Soils, including monitoring of water quality at acid sulfate soils treatment areas;</p> <p>e) 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;</p> <p>f) 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);</p> <p>g) detail all off-site flows from the site; and</p> <p>h) 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.</p>	Prior to Construction	FCC	<p>CSWMSP. Record of submission to Planning Secretary and Certifier.</p>
B20	<p>The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following:</p> <p>a) be prepared by a suitably qualified and experienced person(s);</p> <p>b) address the provisions of the Floodplain Risk Management Guidelines (EESG);</p> <p>c) include details of:</p> <p>i. the flood emergency responses for both construction phases of the development;</p> <p>ii. predicted flood levels;</p> <p>iii. flood warning time and flood notification;</p> <p>iv. assembly points and evacuation routes;</p>	Prior to Construction	FCC	<p>CSWMSP. Record of submission to Planning Secretary and Certifier.</p>

Project Pre-Commencement Compliance Report

	v. evacuation and refuge protocols; and;			
	vi. awareness training for employees and contractors, and users/visitors.			
B21	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: a) minimise the impacts of earthworks and construction on the local and regional road network; b) minimise conflicts with other road users; c) minimise road traffic noise; and d) ensure truck drivers use specified routes.	Prior to Construction	FCC	CTPMSP. Record of submission to Planning Secretary and Certifier.
Construction Parking				
B22	Prior to the commencement of 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.	Prior to Construction	FCC	CTPMSP. Record of submission to Planning Secretary and Certifier.
B23	Prior to the commencement of 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 provided to the Planning Secretary for information.	Prior to Construction	HI, PwC & FCC	CTPMSP. Record of submission to Planning Secretary and Certifier.
Flood Management				
B24	Prior to the commencement of construction, the Applicant must prepare and implement for the duration of construction: a) flood warning and notification procedures for construction workers on site; and b) evacuation and refuge protocols.	Prior to Construction	FCC	FERSP. Project Emergency Response Plan.
B25	Prior to the commencement of construction, the Certifier must be satisfied that all habitable floor levels must be no lower than the 1% Annual Exceedance Probability flood plus 500mm of freeboard or PMF, whichever is greater.	Condition not applicable to Stage 1 Early Works.		
B26	Prior to the commencement of construction, the Certifier must be satisfied that any structures below the 1 per cent Annual Exceedance Probability plus 500mm of freeboard are constructed from flood compatible building components.	Prior to Construction	FCC	Structural Design Statement. Record of submission to certifier.
Operational Noise – Design of Mechanical Plant and Equipment				
B27	Prior to installation of mechanical plant and equipment:	Condition not applicable to Stage 1 Early Works.		

Project Pre-Commencement Compliance Report

	<p>a) a detailed assessment of mechanical plant and equipment with compliance with the relevant project trigger noise levels as recommended in the Paediatric Services Building, The Children’s Hospital at Westmead Acoustic Report prepared by Stantec dated 30 September 2021 must be undertaken by a suitably qualified person; and</p> <p>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 recommended operational noise identified in the Paediatric Services Building, The Children’s Hospital at Westmead Acoustic Report prepared by Stantec dated 30 September 2021</p>	
Landscaping		
B28	<p>Prior to the commencement of landscaping works, the Applicant must prepare detailed Landscape Plans in accordance with the Amended Landscape Report, prepared by McGregor Coxall dated July 2021, to manage the revegetation and landscaping works on-site, to the satisfaction of the Certifier. The plan must:</p> <p>a) provide for the planting of 39 trees;</p> <p>b) detail the location, species, maturity and height at maturity of plants to be planted on-site;</p> <p>c) include species (trees, shrubs and groundcovers) indigenous to the local area;</p> <p>d) include the planting of trees with a pot container of 75 litres or greater;</p> <p>e) include the provision of nest boxes suitable to native fauna likely to use the site; and</p> <p>f) be submitted to the Planning Secretary for information.</p>	Condition not applicable to Stage 1 Early Works.
Operational Waste Storage and Processing		
B29	<p>Prior to the commencement of construction of waste storage and processing areas, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the operational waste storage area:</p> <p>a) is constructed using solid non-combustible materials;</p> <p>b) is designed to ensure the door/gate to the waste storage area is vermin proof and can be openable from both inside and outside the storage area at all times;</p> <p>c) includes a hot and cold water supply with a hose through a centralised mixing valve;</p> <p>d) is naturally ventilated or an air handling exhaust system must be in place; and</p> <p>e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.</p>	Condition not applicable to Stage 1 Early Works.
Operational Access, Car Parking and Service Vehicle Arrangements		

Project Pre-Commencement Compliance Report

B30	<p>Prior to the commencement of construction of operational parking and access facilities, evidence of compliance of the design of operational parking and access arrangements with the following requirements must be submitted to the Certifier:</p> <p>a) a minimum of 128 on-site car parking spaces for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and</p> <p>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.</p>	Condition not applicable to Stage 1 Early Works.		
Public Domain Works				
B31	<p>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.</p>	Condition not applicable to Stage 1 Early Works.		
Site Contamination				
B32	<p>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.</p>	Prior to Construction	HI & PwC	Evidence of engagement (Variation approval).
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>	At all times	FCC	Photo evidence.
Operation of Plant and Equipment				
C2	<p>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.</p>	At all times	FCC	Plant pre-start checklists. Plant verification checklists. Subcontractor onboarding documentation. Asset register.

Project Pre-Commencement Compliance Report

Demolition				
C3	Demolition work must comply with the demolition work plans required by <i>Australian Standard AS 2601-2001 The demolition of structures</i> (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B9.	At all times	FCC & subcontractor.	Demolition works plan (subcontractor). HSE Task Observation inspections.
Construction Hours				
C4	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: a) between 7am and 6pm, Mondays to Fridays inclusive; and b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	At all times	FCC & subcontractors.	CEMP and Sub Plans. Project Induction Presentation. Complaints register.
C5	Notwithstanding condition C4, provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours: between 1pm and 5pm, Saturdays.	At all times	FCC & subcontractors.	CEMP and Sub Plans. Project Induction Presentation. Complaints register.
C6	Construction activities may be undertaken outside of the hours in condition C4 and C5 if required: a) by the Police or a public authority for the delivery of vehicles, plant or materials; or b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or c) where the works are inaudible at the nearest sensitive receivers; or d) for the delivery, set-up and removal of construction cranes, where notice of the crane-related works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or e) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.	At all times	FCC & subcontractors.	CEMP and Sub Plans. Project Induction Presentation. Complaints register. Meeting Minutes & evidence of notifications to stakeholders.
C7	Notification of such construction activities as referenced in condition C6 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	At all times	HI, PwC & FCC	Meeting Minutes & evidence of notifications to stakeholders.
C8	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.	At all times	FCC & subcontractors.	CNVMS. Project Induction Presentation. Complaints Register.

Project Pre-Commencement Compliance Report

Implementation of Management Plans				
C9	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	At all times	FCC & subcontractors.	HSE Task Observation inspections. Site inspections (daily & weekly HSE inspection checklists). Monitoring records (noise, vibration, dust & asbestos) and tracking registers. Erosion & Sediment Control Plans. Plant verification checklist and asset register. Subcontractor onboarding and compliance checklists. Pre-starts and tool box talks.
Construction Traffic				
C10	All construction 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, unless directed by traffic control.	At all times	FCC & subcontractors.	CTPMSP. Site inspections (daily & weekly HSE inspections). Evidence of stakeholder notifications and Disruption Notices. Complaints register.
Hoarding Requirements				
C11	The following hoarding requirements must be complied with: a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing other than for the purpose of fulfilling functions of a health services facility; and b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.	At all times	FCC	Site inspections (daily & weekly HSE inspections).
No Obstruction of Public Way				
C12	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	At all times	FCC	Site inspections (daily & weekly HSE inspections). Evidence of stakeholder notifications and Disruption Notices.
Construction Noise Limits				
C13	The development must achieve the construction noise management levels during construction as detailed in the <i>Interim Construction Noise Guideline</i> (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	At all times	FCC	CNVMSPP. Noise Monitoring records and tracking spreadsheet.

Project Pre-Commencement Compliance Report

C14	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C4, unless allowed by Condition C5.	At all times	HI, PwC & FCC	CNVMSPP. Project induction Presentation. Complaints Register. Evidence of stakeholder notifications.
C15	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	At all times	FCC	CNVMSPP. Plant verification checklists.
Vibration Criteria				
C16	Vibration caused by construction at any residence or structure outside the site must be limited to: a) for structural damage, the latest version of <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).	At all times	FCC	CNVMSPP. Vibration monitoring records and tracking spreadsheet.
C17	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C16.	At all times	FCC	CNVMSPP. Site inspections (daily & weekly HSE inspection checklists).
C18	The limits in conditions C16 and C17 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B17 of this consent.	At all times	FCC	CNVMSPP.
Tree Protection				
C19	For the duration of the construction works: a) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Arboricultural Impact Assessment, prepared by Tree Management Strategies, dated 20.01.2020; and b) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.	At all times	FCC	Environmental Control Map. Site inspections (daily & weekly HSE inspection checklists). Arboricultural Impact Assessment. Pre-Clearance Survey.
Air Quality				

Project Pre-Commencement Compliance Report

C20	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	At all times	FCC	Site inspections (daily & weekly HSE inspection checklists). Project Induction Presentation. Pre-starts and tool box talks. HSEQ Task Observations. Dust monitoring records and tracking spreadsheet.
C21	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.	At all times	FCC	Site inspections (daily & weekly HSE inspection checklists).Project Induction Presentation.Pre-starts and tool box talks.HSEQ Task Observations.Dust monitoring records and tracking spreadsheet.
Imported Fill				
C22	The Applicant must: a) ensure that only VENM, ENM, or other material considered suitable for beneficial reuse via a general or specific resource recovery exemption issued by NSW 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 upon request.	At all times	FCC	JBS&G weekly inspection reports. Waste tracking register (including imported materials). Imported material reports (including sampling and approvals) by JBS&G.
Disposal of Seepage and Stormwater				
C23	Adequate provisions must be made to collect and discharge stormwater drainage during construction to the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	At all times	FCC	Environmental Control Plan. Water discharge form and testing records.
Emergency Management				
C24	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.	At all times	FCC	FERSP. Project Emergency Response Plan. Emergency Response Drill and Debrief.
Stormwater Management System				
C25	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: a) be designed by a suitably qualified and experienced person(s); b) be generally in accordance with the conceptual design in the EIS;	Within 3 months of commencement of construction	FCC	Civil design certificate. Evidence of submission to the certifier.

Project Pre-Commencement Compliance Report

	<p>c) be in accordance with applicable Australian Standards; and</p> <p>d) ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines.</p>			
Aboriginal Cultural Heritage				
C26	Construction must be undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by Jacobs dated 17 June 2021.	At all times	FCC	CEMP. Project induction presentation. Evidence of consultation with the relevant parties.
C27	Upon commencement of works, all site workers must undertake a cultural heritage induction to understand the importance of Aboriginal cultural heritage and the statutory obligations under the National Parks and Wildlife Act 1974.	At all times	FCC	Project induction presentation.
Unexpected Finds Protocol – Aboriginal Heritage				
C28	<p>In the event that surface disturbance identifies a new Aboriginal object:</p> <p>a) all works must halt in the immediate area to prevent any further impacts to the object(s);</p> <p>b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects;</p> <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 shall only recommence with the written approval of the Planning Secretary.</p>	At all times	FCC	CEMP. Unexpected Finds Procedure. Project induction presentation. Evidence of consultation with the relevant parties.
Unexpected Finds Protocol – Historical Heritage				
C29	<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>	At all times	FCC	CEMP. Unexpected Finds Procedure. Project induction presentation. Evidence of consultation with the relevant parties.
Waste Storage and Processing				
C30	All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	At all times	FCC	CEMP and sub plans. Site inspections (daily & weekly HSE inspection checklists). HSEQ Task Observations.

Project Pre-Commencement Compliance Report

C31	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	At all times	FCC	CEMP and sub plans. Waste classifications. Waste tracking register.
C32	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	At all times	FCC	CEMP and sub plans.Site inspections (daily & weekly HSE inspection checklists).HSEQ Task Observations.Project induction presentation.
C33	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	At all times	FCC	CEMP and sub plans. Waste tracking register. JBS&G weekly inspection reports.
C34	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	At all times	FCC	CEMP and sub plans. Site inspections (daily & weekly HSE inspection checklists). HSEQ Task Observations. Project induction presentation. JBS&G weekly inspection reports. Asbestos air monitoring records and register.
Outdoor Lighting				
C35	The Applicant must ensure that all external lighting is constructed and maintained in in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	At all times	FCC	CEMP and sub plans. Site inspections (daily & weekly HSE inspection checklists). Complaints register.
Site Contamination				
C36	Remediation of the site must be carried out in accordance with the Remedial Action Plan 56200/133,598 (Rev. C) prepared by JBS&G Australia Pty Ltd and dated 09.02.2021 and any variations to the Remedial Action Plan 56200/133,598(Rev. C) approved by an NSW EPA-accredited Site Auditor.	At all times	FCC	JBS&G Weekly Inspection Report.
C37	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).	At all times	FCC	Evidence of consultation/communication with Site Auditor.
C38	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.	At all times	HI & PwC	Detailed Site Investigation Report. JBS&G Weekly Inspection Report.
Independent Environmental Audit				
C39	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit.	Prior to 6 monthly Audits	HI & PwC	Record of communication with Planning Secretary, Department.

Project Pre-Commencement Compliance Report

C40	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	At all times	HI & PwC	Independent Audit reports.
C41	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those agreed to above, upon giving at least 4 week's notice to the Applicant of the date or timing upon which the audit must be commenced.	At all times	Note	Note.
C42	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: a) review and respond to each Independent Audit Report prepared under condition C40 of this consent, or condition C40 where notice is given; b) submit the response to the Planning Secretary; and c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.	At all times	HI, PwC & FCC	Independent Audit reports. Record of submission/response to Planning Secretary, Department. Project Website and tracker of website uploads.
C43	Independent Audit Reports and the Applicant/Proponent'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.	At all times	HI, PwC & FCC	Independent Audit reports. Record of submission/response to Planning Secretary, Department.
C44	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.	Condition not applicable to Stage 1 Early Works.		
Water Take and Licencing				
C45	In the event groundwater is intercepted during construction, any take is to be appropriately licenced (unless eligible for an exemption under the Water Management Regulation 2018).	At all times	FCC	Evidence of licenced take.
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.	Prior to operation of Bike Cage	HI, PwC & FCC	Record of submission/response to Planning Secretary, Department.
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.	Prior to operation of Bike Cage	FCC	Record of inspection/response from Certifier.

Project Pre-Commencement Compliance Report

D3	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	Prior to operation of Bike Cage	HI, PwC & FCC	Record of submission/response to Planning Secretary, Department.
Public Art Strategy				
D4	Prior to commencement of operation, the Applicant must prepare a Public Art Strategy for the site. The strategy must: a) be prepared in consultation with Council; b) be designed in accordance with the Arts, Play and Discovery Strategy prepared by Health Infrastructure, dated 1 March 2021; and c) be prepared in consultation with Traditional Custodians to determine how the strategy can incorporate Aboriginal cultural heritage interpretation			Condition not applicable to Stage 1 Early Works.
D5	The Applicant must submit evidence of the creation/installation of public art having commenced to the Planning Secretary prior to the commencement of occupation of the building. The public art is to be completely installed to the satisfaction of the Planning Secretary within 12 months of final occupation.			Condition not applicable to Stage 1 Early Works.
Works as Executed Plans				
D6	Prior to the commencement of operation, works-as-executed drawings 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.	Prior to operation of Bike Cage	FCC	Record of submission/response to Certifier.
Warm Water Systems and Cooling Systems				
D7	The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires’ Disease.			Condition not applicable to Stage 1 Early Works.
Outdoor Lighting				
D8	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 <i>AS 4282-2019 - Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997); and b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.			Condition not applicable to Stage 1 Early Works.

Project Pre-Commencement Compliance Report

Mechanical Ventilation				
D9	<p>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:</p> <p>a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and</p> <p>b) any dispensation granted by Fire and Rescue NSW.</p>	Condition not applicable to Stage 1 Early Works.		
Operational Noise – Design of Mechanical Plant and Equipment				
D10	<p>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 B27 have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the recommended operational noise levels identified in the Acoustics Report Ref: 44311-1.</p>	Condition not applicable to Stage 1 Early Works.		
Fire Safety Certification				
D11	<p>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.</p>	Prior to operation of Bike Cage	FCC	Fire Safety Certificate Record of submission/response to Certifier.
Structural Inspection Certificate				
D12	<p>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. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:</p> <p>a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and</p> <p>b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.</p>	Prior to operation of Bike Cage	FCC	Fire Safety Certificate Record of submission/response to Certifier.
Compliance with Food Code				
D13	<p>Prior to the commencement of operation, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that any kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises and provide evidence of receipt of the certificate to the satisfaction of the Certifier.</p>	Condition not applicable to Stage 1 Early Works.		
Post-Construction Dilapidation Report				
D14	<p>Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:</p>	Prior to handover of Early Works	FCC	

Project Pre-Commencement Compliance Report

	<p>a) ascertain whether the construction works created any structural damage to public infrastructure by comparing the results of the Post-Construction Dilapidation Report with the Pre-Construction Dilapidation Report required by condition B5 of this consent;</p> <p>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).</p> <p>c) be submitted to the Certifier;</p> <p>d) be forwarded to Council for information; and</p> <p>e) be provided to the Planning Secretary when requested.</p>			<p>Dilapidation survey Record of submission to certifier, council and Planning Secretary</p>
Repair of Public Infrastructure				
D15	<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must, prior to the commencement of operation:</p> <p>a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development;</p> <p>b) relocate, or pay the full costs associated with relocating any infrastructure (previously approved by the relevant authority) that needs to be relocated as a result of the development; and/or</p> <p>c) pay compensation for the damage as agreed with the owner of the public infrastructure</p> <p>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required by 0 of this consent.</p>	Prior to handover of Early Works	FCC	<p>Dilapidation survey Record of consultation with applicable authority</p>
Road Damage				
D16	<p>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.</p>	Condition not applicable to Stage 1 Early Works.		
Post Construction Survey - Adjoining Properties				
D17	<p>Where a pre-construction survey has been undertaken in accordance with condition B6, 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:</p> <p>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 B6;</p> <p>b) be provided to the owner of the relevant buildings surveyed;</p> <p>c) be provided to the Certifier; and</p> <p>d) be provided to the Planning Secretary when requested.</p>	Prior to handover of Early Works	FCC	<p>Dilapidation survey Record of consultation with stakeholders. Record of submission to the certifier</p>

Project Pre-Commencement Compliance Report

D18	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.	Prior to handover of Early Works	FCC	Dilapidation survey Record of consultation with Planning Secretary and property owner
Car Parking Arrangements				
D19	Prior to the commencement of operation, or other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the Certifier that demonstrates that construction works associated with the Children’s Hospital at Westmead Multi-storey Carpark (SSD10434896) have been completed and that the car parking facility is operational.	Condition not applicable to Stage 1 Early Works.		
Bicycle Parking and End-of-Trip Facilities				
D20	<p>Prior to the commencement of operation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier:</p> <ul style="list-style-type: none"> a) the delivery of a minimum 50 staff and bicycle parking spaces within the Kids Research Building; b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; c) the provision of end-of-trip facilities for staff; and d) appropriate pedestrian and cyclist advisory signs are to be provided. <p>Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.</p>	Prior to operation	FCC	Record of submission to the certifier
Green Travel Plan				
D21	<p>Prior to the commencement of operation, a Green Travel Plan (GTP), must be submitted to the Certifier to promote the use of active and sustainable transport modes and a copy be provided to the Planning Secretary for information. The plan must:</p> <ul style="list-style-type: none"> a) be prepared by a suitably qualified traffic consultant in consultation with Parramatta Council and Transport for NSW (Sydney Coordination Office); b) Include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP; c) include specific tools and actions to help achieve the objectives and mode share targets; d) Include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for nominated employees involved in the implementation of the GTP; and e) Include a monitoring and review program that: 	Condition not applicable to Stage 1 Early Works.		

Project Pre-Commencement Compliance Report

	<p>i. measures the effectiveness of the objectives and mode share targets of the GTP;</p> <p>ii. details the methodology and monitoring/review program measures, including the frequency of monitoring and the requirement for annual travel surveys to identify/estimate the change in travel behaviours of users of the development to and from the site.</p>	
D22	Prior to the commencement of operation, 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 for information.	Condition not applicable to Stage 1 Early Works.
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> .	Condition not applicable to Stage 1 Early Works.
Stormwater Operation and Maintenance Plan		
D24	<p>Prior to the commencement of operation, an 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> <p>a) maintenance schedule of all stormwater quality treatment devices;</p> <p>b) record and reporting details;</p> <p>c) relevant contact information; and</p> <p>d) Work Health and Safety requirements.</p>	Condition not applicable to Stage 1 Early Works.
Rainwater Harvesting		
D25	Prior to the commencement of operation, the Applicant must ensure that a rainwater reuse/harvesting system for the development is developed for the site. A rainwater re-use plan must be prepared and certified by an experienced hydraulic engineer.	Condition not applicable to Stage 1 Early Works.
Signage		
D26	Prior to the commencement of operation, wayfinding signage and signage identifying the location of staff and visitor car parking must be installed	Condition not applicable to Stage 1 Early Works.
D27	Prior to the commencement operation, bicycle wayfinding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.	Condition not applicable to Stage 1 Early Works.
D28	Details of the final building identification signage (design, content and illumination) within the approved signage zones are to be submitted for the approval of the Planning Secretary prior to the installation and display of any signage.	Condition not applicable to Stage 1 Early Works.
Operational Waste Management Plan		
D29	<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> <p>a) detail the type and quantity of waste to be generated during operation of the development;</p>	Condition not applicable to Stage 1 Early Works.

Project Pre-Commencement Compliance Report

	<p>b) describe the disposal of all waste streams generated on site, consistent with the <i>Protection of the Environment Operations Act 1997</i>, <i>Protection of the Environment Operations (Waste) Regulation 2014</i> and the <i>Waste Classification Guideline</i> (Department of Environment, Climate Change and Water, 2009);</p> <p>c) detail the materials to be reused or recycled, either on or off site; and</p> <p>d) detail the materials to be reused or recycled, either on or off site.</p>	
Site Contamination		
D30	<p>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.</p>	Condition not applicable to Stage 1 Early Works.
Landscaping		
D31	<p>Prior to the commencement of operation, landscaping of the site must be completed in accordance with landscape plans required by condition B28.</p>	Condition not applicable to Stage 1 Early Works.
D32	<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:</p> <p>a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; and</p> <p>b) be consistent with the Applicant's Management and Mitigation Measures in the EIS.</p>	Condition not applicable to Stage 1 Early Works.
Loading Dock Management Plan		
D33	<p>Prior to the commencement of final operation, the Applicant must submit a Loading Dock Management Plan (LDMP), prepared in consultation with Council, submitted to the Certifier and the Planning Secretary (including evidence of Council consultation and general agreement with the LDMP) for information, that manages vehicles entering and exiting the loading dock (including the ambulance parking bay) and the CMRI service lane. The LDMP must address:</p> <p>a) measures to ensure there is no conflict during operation of the loading dock, managing the delivery requirements and service schedules;</p> <p>b) operational aspects on how to use the facilities; and</p> <p>c) management duties and responsibility.</p>	Condition not applicable to Stage 1 Early Works.
Operational Flood Emergency Management Plan		
D34	<p>Prior the commencement of the operation, a Flood Emergency Management Plan must be submitted to the Certifier that:</p> <p>a) is prepared by a suitably qualified and experienced person(s);</p>	Condition not applicable to Stage 1 Early Works.

Project Pre-Commencement Compliance Report

	<ul style="list-style-type: none"> b) addresses the provisions of the Floodplain Risk Management Guidelines (EESG); c) includes details of: <ul style="list-style-type: none"> i. the flood emergency responses for operational phase of the development; ii. predicted flood levels; iii. flood warning time and flood notification; iv. assembly points and evacuation routes; v. evacuation and refuge protocols; and d) awareness training for employees and contractors, and visitors. 	
Aboriginal Heritage Interpretation Plan		
D35	<p>Prior to the commencement of operation, to acknowledge the cultural heritage values of the site and locality, the Applicant must submit a Heritage Interpretation Plan in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by Jacobs dated 17 June 2021, to the satisfaction of the Planning Secretary. The plan must:</p> <ul style="list-style-type: none"> a) be prepared by a suitably qualified and experienced expert, in consultation with the Aboriginal community, Heritage NSW and Council; b) include provision for naming elements within the development that acknowledges the site's heritage; and c) incorporates interpretive information in to the site. 	Condition not applicable to Stage 1 Early Works.
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.	Condition not applicable to Stage 1 Early Works.
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.	Condition not applicable to Stage 1 Early Works.
Aboriginal Heritage Interpretation Plan		
E3	The Applicant must implement the most recent version of the Heritage Interpretation Plan approved under condition D35.	Condition not applicable to Stage 1 Early Works.
Environmental Management Plan		

Project Pre-Commencement Compliance Report

E4	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 D20 and any on-going maintenance of remediation notice issued by EPA under the <i>Contaminated Land Management Act 1997</i> .	Condition not applicable to Stage 1 Early Works.
Pick-up/Drop-off Zones		
E5	Monitoring of the Children’s Hospital at Westmead Hawkesbury Road/Hainsworth Street pickup/drop-off zone (through intersection counts and a queuing survey at the intersection of Hawkesbury Road/Hainsworth Street) is to be undertaken for six months after final occupation of the Paediatric Services Building (PSB) in consultation with TfNSW to determine if additional vehicle queuing (associated with users of the PSB) adversely impacts on the operation of the Parramatta Light Rail or other local transport networks. Evidence of the monitoring results must be provided by the operator to TfNSW and the Planning Secretary no more than two weeks after the expiry of the six month period.	Condition not applicable to Stage 1 Early Works.
E6	<p>If the traffic monitoring required under condition E5 identifies that queuing vehicles are adversely impacting on the operation of the Parramatta Light Rail or other transport networks, an alternative pick-up/drop-off zone for the Paediatric Services Building is to be provided by the operator, in consultation with TfNSW, to the satisfaction of the Planning Secretary, unless an alternative strategy for managing the pick-up/drop-off of persons is agreed to by the Planning Secretary. If required, the alternate pick-up/drop-off zone must</p> <ul style="list-style-type: none"> a) be within The Children’s Hospital at Westmead campus; b) be in close proximity to the Paediatric Services Building; c) result in acceptable outcomes for traffic and pedestrian flows and safety; and d) be provided within a timeline agreed by the Planning Secretary. 	Condition not applicable to Stage 1 Early Works.
Operational Noise Limits		
E7	The operator must ensure that noise generated by operation of the development does not exceed the noise limits in Paediatric Services Building, The Children’s Hospital at Westmead Acoustic Report prepared by Stantec dated 30 September 2021.	Condition not applicable to Stage 1 Early Works.

Project Pre-Commencement Compliance Report

E8	The operator must undertake short term noise monitoring in accordance with the Noise Policy for Industry 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 Paediatric Services Building, The Children’s Hospital at Westmead Acoustic Report prepared by Stantec dated 30 September 2021. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the operator 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.	Condition not applicable to Stage 1 Early Works.
Unobstructed Driveways and Parking Areas		
E9	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.	Condition not applicable to Stage 1 Early Works.
Green Travel Plan		
E10	The Green Travel Plan required by condition D21 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.	Condition not applicable to Stage 1 Early Works.
E11	Any changes to the nominated employee(s) responsible for implementing the GTP must be provided to Transport for NSW and the Planning Secretary prior to the annual review of the GTP.	Condition not applicable to Stage 1 Early Works.
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 demonstrating that the project achieves the minimum number of ESD initiatives as required by condition B10 of this consent.	Condition not applicable to Stage 1 Early Works.
Outdoor Lighting		
E13	Notwithstanding condition D8, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the operator must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	Condition not applicable to Stage 1 Early Works.
Landscaping		
E14	The operator must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D31 for the duration of occupation of the development.	Condition not applicable to Stage 1 Early Works.
Operational Waste Management Plan		

Project Pre-Commencement Compliance Report

E15	Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with: a) all relevant Australian Standards; b) for liquids, a minimum bund volume requirement of 110 per cent of the volume of the largest single stored volume within the bund; and c) the Environment Protection Manual for Authorised Officers: Bunding and Spill Management – technical bulletin (EPA, 1997).	Condition not applicable to Stage 1 Early Works.
E16	In the event of an inconsistency between the requirements E15(a) to E15(c) the most stringent requirement must prevail to the extent of the inconsistency.	Condition not applicable to Stage 1 Early Works.