



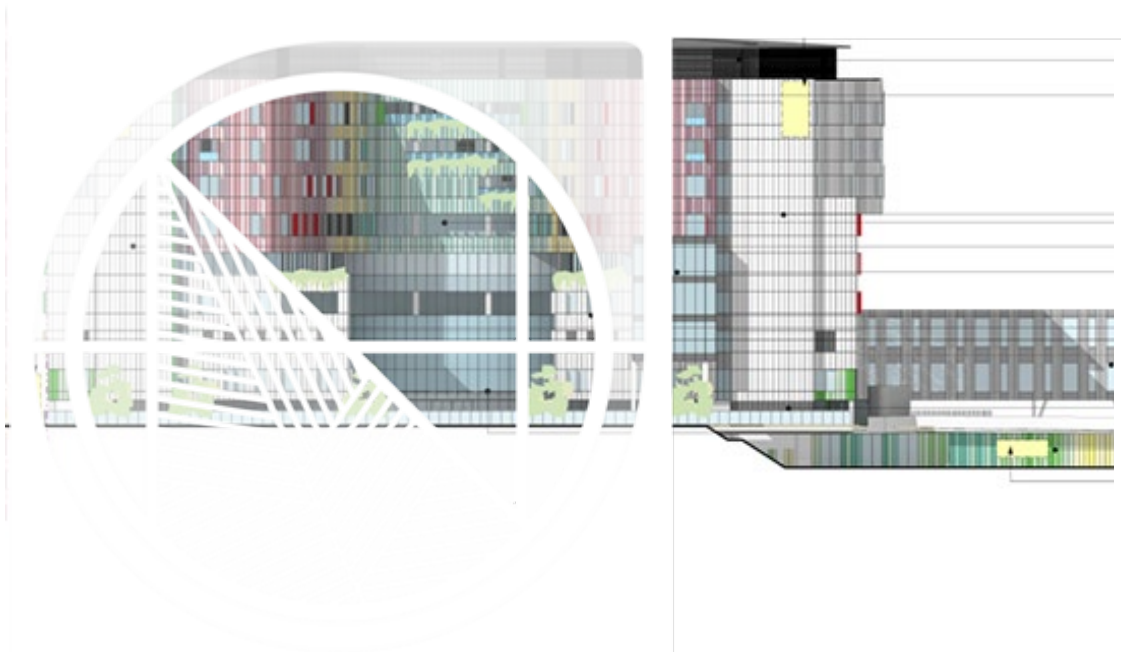
NGH

Audit Plan

Sydney Children's Hospital Stage 1 and Minderoo Children's Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

October 2022

Project Number: 22-286



Document verification

Project Title: Sydney Children's Hospital Stage 1 and Minderoo Children's Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

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Revision	Date	Prepared by	Reviewed by	Approved by
Draft	6/10/2022	N Smith	W. Weir	W. Weir
Final V1.0	12/10/2022	N Smith	W. Weir	W. Weir
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Table of contents

Audit Details	1
1. Introduction	3
1.1 Background	3
1.2 Purpose of this report.....	5
2. Audit plan	8
2.1 Audit schedule	8

Tables

Table 1-1 Staging of construction.....	4
Table 1-2 Conditions applicable to the audit.....	5
Table 2-1 Audit schedule	8

Appendices

Appendix A Audit table	A-I
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Audit Details

Independent Audit	
AUDITED ORGANISATION	PREMISES
NSW Government, Health Administration Corporation (Proponent) John Holland Group (JHG) (Construction Contractor)	Prince of Wales Hospital Campus, High Street, Randwick NSW 2031 (Lot 101 Deposited Plan (DP) 1282403)
LOCATION OF AUDIT	DATE OF AUDITS
Prince of Wales Hospital Campus, High Street, Randwick NSW 2031. (Lot 101 DP 1282403)	<p>Audit 1 Within 12 weeks of the notified commencement date of construction</p> <p>Audit 2 No greater than 26 weeks from the date of the initial construction Independent Audit.</p> <p>Subsequent Audits At intervals no greater than 26 weeks following the last audit until the completion of construction.</p>
DEPTH OF AUDIT	SCOPE OF AUDIT
Environmental Compliance	<p>The audit report would follow the requirements of Independent Audit – Post Approval requirements. An audit table would be included which would include all conditions of consent and an assessment of whether the development is complying with these. The audit table would be appended to the report. The audit report would include</p> <ul style="list-style-type: none"> (a) a summary of the findings undertaken during the assessment of all conditions (b) assessment of the environmental performance of the development, and its effects on the surrounding environment including the community (c) an adequacy review of any management plans and other documents required under the consent (d) recommendations to improve the environmental performance of the development, and improvements to any document required under this consent.

Independent Audit	
AUDIT CRITERIA	AUDIT DETAILS
<p>(a) Relevant environmental conditions of Development Consent SSD-10831778</p> <p>(b) Any other permits, licences or approvals in place at the time of the audit (except any EPL).</p>	<p>Day 1 - offsite</p> <p>Document review and desktop audit</p> <p>Day 2 – site audit</p> <ul style="list-style-type: none"> (a) Opening Meeting (b) Site Inspection (c) Document Review (d) Interviews (e) Closing meeting <p>Day 3 - likely offsite</p> <ul style="list-style-type: none"> (f) Audit analysis (g) Audit reporting
PROJECT REPRESENTATIVES	AUDIT TEAM
<p>Holly Hofland – JHG Sustainability and Environment Advisor</p>	<p>Natascha Arens, NGH – Lead Auditor</p> <p>Will Weir NGH – Senior Technical Auditor, QA Review</p> <p>Nicola Smith NGH – Senior Environmental Scientist, Support Auditor</p>
AUDIT REPORT	

A draft Audit Report will be submitted to the Principal Contractor within two weeks of completion of the audit and receipt of all Request for Information (RFI) documentation.

1. Introduction

1.1 Background

This Independent Environmental audit plan has been prepared to address the environmental requirements of conditions listed in the Signed Instrument of Approval for the NSW Government, Health Administration Corporation \$658 million Sydney Children's Hospital Stage 1 and Minderoo Children's Comprehensive Cancer Centre SSD-10831778 (the Project).

The Project will be incorporated into the Randwick Health & Innovation Precinct (RHIP). The Project will aid in strengthening the RHIP to become a world-class centre for health, research, and education-based, compassionate and holistic healthcare and wellness programs. These services will be accessed by the local community and residents of NSW.

The Project is located within the Randwick Campus Redevelopment (RCR) area, High Street, Randwick NSW 2031 (Lot 101 DP 1282403).

The Project includes:

- Construction and operation of a new nine storey hospital, including two levels of basement building, plus upper plant room to provide:
 - A new children's emergency department and emergency short-stay unit, accessible from Botany Street with direct links to new and existing services
 - A new children's intensive care unit
 - New inpatient units for medical and surgical specialties
 - A new medical short-stay unit
 - A new pharmacy and pathology collection
 - Australia's first Minderoo Children's Comprehensive Cancer Centre including:
 - State-of-the-art technologically advanced wet and dry laboratory spaces
 - Education, training and research spaces
 - New oncology inpatient units, and patient and family focused retreat areas
 - A new day oncology unit
 - New front of house and retail facilities
 - Building identification signage zones.
- New High Street visitor drop off
- Integration via pedestrian skybridges with the Acute Services Building (approved under SSD 10339 and 9113), currently under construction and with the proposed Health Translation Hub (HTH, SSD 10822510)
- Basement Ambulance access, loading dock, back of house and logistics services via Hospital Road
- Public domain and associated landscaping, including tree removal
- Associated site preparation, civil works and utilities services.

NGH understands that construction will occur in five stages. The five stages are provided in Table 1-1. Construction commenced on 21 September 2022. Completion of construction is scheduled for Q1 2025.

Table 1-1 Staging of construction

Stage No.	Construction works	Duration	Forecast Start Date	Forecast Finish Date
Stage 1	Piling and capping beams	7 months	August 2022	December 2022
Stage 2	Retention System and Bulk Excavation including permanent flood wall and OSD tanks.	7 months	November 2022	April 2023
Stage 3	Structure – B2 to Roof including inground services, foundations and roof.	12 months	December 2022	December 2023
Stage 4	Façade and Service Rough In including internal partitioning and link bridges.	10 months	June 2023	March 2024
Stage 5	Fit Out, Finishes, Landscaping and Public Domain including interfaces, testing and commissioning and external civic works.	20 months	June 2023	February 2025

1.2 Purpose of this report

The development approval for the project (SSD-10831778) includes the following requirements for independent environmental auditing.

The requirements of the Independent Environmental Audit conditions are listed in Table 1-2.

Table 1-2 Conditions applicable to the audit

CoC #	Condition	NGH Approach
Independent Environmental Audit		
C36.	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit Program or commencement of an Independent Audit.	The independent audit team of Natascha Arens and Will Weir have been endorsed by the Secretary (Department of Planning and Environment letter dated 24/08/2022).
C37.	Within four weeks of the commencement of construction, an Independent Audit Schedule prepared in accordance with the Independent Audit Post Approval Requirements (2020), as amended by condition C38, must be submitted to the Planning Secretary and the Certifier.	This document
C38.	Table 1 of the Independent Audit Post Approval Requirements (2020), is amended so that the Independent Audit Schedule frequency of Independent Audits required in the construction phase is: <ul style="list-style-type: none"> (a) an initial construction Independent Audit must be undertaken within 12 weeks of the notified commencement date of construction; and (b) subsequent Independent Audits of construction must be undertaken at intervals, no greater than 26 weeks from the date of the initial construction Independent Audit. 	The audit schedule will be delivered as per the requirement of this condition based on the commencement of construction on 21 September 2022.

CoC #	Condition	NGH Approach
C39.	The Planning Secretary may require Independent Audits to be undertaken at different times to those specified above, upon giving at least eight weeks’ notice to the Applicant of the date upon which the Independent Audit must be commenced.	Noted
C40.	<p>Independent Audits of the development must be carried out in accordance with:</p> <ul style="list-style-type: none"> (a) the Independent Audit Schedule submitted to the Planning Secretary and the Certifier under condition C36 of this consent, as amended by condition C40; and (b) the Independent Audit Post Approval Requirements (2020). 	<p>The audit report would follow the requirements of Independent Audit Post Approval Requirements. An audit table has been prepared and would be included in the audit report. The audit table includes all conditions of consent and an assessment of whether the development is complying with these would be undertaken at each audit. The audit table would be appended to the report. The audit report would include:</p> <ul style="list-style-type: none"> a) summary of the findings undertaken during the assessment of all conditions b) assessment of the environmental performance of the development, and its effects on the surrounding environment including the community c) a review the adequacy of any management plans and other documents required under the consent d) recommendations to improve the environmental performance of the development, and improvements to any document required under this consent.
C41.	<p>In accordance with the specific requirements in the Independent Audit Post Approval Requirements (2020), the Applicant must:</p> <ul style="list-style-type: none"> (a) review and respond separately to each Independent Audit Report prepared under condition C40 of this consent; (b) submit the response to the Planning Secretary and the Certifier; and (c) make each Independent Audit Report and response to it publicly available 60 days after 	The proponent would be responsible for reviewing and responding to the audit findings and making the report publicly available.

CoC #	Condition	NGH Approach
	submission to the Planning Secretary.	
C42.	Independent Audit Reports and the Applicant’s response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements (2020), unless otherwise agreed by the Planning Secretary.	The proposed audit schedule is provided in Section 2.1.
C43.	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (2020), the Planning Secretary may approve a request for ongoing operational Independent Audits to be ceased, where it has been demonstrated to the Planning Secretary’s satisfaction that Independent Audits have demonstrated consistent operational compliance.	Noted

2. Audit plan

This section sets out the audit schedule (Section 2.1) and the audit table (Appendix A).

2.1 Audit schedule

Table 2-1 outlines the required frequency of the independent environmental audits.

Table 2-1 Audit schedule

Item	Timing	Scope
First audit Construction Independent Audit	12 weeks from construction commencement (21 September 2022) Target date 14 December 2022	Audit compliance of all State Significant Development (SSD) environmental conditions as identified in Appendix A of this audit program, relevant to the stage of works and check implementation of measures in management plans and sub plans.
Second Audit	No greater than 26 weeks from the date of the initial Independent Audit Target date TBC	Audit compliance of all relevant SSD environmental conditions as identified in Appendix A of this audit plan, relevant to the stage of works and check implementation of measures in management plans and sub plans.
Subsequent audits	No greater than 26 weeks from the date of the subsequent Independent Environmental Audit until the end of construction.	Audit compliance of all relevant SSD environmental conditions as identified in Appendix A of this audit plan, relevant to the stage of works and check implementation of measures in management plans and sub plans.

Appendix A Audit table

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding												
PART A - ADMINISTRATIVE CONTROLS																	
<u>Obligation to Minimise Harm to the Environment</u>																	
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.															
<u>Terms of Consent</u>																	
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 Response to Submissions; and															
	d)	in accordance with the approved plans in the table below: <table border="1" data-bbox="517 1209 1016 1401"> <thead> <tr> <th colspan="4">Architectural Plans prepared by <i>Billard Leece Partnership</i></th> </tr> <tr> <th>Dwg No.</th> <th>Re v</th> <th>Name of Plan</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>SCH1-AR-DG-SSD005</td> <td>L</td> <td>Site Plan – Proposed SSDA Area</td> <td>02.09.21</td> </tr> </tbody> </table>	Architectural Plans prepared by <i>Billard Leece Partnership</i>				Dwg No.	Re v	Name of Plan	Date	SCH1-AR-DG-SSD005	L	Site Plan – Proposed SSDA Area	02.09.21			
Architectural Plans prepared by <i>Billard Leece Partnership</i>																	
Dwg No.	Re v	Name of Plan	Date														
SCH1-AR-DG-SSD005	L	Site Plan – Proposed SSDA Area	02.09.21														

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition				Evidence Collected	Independent Audit Findings and Recommendations	Finding
		SCH1-AR-DG-SSD010	L	Proposed Plan – Level B2	02.09.21			
		SCH1-AR-DG-SSD011	L	Proposed Plan – Level B1	02.09.21			
		SCH1-AR-DG-SSD012	L	Proposed Plan – Level 00	02.09.21			
		SCH1-AR-DG-SSD013	L	Proposed Plan – Level 01	02.09.21			
		SCH1-AR-DG-SSD014	L	Proposed Plan – Level 02	02.09.21			
		SCH1-AR-DG-SSD015	L	Proposed Plan – Level 03	02.09.21			
		SCH1-AR-DG-SSD016	L	Proposed Plan – Level 04	02.09.21			
		SCH1-AR-DG-SSD017	L	Proposed Plan – Level 05	02.09.21			
		SCH1-AR-DG-SSD018	L	Proposed Plan – Level 06	02.09.21			
		SCH1-AR-DG-SSD019	L	Proposed Plan – Level 07	02.09.21			
		SCH1-AR-DG-SSD020	L	Proposed Plan – Level I 08	02.09.21			
		SCH1-AR-DG-SSD021	L	Proposed Plan – Level 09	02.09.21			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition				Evidence Collected	Independent Audit Findings and Recommendations	Finding
		SCH1-AR-DG-SSD022	L	Proposed Plan – Level 10 - Roof	02.09.21			
		SCH1-AR-DG-SSD030	L	Elevation – Sheet 01	02.09.21			
		SCH1-AR-DG-SSD031	J	Elevation – Sheet 02	02.09.21			
		SCH1-AR-DG-SSD032	L	Elevation – Sheet 03	02.09.21			
		SCH1-AR-DG-SSD033	J	Elevation – Sheet 04	02.09.21			
		SCH1-AR-DG-SSD035	L	Section – Sheet 01	02.09.21			
		SCH1-AR-DG-SSD036	J	Section – Sheet 02	02.09.21			
		SCH1-AR-DG-SSD037	L	Section – Sheet 03	02.09.21			
		SCH1-AR-DG-SSD038	J	Section – Sheet 04	02.09.21			
		SCH1-AR-DG-SSD039	K	Section Detail – Sheet 05	02.09.21			
		SCH1-AR-DG-SSD070	L	External Finishes Schedule	02.09.21			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding																																																
		<table border="1"> <tr> <td data-bbox="517 456 622 544">SCH1-AR-DG-SSD080</td> <td data-bbox="629 456 667 544">L</td> <td data-bbox="674 456 931 544">Signage – Sheet 01</td> <td data-bbox="938 456 1014 544">02.09.21</td> </tr> <tr> <td colspan="4" data-bbox="517 549 1014 608">Landscape Plans prepared by <i>Billard Leece Partnership</i></td> </tr> <tr> <td data-bbox="517 612 622 663">Dwg No.</td> <td data-bbox="629 612 667 663">Re v</td> <td data-bbox="674 612 931 663">Name of Plan</td> <td data-bbox="938 612 1014 663">Date</td> </tr> <tr> <td data-bbox="517 668 622 727">LA-001</td> <td data-bbox="629 668 667 727">7</td> <td data-bbox="674 668 931 727">SCH 1 / CCCC Landscape Plan</td> <td data-bbox="938 668 1014 727">01.10.21</td> </tr> <tr> <td data-bbox="517 732 622 791">LA-100</td> <td data-bbox="629 732 667 791">5</td> <td data-bbox="674 732 931 791">SCH 1 / CCCC Planting Strategy Plan</td> <td data-bbox="938 732 1014 791">01.10.21</td> </tr> <tr> <td data-bbox="517 796 622 855">LA-101</td> <td data-bbox="629 796 667 855">5</td> <td data-bbox="674 796 931 855">SCH 1 / CCCC Planting Strategy</td> <td data-bbox="938 796 1014 855">01.10.21</td> </tr> <tr> <td data-bbox="517 860 622 919">LA-102</td> <td data-bbox="629 860 667 919">5</td> <td data-bbox="674 860 931 919">SCH 1 / CCCC Planting Strategy</td> <td data-bbox="938 860 1014 919">01.10.21</td> </tr> <tr> <td data-bbox="517 924 622 983">LA-103</td> <td data-bbox="629 924 667 983">1</td> <td data-bbox="674 924 931 983">General Arrangement Plan – L01</td> <td data-bbox="938 924 1014 983">01.10.21</td> </tr> <tr> <td data-bbox="517 987 622 1046">LA-104</td> <td data-bbox="629 987 667 1046">1</td> <td data-bbox="674 987 931 1046">General Arrangement Plan – L05</td> <td data-bbox="938 987 1014 1046">01.10.21</td> </tr> <tr> <td data-bbox="517 1051 622 1110">LA-105</td> <td data-bbox="629 1051 667 1110">1</td> <td data-bbox="674 1051 931 1110">General Arrangement Plan – L06</td> <td data-bbox="938 1051 1014 1110">01.10.21</td> </tr> <tr> <td data-bbox="517 1115 622 1174">LA-106</td> <td data-bbox="629 1115 667 1174">1</td> <td data-bbox="674 1115 931 1174">General Arrangement Plan – L07</td> <td data-bbox="938 1115 1014 1174">01.10.21</td> </tr> <tr> <td data-bbox="517 1179 622 1238">LA-107</td> <td data-bbox="629 1179 667 1238">1</td> <td data-bbox="674 1179 931 1238">General Arrangement Plan – L08</td> <td data-bbox="938 1179 1014 1238">01.10.21</td> </tr> </table>	SCH1-AR-DG-SSD080	L	Signage – Sheet 01	02.09.21	Landscape Plans prepared by <i>Billard Leece Partnership</i>				Dwg No.	Re v	Name of Plan	Date	LA-001	7	SCH 1 / CCCC Landscape Plan	01.10.21	LA-100	5	SCH 1 / CCCC Planting Strategy Plan	01.10.21	LA-101	5	SCH 1 / CCCC Planting Strategy	01.10.21	LA-102	5	SCH 1 / CCCC Planting Strategy	01.10.21	LA-103	1	General Arrangement Plan – L01	01.10.21	LA-104	1	General Arrangement Plan – L05	01.10.21	LA-105	1	General Arrangement Plan – L06	01.10.21	LA-106	1	General Arrangement Plan – L07	01.10.21	LA-107	1	General Arrangement Plan – L08	01.10.21			
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LA-107	1	General Arrangement Plan – L08	01.10.21																																																		
A3.		Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:																																																			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
	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.			
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) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.			
<u>Limits of Consent</u>					
A5.		This consent lapses five years after the date of consent unless work is physically commenced.			
<u>Prescribed Conditions</u>					
A6.		The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
<u>Planning Secretary as Moderator</u>					
A7.		In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary’s resolution of the matter is binding on the parties.			
<u>Evidence of Consultation</u>					
A8.		Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval as required; and (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.			
<u>Staging</u>					

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
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).			
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			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
	d)	set out mechanisms for managing any cumulative impacts arising from the proposed staging.			
A11.		Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.			
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.			
<u>Staging, Combining and Updating Strategies, Plans or Programs</u>					
A13.		The Applicant may:			
	a)	prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program);			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
	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).			
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.			
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.			
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.			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
<u>Structural Adequacy</u>		-			
A17.		All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. <i>Note: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</i>			
<u>External Walls and Cladding</u>					
A18.		The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.			
<u>Applicability of Guidelines</u>					
A19.		References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.			
A20.		Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
<u>Monitoring and Environmental Audits</u>					
A21.		Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non- compliance notification, Site audit report and independent auditing. <i>Note: For the purposes of this condition, as set out in the EP&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>			
<u>Access to Information</u>					
A22.		At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:			
	a)	make the following information and documents (as they are obtained or approved) publicly available on its website:			
	(i)	the documents referred to in condition A2 of this consent;			
	(ii)	all current statutory approvals for the development.			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
	(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			
	b)	keep such information up to date, to the satisfaction of the Planning Secretary.			
<u>Compliance</u>					

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
A23.		The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.			
<u>Incident Notification, Reporting and Response</u>					
A24.		The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.			
A25.		Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.			
<u>Non-Compliance Notification</u>					
A26.		The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
A27.		The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.			
A28.		A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.			
<u>Revision of Strategies, Plans and Programs</u>					
A29.		Within three months of:			
	a)	the submission of a compliance report under condition A34;			
	b)	the submission of an incident report under condition A25;			
	c)	the submission of an Independent Audit under condition C41 or C42;			
	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, 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			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
A30.		If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review. <i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i>			
<u>Compliance Reporting</u>		-			
A35.		The Applicant must comply with all Altrac Light Rail Partnership (Altrac) or any subsequent operator of Sydney Light Rail (Sydney Light Rail Operator) policies, rules and procedures when working in and about the Sydney Light Rail corridor.			
A36.		The Applicant must comply with the requirements of T HR CI 12090 ST Airspace and External Developments version 1.0 and Development Near Rail Corridors and Busy Roads – Interim Guidelines.			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
A37.		Activities of the Applicant must not affect and/or restrict Sydney Light Rail operations without prior written agreement between the Applicant, Transport for NSW (TfNSW), Altrac, and the Sydney Light Rail Operator, and any such written agreement must be obtained no later than two months prior to the activity unless otherwise agreed by TfNSW, Altrac, and the Sydney Light Rail Operator. Any requests for agreement are to include as a minimum the proposed duration, location, scope of works, and other information as required by the Sydney Light Rail Operator.			
A38.		The Applicant must apply to Altrac and the Sydney Light Rail Operator for any required network shutdowns four months prior to each individual required network shutdown event. Each request for network shutdown must include as a minimum the proposed shutdown dates, duration, location, scope of works, and other information as required by the Sydney Light Rail Operator. It is likely in the first two years there will not be a light rail shut down for maintenance purposes.			
A39.		The Applicant must not impede access for Sydney Light Rail patrons traversing to and from the Sydney Light Rail stops at all times.			
A40.		TfNSW, and persons authorised by it for this purpose, are entitled to inspect the site of the approved development and all structures to enable it to consider whether those structures on that site have been or are being constructed and maintained in accordance with these conditions of consent, on giving reasonable notice to the principal contractor for the approved development or the owner or occupier of the part of the site to which access is sought.			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
A41.		All TfNSW, Altrac and Sydney Light Rail Operator’s costs associated with review of plans, designs and legal must be borne by the Applicant or in accordance with terms agreed by the relevant parties.			
PART B - PRIOR TO COMMENCEMENT OF CONSTRUCTION					
<u>Notification of Commencement</u>					
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.			
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.			
<u>Certified Drawings</u>					
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.			
<u>External Walls and Cladding</u>					

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
B4.		Prior to the commencement of construction of the facade, 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.			
<u>Balustrade and Terrace Screening</u>					
B5.		Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier plans and documentation to confirm balustrading to the upper level terraces will not be constructed with ‘Crimsafe’ or similar style screening.			
<u>Pre-Construction Dilapidation Report - Protection of Public Infrastructure</u>					
B6.		Prior to the commencement of construction, the Applicant must:			
	a)	consult with the relevant owner and provider of services and infrastructure that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
	b)	prepare a Pre-Construction Dilapidation Report by a qualified structural engineer identifying the condition of all public (non-residential) infrastructure and assets in the vicinity of the site (including the light rail, roads, gutters and footpaths) that have potential to be affected;			
	c)	submit a copy of the Pre-Construction Dilapidation Report to the asset owner (including Sydney Light Rail Operator and TfNSW), Certifier and Council; and			
	d)	provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary when requested.			
B7.		The dilapidation survey required for preparation of the report required by condition (b) in relation to the light rail must include a joint site inspection by the representatives of the Sydney Light Rail Operator, TfNSW and the Applicant to establish the extent of existing damage and to enable observation of any deterioration during construction.			
<u>Pre-Construction Survey - Adjoining Properties</u>					
B8.		Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of residential and commercial buildings that are likely to be impacted by the development.			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
B9.		Where the offer for a pre-construction survey is accepted (as required by condition B8), the Applicant must ensure a survey by a suitably qualified and experienced expert is undertaken prior to the commencement of vibration generating works that could impact on the identified buildings.			
B10		Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition B9, the Applicant must:			
	a)	provide a copy of the relevant survey to the owner of each residential or commercial building surveyed in the form of a Pre-Construction Survey Report;			
	b)	submit a copy of the Pre-Construction Survey Report to the Certifier; and			
	c)	provide a copy of the Pre-Construction Survey Report to the Planning Secretary when requested.			
<u>Ecologically Sustainable Development</u>					
B11.		Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate to the Certifier that the ESD initiatives recommended by the ESD report (Rev 02, prepared by Steensen Varming and dated 23 April 2021) have been incorporated into the design of the development.			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
B12.		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.			
<u>Outdoor Lighting</u>		-			
B13.		Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that 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.			
<u>Environmental Management Plan Requirements</u>					

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
B14.		Management plans required under this consent must be prepared in accordance with relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020). <i>Note: The Environmental Management Plan Guideline is available on the Planning Portal at: www.planningportal.nsw.gov.au/majorprojects/assessment/post-approval</i> <i>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.</i>			
<u>Construction Environmental Management Plan</u>					
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. The CEMP must include, but not be limited to, the following:			
	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)	stormwater control and discharge;			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
	(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; and			
	(viii)	community consultation and complaints handling;			
	b)	an unexpected finds protocol for contamination, asbestos or other unexpected finds and associated communications procedure;			
	c)	an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and			
	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.			
B16.		The Applicant must not commence construction of the development until the CEMP is approved by the Certifier and a copy submitted to the Planning Secretary.			
B17.		A Construction Traffic and Pedestrian Management Plan (CTPMP) must be prepared and submitted to TfNSW for endorsement (via development.sco@transport.nsw.gov.au) to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
	a)	be prepared by a suitably qualified and experienced person(s);			
	b)	be prepared in consultation with Council, TfNSW and the Sydney Light Rail Operator;			
	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, pedestrians, light rail and bus services;			
	d)	detail heavy vehicle routes, access and parking arrangements;			
	e)	location of any proposed work zones;			
	f)	details of crane arrangements including location of any cranes;			
	g)	predicted construction vehicle movements, noting movements are to be minimised during peak periods;			
	h)	details of specific measures to ensure the arrival of construction vehicles to the site does not cause additional queuing on Hight Street or Botany Street;			
	i)	details of the monitoring regime for maintaining simultaneous operation of buses, light rail and construction vehicles on roads surrounding the site;			
	j)	pedestrian and traffic management measures;			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
	k)	construction program and construction methodology;			
	l)	a detailed plan of any proposed hoarding and / or scaffolding;			
	m)	measures to avoid construction worker vehicle movements within the precinct;			
	n)	consultation strategy for liaison with surrounding stakeholders, including other developments under construction;			
	o)	any potential impacts on general traffic, cyclists, pedestrians and light rail and bus services within the vicinity of the site from construction vehicles;			
	p)	cumulative construction impacts of projects within the precinct. Existing CTPMPs for development within or around the site should be referenced in the CTPMP to ensure that coordination of work activities are managed to minimise impacts on the surrounding road network; and			
	q)	proposed mitigation measures for any identified impacts for the duration of the impacts and measures proposed to mitigate any associated traffic, public transport, pedestrian, and cyclist impacts should be clearly identified and included in the CTPMP.			
B18.		A Construction Noise and Vibration Management Plan (CNVMP) must address, but not be limited to, the following:			
	a)	be prepared by a suitably qualified and experienced noise expert;			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
	b)	describe procedures for achieving the noise management levels in EPA’s Interim Construction Noise Guideline (DECC, 2009);			
	c)	describe the measures to be implemented to manage high noise generating works in close proximity to sensitive receivers;			
	d)	include strategies that have been developed with the community for managing high noise generating works;			
	e)	describe the community consultation undertaken to develop the strategies in condition B18(d);			
	f)	include a complaints management system that would be implemented for the duration of the construction; and			
	g)	include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures.			
B19.		The Construction Waste Management Plan (CWMP) must be prepared and address, but not be limited to, the following:			
	a)	detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and			
	b)	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 in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of construction.			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
B20.		The Applicant must prepare a Construction Soil and Water Management Plan (CSWMP) and the plan must address, but not be limited to the following:			
	a)	be prepared by a suitably qualified expert, in consultation with Council;			
	b)	describe all erosion and sediment controls to be implemented during construction;			
	c)	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);			
	d)	detail all off-Site flows from the Site; and			
	e)	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 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI).			
B21.		An Aboriginal Heritage Management Plan (AHMP) must be prepared to address, but not be limited to, the following:			
	a)	be prepared by a suitably qualified and experienced expert in consultation with the Registered Aboriginal Parties;			
	b)	be submitted to the Certifier and Planning Secretary prior to construction of any part of the development;			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
	c)	detail archaeological monitoring during the investigation, earthworks and construction phases consistent with the recommendations of the 'Aboriginal Cultural Heritage Assessment Report, New Acute Services Building for the Prince of Wales Hospital Randwick NSW' prepared by Mary Dallas Consulting Archaeologists dated October 2018; and			
	d)	detail management of any retrieved Aboriginal Archaeological remains, and recommendations relating to any Aboriginal Archaeological deposits.			
B22.		A Flood Emergency Response Plan (FERP) must be prepared and must address, but not be limited to, the following:			
	a)	be prepared by a suitably qualified and experienced person(s);			
	b)	address the provisions of the Floodplain Risk Management Guidelines (EESG);			
	c)	include details of:			
	(i)	the flood emergency responses for construction phases 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			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
	(vi)	awareness training for employees and contractors, and users/ visitors.			
B23.		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.			
<u>Soil and Water</u>					
B24.		Prior to the commencement of construction, the Applicant must install erosion and sediment controls on the site to manage wet weather events.			
B25.		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’.			
<u>Construction Parking</u>					

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
B26.		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.			
<u>Construction Worker Transportation Strategy</u>					
B27.		Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the satisfaction of the Certifier. The Strategy must detail the provision of sufficient parking facilities and secure storage facilities for tools on site or other travel arrangements for construction workers in order to minimise private vehicle travel and demand for parking in nearby public and residential streets, or public parking facilities. A copy of the strategy must be submitted to the Planning Secretary for information.			
<u>Flood Management</u>					
B28.		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.			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
B29.		Prior the commencement of construction, the Applicant must demonstrate to the satisfaction of the Certifier that all relevant flood protection measures, including the flood barriers and measures set out in the Flood Modelling Assessment report prepared by Meinhardt Bonacci dated August 2021, would be in place to ensure the development and adjoining sites are protected from potential flooding impacts.			
<u>Operational Noise - Design of Mechanical Plant and Equipment</u>					
B30.		Prior to installation of mechanical plant and equipment, the Applicant must incorporate the noise mitigation recommendations in the Acoustic Assessment Report prepared by Pulse Acoustic Consultancy and dated 20 April 2021, into the detailed design drawings. The Certifier must verify that all noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Acoustic Assessment Report prepared by Pulse Acoustic Consultancy and dated 20 April 2021.			
<u>Landscaping</u>					
B31.		Prior to the commencement of Landscape or Public Domain 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)	be generally in accordance the plans approved in condition A2 and provide for the planting of 64 trees on site;			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
	b)	include the provision of street tree planting, with species and spacing of trees to be determined in consultation with Council;			
	c)	detail incorporation of the wind mitigation measures recommended in the Environmental Wind Impact Assessment prepared by Arup and dated 21 April 2021;			
	d)	detail the provision of at least 20 visitor bicycle parking spaces (including provision for some larger e-bike or courier bikes) at ground level close to the public entrances; and			
	e)	include details of an accessible north facing landscaped terrace at Level 6 that caters for current and future clinical considerations to provide a sunny recreation space for patients to complement the ground level space, which will be heavily overshadowed.			
<u>Public Domain Works</u>					
B32.		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 (excluding any changes to footpath widths beyond the approved dimensions). The Applicant must submit documentation of approval for each stage from Council to the Certifier.			
<u>Operational Waste Storage and Processing</u>					

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
B33.		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:			
	(a)	is constructed using solid non-combustible materials;			
	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;			
	c)	includes a hot and cold water supply with a hose through a centralised mixing valve;			
	d)	is naturally ventilated or an air handling exhaust system must be in place; and			
	e)	includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.			
<u>Construction Access Arrangements</u>					
B34.		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:			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
	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)	the safety of vehicles, cyclists and pedestrians accessing adjoining properties, where shared vehicle, cyclist and pedestrian access occurs, has been addressed.			
<u>Operational Access, Car Parking and Service Vehicle Arrangements</u>					
B35.		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)	a minimum of 50 on-site car parking spaces for use during operation of the development (inclusive of accessible parking bays) and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and			
	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.			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
<u>Integrated Transport Working Group</u>					
B36.		An Integrated Transport Working Group is to be established between NSW Health and Council to ensure the adequate transport planning for the overall masterplan of the Prince of Wales Hospital Campus, and in particular, integration of east-west and north-south bicycle and pedestrian routes. Prior to the commencement of above ground construction, evidence (such as meeting minutes) of the formulation of this working group or evidence of a reasonable attempts to establish the working group is to be provided to the satisfaction of the Certifier.			
<u>Access Design and Road Safety Audit</u>					
B37.		Prior to the commencement of construction, a Stage 3 (Detailed Design) Road Safety Audit for the proposed vehicles and pedestrian access arrangements to the subject site must be prepared and submitted to Transport for NSW, Council and the Planning Secretary, including:			
	a)	the basement carpark, emergency department drop off area car park and all associated access routes from Botany Street; and			
	b)	the basement loading dock, ambulance parking, ambulance transfer bays, and all associated routes via Hospital Road to the public road system.			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
B38.		<p>The Road Safety Audit required by condition B37 is to be prepared in accordance with Austroads Guide to Road Safety Part 6: Managing Road Safety Audits and Austroads Guide to Road Safety Part 6A: Implementing Road Safety Audits by an independent TfNSW accredited road safety auditor. Based on the results of the road safety audit, the design drawings are to be reviewed to implement any revisions and safety measures, with updated drawings to be submitted to the satisfaction of the Planning Secretary. Where the Road Safety Audit identifies changes are required to the design of the vehicle or pedestrian access routes as they traverse over any adjoining sites, details are to be provided of how those changes will be implemented, including any necessary modifications to existing approvals.</p>			
Existing Helipad / Helicopter Operations During Construction					

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
B39.		Prior to the erection of cranes on the site or any structures that may obstruct helicopter flight paths, existing helipad / helicopter operations at the Randwick Hospitals 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 to and from the existing helipad at the site during construction. A report summarising the outcome of the review must be submitted to the Certifier and Planning Secretary.			
Light Rail Requirements					
B40.		Prior to the commencement of any construction works or any preparatory, demolition or excavation works, whichever is the earlier, the Applicant must:			
	a)	consult with TfNSW, Altrac and the Sydney Light Rail Operator to ascertain requirements in relation to the protection of TfNSW's infrastructure and to confirm any construction staging (and associated timing) and associated documentation and activities prior to preparation of requested documentation;			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
	b)	sign Infrastructure Assess Deed Poll, Safety Interface Agreement and Works Deed with TfNSW and/or the Sydney Light Rail Operator; and			
	c)	confirm in writing with TfNSW what each construction stage will involve.			
B41.		Prior to commencement of works for each construction stage, the Applicant must submit all relevant documentation to TfNSW as requested by TfNSW and obtain its written endorsement. A summary report for each construction stage is also to be provided to TfNSW to demonstrate the following:			
	a)	no unacceptable impacts on the light rail corridor and light rail operation by clearly identifying impacts and mitigation measures; and			
	b)	submitted documentation has satisfied the relevant conditions.			
B42.		Prior to the commencement of any construction works or any preparatory, demolition or excavation works, whichever is the earlier, the following documentation must be provided for the review and endorsement of TfNSW:			
	a)	final geo-technical and structural report / drawings. Geotechnical reports should include any potential impact on the light rail corridor located adjacent to the subject development site, easement and substratum;			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
	b)	final construction methodology with construction details pertaining to structural support during excavation or ground penetration;			
	c)	details of the vibration and movement monitoring system that will be in place before excavation commences;			
	d)	final cross sectional drawings showing ground surface, rail tracks, sub-soil profile, proposed basement excavation and structural design of sub-ground support adjacent to the Rail Corridor located adjacent to the subject development site. Cross sectional drawings should also include the accurate RL depths and horizontal distances from assets (tracks, overhead lines, structures and cables) to the nearest point of excavation or ground penetration works. All measurements are to be verified by a Registered Surveyor; and			
	e)	detailed survey plan with location of services.			
B43.		Prior to the commencement of construction, the final acoustic assessment is to be submitted to the Certifier demonstrating how the proposed development will comply with the Department of Planning's document titled "Development Near Rail Corridors and Busy Roads Interim Guidelines". All recommendations of the acoustic assessment are to be incorporated in the construction documentation.			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
B44.		Prior to the commencement of construction, the Applicant is to engage an Electrolysis Consultant to prepare a report on the Electrolysis Risk to the development from stray currents and submit a copy to the Certifier. The Applicant must incorporate in the development all the measures recommended in the report to control that risk.			
B45.		Prior to the commencement of construction, the Applicant is to design lighting, signs and surfaces with reflective materials in accordance with AS 4282 – 2019 and relevant guidance provided by TfNSW, whether permanent or temporary, which are (or from which reflected light might be) visible from the rail corridor to limit glare and reflectivity to the satisfaction of Altrac, TfNSW and the Sydney Light Rail Operator.			
B46		Prior to the commencement of construction, The Applicant must obtain written confirmation from TfNSW, that satisfactory measures are to be installed (e.g. awning windows, louvres, enclosed balconies, window restrictors etc) which prevent the throwing of objects onto the rail corridor.			
B47.		Prior to the commencement of construction, a detailed regime is to be prepared for approval by TfNSW for the excavation of the site and the construction of the building foundations (including ground anchors) for the approved development, which may include geotechnical and structural certification in the form required by TfNSW.			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
B48.		Prior to the commencement of construction, the Applicant must:			
	a)	provide evidence to TfNSW that it holds current public liability insurance cover for a sum agreed to by the Applicant and TfNSW. TfNSW’s standard public liability insurance requirement for this type of development adjacent to a rail corridor is minimum of \$250 million. This insurance must not contain any exclusion in relation to works on or near the rail corridor, rail infrastructure.			
	b)	provide evidence to the Certifier written proof of insurance required by B48(a) and TfNSW’s written advice to the Applicant on the level of insurance required.			
B49.		Prior to the commencement of construction or any preparatory, demolition or excavation works, whichever is the earlier, if required by TfNSW, Works Deed (s) between the Applicant, TfNSW and/or Altrac and the Sydney Light Rail Operator must be agreed and executed by the parties. These agreements may deal with matters including, but not limited to, the following:			
	a)	Sydney Light Rail operational requirements;			
	b)	Sydney Light Rail access requirements;			
	c)	Altrac and Sydney Light Rail Operator policies, rules and procedures compliance requirements;			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
	d)	indemnities and releases;			
	e)	security of costs;			
	f)	insurance requirements and conditions;			
	g)	TfNSW, Altrac and the Sydney Light Rail Operator’s recovery of costs from the Applicant for costs incurred by these parties in relation to the development (e.g. review of designs and reports, legal, shutdown /power outages costs including alternative transport, customer communications, loss of revenue etc) risk assessments and configuration change processes;			
	h)	interface coordination between the Sydney Light Rail Operator and the subject development construction works, including Infrastructure Assess Deed Poll and Safety Interface Agreement between the Applicant and the Sydney Light Rail Operator which must be agreed and executed by the parties. This agreement may deal with matters including, but not limited to, the following:			
	(i)	pre and post construction dilapidation reports;			
	(ii)	the need for track possessions;			
	(iii)	review of the machinery to be used during excavation/ground penetration / construction works;			
	(iv)	the need for track monitoring;			
	(v)	the need for track monitoring;			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
	(vi)	endorsement of Risk Assessment/Management Plan and Safe Work Method Statements;			
	(vii)	endorsement of plans regarding proposed craneage and other aerial operations;			
	(viii)	erection of scaffolding/hoarding;			
	(ix)	Light Rail Operator’s rules and procedures; and			
	(x)	alteration of rail assets such as the OHW along of track and associated hoarding demarcation system, if undertaken by the Applicant.			
	i)	Altrac and the Sydney Light Rail Operator’s reviews and impact assessment of the Applicant’s proposal, engineering design and construction works methodology on Sydney Light Rail Operations and assets;			
	j)	attendance and participation in the construction works risk assessment of construction activities to be performed in, above, about, and/or below the Sydney Light Rail Corridor			
	k)	arrangements for shutdowns and Sydney Light Rail restricted operations related costs attributed to the Applicant; and			
	l)	Sydney Light Rail site works access approval and access permit to work.			
<u>Site Notice</u>					
C1.		A site notice(s):			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
	a)	must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer is to satisfy the following requirements;			
	b)	minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;			
	c)	the notice is to be durable and weatherproof and is to be displayed throughout the works period;			
	d)	the approved hours of work, the name of the 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; and			
	e)	the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.			
<u>Operation and Plant Equipment</u>					
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.			
<u>Construction Hours</u>					
C3.		Construction, including the delivery of materials to and from the site, may only be carried out between the			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
		following hours:			
	a)	between 7am and 6pm, Mondays to Fridays inclusive; and			
	b)	between 8am and 5pm, Saturdays.			
		No work may be carried out on Sundays or public holidays.			
C4.		Construction activities may be undertaken outside of the hours in condition C3 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.			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
C5.		Notification of such construction activities as referenced in condition C4 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.			
C6.		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.			
<u>Implementation of Management Plan</u>					
C7.		The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP, CTPMP, CNVMP, CWMP, CSWMP, AHMP and FERP.			
<u>Construction Traffic</u>					
C8.		All construction vehicles (excluding site personnel vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping unless directed by traffic control.			
<u>Hoarding Requirements</u>					
C9.		The following hoarding requirements must be complied with:			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
	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 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.			
<u>No Obstruction of Public Way</u>					
C10.		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.			
<u>Construction Noise Limits</u>					
C11.		Construction must be undertaken in accordance with the construction noise management levels 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.			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
C12.		The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding area outside of the construction hours of work outlined under condition C3 unless permitted by			
C13.		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.			
<u>Vibration Criteria</u>					
C14.		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).			
C15.		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 C14.			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
C16.		The limits in conditions C14 and C15 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B18 of this consent.			
<u>Tree Protection</u>					
C17.		For the duration of the construction works:			
	a)	street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;			
	b)	all street trees immediately adjacent to the proposed works must be protected at all times during construction in accordance with Council’s tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;			
	c)	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.			
<u>Air Quality</u>					

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
C18.		The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.			
C19.		During construction, the Applicant must ensure that:			
	a)	exposed surfaces and stockpiles are suppressed by regular watering;			
	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.			
<u>Erosion and Sediment Control</u>					
C20.		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’.			
<u>Imported Fill</u>					

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
C21.		The Applicant must:			
	a)	ensure that only VENM, ENM, or other material that meets the requirements of a relevant order and exemption issued by the EPA, is brought onto the site;			
	b)	keep accurate records of the volume and type of fill to be used; and			
	c)	make these records available to the Certifier upon request.			
<u>Disposal of Seepage and Stormwater</u>					
C22.		Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council’s stormwater drainage system or street gutter.			
<u>Emergency Management</u>					
C23.		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.			
<u>Stormwater Management System</u>					
C24.		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:			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
	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.			
Unexpected Finds Protocol - Aboriginal Heritage					
C25.		In the event that surface disturbance identifies a new Aboriginal object:			
	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;			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
	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 may only recommence with the written approval of the Planning Secretary.			
<u>Unexpected Finds Protocol - Historic Heritage</u>					
C26.		If any unexpected archaeological relics are uncovered during the work, then:			
	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.			
<u>Waste Storage and Processing</u>					
C27.		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			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
C28.		All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).			
C29.		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.			
C30.		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.			
C31.		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.			
<u>Outdoor Lighting</u>					
C32.		The Applicant must ensure that all other external lighting is constructed and maintained in in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.			
<u>Site Contamination</u>					

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
C33.		Remediation of the site must be carried out in accordance with the Report on Remediation Action Plan — Sydney Children’s Hospital Stage 1 and Children’s Comprehensive Cancer Centre (SCH 1 / CCCC), High Streets and Hospital Road, Randwick dated April 2021 and prepared by Douglas Partners and any variations to the Remediation Action Plan approved by an NSW EPA-accredited Site Auditor.			
C34.		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) prior to the use / operation of the remediated area(s).			
C35.		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.			
<u>Independent Environmental Audit</u>					
C36.		Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.			
C37.		Within four weeks of the commencement of construction, an Independent Audit Schedule prepared in accordance with the Independent Audit Post Approval Requirements (2020), as amended by condition C38, must be submitted to the Planning Secretary and the Certifier.			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
C38.		Table 1 of the Independent Audit Post Approval Requirements (2020), is amended so that the Independent Audit Schedule frequency of Independent Audits required in the construction phase is:			
	a)	an initial construction Independent Audit must be undertaken within 12 weeks of the notified commencement date of construction; and			
	b)	subsequent Independent Audits of construction must be undertaken at intervals, no greater than 26 weeks from the date of the initial construction Independent Audit.			
C39.		The Planning Secretary may require Independent Audits to be undertaken at different times to those specified above, upon giving at least eight weeks notice to the Applicant of the date upon which the Independent Audit must be commenced.			
C40		Independent Audits of the development must be carried out in accordance with:			
	a)	the Independent Audit Schedule submitted to the Planning Secretary and the Certifier under condition C36 of this consent, as amended by condition C40; and			
	b)	the Independent Audit Post Approval Requirements (2020).			
C41.		In accordance with the specific requirements in the Independent Audit Post Approval Requirements (2020), the Applicant must:			
	a)	review and respond separately to each Independent Audit Report prepared under condition C40 of this consent;			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
	b)	submit the response to the Planning Secretary and the Certifier; and			
	c)	make each Independent Audit Report and response to it publicly available 60 days after submission to the Planning Secretary.			
C42.		Independent Audit Reports and the Applicant’s response to audit findings must be submitted to the Planning Secretary within 2 months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements (2020), unless otherwise agreed by the Planning Secretary.			
C43.		Notwithstanding the requirements of the Independent Audit Post Approval Requirements (2020), the Planning Secretary may approve a request for ongoing operational Independent Audits to be ceased, where it has been demonstrated to the Planning Secretary’s satisfaction that Independent Audits have demonstrated consistent operational compliance.			
<u>Light Rail Requirements</u>					
C44.		Construction vehicles must not stop or be parked on High Street adjacent to the development at any time without prior approval of TfNSW.			
C45.		All piling and excavation works are to be supervised by a geotechnical engineer experienced with such excavation projects.			
C46.		No rock anchors/bolts (temporary or permanent) are to be installed into the light rail corridor without prior approval from TfNSW.			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
C47.		No metal ladders, tapes and plant/machinery, or conductive material are to be used within six horizontal metres of any live electrical equipment unless a physical barrier such as a hoarding or structure provides separation.			
C48.		All reasonable and feasible measures must be undertaken to prevent any form of pollution entering the light rail corridor during all stages of construction. The Applicant is responsible for removing and rectifying any issues as soon as practicable resulting from any pollution that arises as a consequence of the development activities.			
C49.		The Applicant must mitigate all noise and vibration during construction to the extent possible and provide vibration monitoring equipment and provide the results to the Sydney Light Rail Operator at intervals required by TfNSW and the Sydney Light Rail Operator, and immediately implement corrective actions in the event that the noise or vibration exceeds acceptable limits.			
C50.		Drainage from the development must be adequately disposed of/managed and not allowed to be discharged into the corridor unless prior approval has been obtained from TfNSW and the Sydney Light Rail Operator (or the delegated authority), including ensuring rainwater does not project and/or fall into the rail corridor/assets and is adequately conveyed by pipes down the face of the building which faces the rail corridor.			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
C51.		No scaffolding is to be used within six horizontal metres of the rail corridor unless prior written approval has been obtained from the Sydney Light Rail Operator and TfNSW and a physical barrier such as a hoarding or structure provides separation. To obtain approval the Applicant will be required to submit details of the scaffolding, the means of erecting and securing this scaffolding, the material to be used, and the type of screening to be installed to prevent objects falling onto the rail corridor.			
C52.		The builder’s direct contact number is to be provided to small businesses adjoining or impacted by the construction work and the Transport Management Centre and Transport for NSW (via development.sco@transport.nsw.gov.au) to resolve issues relating to traffic, public transport, freight, servicing and pedestrian access during construction in real time. The Applicant is responsible for ensuring the builder’s direct contact number is current during any stage of construction.			
<u>Construction Traffic Management</u>					
C53.		The builder’s direct contact number is to be provided to small businesses adjoining or impacted by the construction work and the Transport Management Centre and Transport for NSW (via development.sco@transport.nsw.gov.au) to resolve issues relating to traffic, public transport, freight, servicing and pedestrian access during construction in real time. The Applicant is responsible for ensuring the builder’s direct contact number is current during any stage of construction.			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
<u>Notification of Occupation</u>					
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.			
<u>External Walls and Cladding</u>					
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.			
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.			
<u>Works as Executed Plans</u>					
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.			
<u>Warm Water Systems and Cooling Systems</u>					

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
D5.		The installation of warm water systems and water cooling systems (as defined under the <i>Public Health Act 2010</i>) must comply with the <i>Public Health Act 2010</i> , Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of <i>AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance</i> and the NSW Health Code of Practice for the Control of Legionnaires’ Disease.			
<u>Outdoor Lighting</u>					
D6.		Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:			
	a)	complies with the latest version of AS 4282-2019 - <i>Control of the obtrusive effects of outdoor lighting</i> ; 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 in accordance with AS 4282-2019 - <i>Control of the obtrusive effects of outdoor lighting</i> .			
<u>Mechanical Ventilation</u>					
D7.		Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with:			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
	a)	AS 1668.2-2012 <i>The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and other relevant codes; and			
	b)	any dispensation granted by Fire and Rescue NSW.			
<u>Operational Noise - Design of Mechanical Plant and Equipment</u>					
D8.		Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the Acoustic Assessment Report prepared by Pulse Acoustic Consultancy and dated 20 April 2021 have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in that report.			
<u>Fire Safety Certification</u>					
D9.		Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.			
<u>Structural Inspection Certificate</u>					
D10.		Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
	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.			
<u>Compliance with Food Code</u>					
D11.		Prior to the commencement of operation, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 <i>Design, construction and fit-out of food premises</i> and provide evidence of receipt of the certificate to the satisfaction of the Certifier.			
<u>Post-construction Dilapidation Report - Protection of Public Infrastructure</u>					
D12.		Prior to the commencement of operation, the Applicant must engage a suitably qualified and experienced expert to prepare a Post-Construction Dilapidation Report. This Report must:			
	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 B6(b) of this consent;			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
	b)	have, if it is decided that there is no structural damage to public infrastructure, the written confirmation from the asset owner (including Sydney Light Rail Operator and TfNSW) or public authority that there is no adverse structural damage to their infrastructure (including roads).			
	c)	be submitted to the Certifier;			
	d)	be forwarded to Council for information; and			
	e)	be provided to the Planning Secretary when requested.			
D13.		The post-construction dilapidation survey required to prepare the report for condition D12 must include a joint inspection with representatives from TfNSW, the Sydney Light Rail Operator and the Applicant. The dilapidation survey to be undertaken would encompass the rail infrastructure and property in the vicinity of the project. The dilapidation surveys will determine the extent of any damage and deterioration resulting from construction works. A copy of the report required by condition D12 must be submitted to TfNSW and the Sydney Light Rail Operator, unless otherwise notified by TfNSW.			
<u>Repair of Public Infrastructure</u>					
D14.		Unless the Applicant and the relevant public authority or asset owner (including Sydney Light Rail Operator and TfNSW) agree otherwise, the Applicant must:			
	a)	repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
	b)	relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development; and/or			
	c)	pay compensation for the damage as agreed with the owner of the public infrastructure.			
	Note	<i>This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions of this consent.</i>			
<u>Road Damage</u>					
D15.		Prior to the commencement of operation, the repair or 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.			
<u>Post-construction Survey - Adjoining Properties</u>					
D16.		Where a pre-construction survey has been undertaken in accordance with condition B9, prior to the commencement of operation, the Applicant a post-construction survey must be undertaken by a suitably qualified and experienced expert and prepare a Post-Construction Survey Report. This Report must:			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
	a)	document the results of the post-construction survey and compare it with the pre- construction survey to ascertain whether the construction works caused any damage to buildings surveyed in accordance with condition B9;			
	b)	be provided to the owner of the relevant buildings surveyed;			
	c)	be provider to the Certifier; and			
	d)	be provided to the Planning Secretary when requested.			
D17.		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, unless otherwise agreed by the Planning Secretary. Alternatively, the Applicant may pay compensation for the damage as agreed with the property owner.			
<u>Car Parking Arrangements</u>					

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
D18.		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 a dynamic wayfinding system (or similar measures that would deliver at least 65 additional spaces) has been installed in the main hospital carpark. Evidence is to be provided to the satisfaction of the Certifier that the changes have resulted in efficiencies that effectively deliver at least an additional 65 car parking spaces on the Randwick Hospitals campus.			
<u>Bicycle Parking and End-of-trip Facilities</u>					
D19.		Prior to occupation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifier:			
	a)	the provision of at least 20 visitor bicycle parking spaces at ground level in close proximity to the building entrances;			
	b)	the delivery of at least 200 staff bicycle parking spaces on the Hospital campus, within 200 metres walking distance of the proposed building, and available to all staff in the building;			
	c)	the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 <i>Parking facilities - Bicycle parking</i> ;			
	d)	a minimum of 50 per cent bicycle parking must also be designed to be able to accommodate some larger heavier electric bikes and cargo bikes;			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
	e)	the provision of associated end-of-trip facilities for staff, including lockers and showers;			
	f)	appropriate pedestrian and cyclist advisory signs are to be provided; and			
	g)	all works/regulatory signposting associated with the proposed developments must be at no cost to the relevant roads authority.			
D20.		Prior to occupation, the Applicant must demonstrate that the pathway to the bicycle parking facilities required by condition D19 is accessible and safe and ease of access to the facilities is demonstrated in the design. Details of the pathway and all pedestrian and cyclist advisory signs are must be submitted to the satisfaction of the Planning Secretary.			
<u>Green Travel Plan</u>					
D21.		Prior to the commencement of operation, the Applicant must prepare an updated campus-wide Green Travel Plan (GTP) to promote the use of active and sustainable transport modes and a copy be provided to the Planning Secretary for information and to TfNSW via development.sco@transport.nsw.gov.au. The GTP must:			
	a)	be prepared by a suitably qualified traffic consultant in consultation with Council and (Sydney Coordination Office) Transport for NSW;			
	b)	set out key objectives including measurable targets for sustainable transport mode shares for public and active transport use for staff and visitors, including:			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
	(i)	ensuring any existing objectives and targets for the campus-wide GTP arising from the approval for the Integrated Acute Service Building will still be met; and			
	(ii)	in addition, achieve a driver mode share of no more than 42.7 per cent by 2031;			
	c)	consider site specific issues of travel to hospital facilities for children;			
	d)	include updated bus network arrangements;			
	e)	include a communication strategy and Travel Access Guide;			
	f)	include details of cycling permeability and casual bike parking locations within the hospital campus, including the new developments;			
	g)	include specific tools and actions to help achieve the objectives and mode share targets;			
	h)	include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; and			
	i)	include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP/, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development.			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
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			
<u>Aboriginal Heritage Interpretation Plan</u>					
D23.		The Applicant must submit an Aboriginal Heritage Interpretation Plan based on the above consultation to the satisfaction of the Planning Secretary. The plan must:			
	a)	be prepared by a suitably qualified and experienced expert in consultation with the Aboriginal Community;			
	b)	include provision for naming elements, artwork, landscaping and other measures within the development that acknowledges the site’s heritage; and			
	c)	incorporates interpretive information on the site			
<u>Amalgamation, Easement and Public Access</u>					
D24.		Prior to occupation, the site must be amalgamated into a single allotment.			
<u>Utilities and Services</u>					
D25.		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> . Roadworks and Access			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
<u>Stormwater Operation and Maintenance Plan</u>					
D26.		Prior to the commencement of operation, an Operation and Maintenance Plan (OMP) is to be submitted to the satisfaction of the Certifier. The OMP must ensure the proposed stormwater quality measures remain effective and contain the following:			
	a)	maintenance schedule of all stormwater quality treatment devices;			
	b)	record and reporting details;			
	c)	relevant contact information; and			
	d)	Work Health and Safety requirements.			
<u>Signage</u>					
D27.		Prior to the commencement of operation, way-finding signage must be installed.			
D28.		Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.			
D29.		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.			
<u>Operational Waste Management Plan</u>					

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
D30.		Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:			
	a)	detail the type and quantity of waste to be generated during operation of the development;			
	b)	describe the handling, storage and disposal of all waste streams generated on site, consistent with the <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);			
	c)	detail the materials to be reused or recycled, either on or off site;			
	d)	incorporate measures to reduce food waste generation (including composting or similar arrangements or innovative food waste collection); and			
	e)	include the Management and Mitigation Measures included in the EIS Appendix V.			
<u>Site Audit Statement</u>					

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
D31.		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.			
<u>Landscaping</u>					
D32.		Prior to the commencement of operation, landscaping of the site must be completed in accordance with landscape plan(s) approved under condition B31.			
D33.		Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping on-site, to the satisfaction of the Certifier. The plan must describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping.			
<u>Operational Flood Emergency Management Plan</u>					
D34.		Prior the commencement of the operation, a Flood Emergency Management Plan must be submitted to the			
	a)	is be prepared by a suitably qualified and experienced person(s);			
	b)	addresses the provisions of the <i>Floodplain Risk Management Guidelines</i> (EESG);			
	c)	includes details of:			

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
	(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.			
<u>Flood Protection</u>					
D35.		Prior the commencement of operation, the Applicant must demonstrate to the satisfaction of the Certifier that all relevant flood protection measures, including the flood barriers and measures set out in the Flood Modelling Assessment report prepared by Meinhardt Bonacci dated August 2021, are in place and the development is protected from potential flooding impacts.			
<u>Access</u>					
D36.		Prior to the commencement of operation, the Applicant must demonstrate to the satisfaction of the Certifier that safe vehicular access is available to the site in accordance with all recommendations and findings of the Road Safety Audit required by condition B36, including any necessary measures identified on the adjoining sites.			
<u>Reflectivity Report</u>					

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
D37.		Prior to the commencement of operation, the Applicant must demonstrate that lights, signs and reflective materials, whether permanent or temporary, which are (or from which reflected light might be) visible from the rail corridor were installed limiting glare and reflectivity to the satisfaction of TfNSW, Altrac and the Sydney Light Rail Operator.			
<u>Operation of Plant and Equipment</u>					
E1.		All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.			
<u>Warm Water Systems and Cooling Systems</u>					
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.			
<u>Heritage Interpretation Plan</u>					
E3.		The operator must implement the most recent version of the Aboriginal Heritage Interpretation Plan approved under condition D22.			
<u>Operational Noise Limits</u>					

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
E4.		The operator must ensure that noise generated by operation of the development does not exceed the noise limits in Acoustic Assessment Report prepared Pulse Acoustic Consultancy and dated 20 April 2021.			
E5.		The operator 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 to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified Acoustic Assessment Report prepared by Pulse Acoustic Consultancy and dated 20 April 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.			
<u>Unobstructed Driveways and Parking Areas</u>					

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
E6.		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.			
<u>Bicycle Parking and End-of-Trip Facilities</u>					
E7.		The operator must ensure that all staff are able to access the bicycle parking facilities required by condition D19. The Planning Secretary must be notified of, and provided with details, of any changes to access arrangements, which must be implemented as soon as reasonably practicable.			
<u>Green Travel Plan</u>					
E8.		The Green Travel Plan required by condition D21 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.			
E9.		A copy of the annual review of the Green Travel Plan required by condition D21 of this consent must be submitted to the Planning Secretary until otherwise agreed by the Planning Secretary.			
E10.		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.			
<u>Ecologically Sustainable Development</u>					

Sydney Children’s Hospital Stage 1 and Minderoo Children’s Comprehensive Cancer Centre SSD-10831778 – Conditions of Consent

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Independent Audit Findings and Recommendations	Finding
E11.		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 operator by a suitably qualified and experienced expert demonstrating that the project attains the minimum number of ESD points as required by condition B12 of this consent.			
<u>Outdoor Lighting</u>					
E12.		Notwithstanding condition D6, 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.			
<u>Landscaping</u>					
E13.		The operator must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D32 for the duration of occupation of the development.			
<u>Dangerous Goods</u>					
E14.		Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with all relevant Australian Standards.			