

# CHILDREN'S HOSPITAL WESTMEAD STAGE 2 REDEVELOPMENT

## Multi Storey Car Park

### Project Pre-Operational Compliance Report

Contract Number: HI 21359

Rev	Issue Date	Author	Approval	Changes / Comments
0	13/05/24	Chris Chau	Chris Chau	
1	06/06/24	Chris Chau	Chris Chau	
2	11/06/24	Chris Chau	Chris Chau	
3	11/06/24	Chris Chau	Chris Chau	
4	26/06/24	Chris Chau	Chris Chau	
5	05/09/24	Chris Chau	Chris Chau	D20 updated and from HI Planning review and comments



---

## Table of Contents

1. WH&S.....	2
1.1 Reportable Incidents .....	<b>Error! Bookmark not defined.</b>
1.2 WH&S Statistics .....	3
Appendix 1 – .....	4
Appendix 2 – .....	<b>Error! Bookmark not defined.</b>
Appendix 3 – .....	<b>Error! Bookmark not defined.</b>
Appendix 4 – .....	<b>Error! Bookmark not defined.</b>
Appendix 5 – Project Delay Register .....	<b>Error! Bookmark not defined.</b>
Appendix 6 – .....	<b>Error! Bookmark not defined.</b>
Appendix 7 – .....	<b>Error! Bookmark not defined.</b>
Appendix 8 – .....	<b>Error! Bookmark not defined.</b>
Appendix 9 – .....	<b>Error! Bookmark not defined.</b>
Appendix 10 – .....	<b>Error! Bookmark not defined.</b>

# 1. Introduction

## 1.1 Project Details

<b>Project details</b>	
Project	CHW Stage 2 Main Works
Contract No	H121359
SSDA Applications	MSCP SSDA 10434896
Location	Corner of Redbank Road and Labyrinth Way, Westmead
Start Date	15/01/2023
Completion Date	31/05/2023
<b>Client details</b>	
<input checked="" type="checkbox"/>	Principal
<input type="checkbox"/>	Principal Contractor
Client Project Manager	Thomas McGregor
Contact number	0415 057 657
Client Address	PricewaterhouseCoopers One International Towers Sydney Watermans Quay, Barangaroo NSW 2000
<b>Contractor details</b>	
Business Name	Kane Constructions Pty Ltd
ABN	49 007 354 396
Physical Address	2 John St, Waterloo, NSW, 2015
Postal Address	PO Box 243, Alexandria, NSW, 2015
Project Manager	Christopher Chau
Contact number	0421 390 381
Site Supervisors	Shane Reilly – 0423 737 227 Mark Smith – 0422 672 943
Engineers	Marcus Owen – 0439 927 439
HSEQ Manager	Jason Ferrugia
Contact number	0432 634 461

---

## 1.2 Project Phase

### Stage 2 Crown Certificate

- Stage 2 works associated with The Children’s Hospital at Westmead Multi-Storey Carpark, comprising:
  - In-ground infrastructure works comprising piling, footings, and onsite stormwater drainage system
  - Site remediation and site validation works
  - Construction of the multi storey carpark structure
  - Services installation throughout the building

Commencement of site Activities – 1 June 2022

## 1.3 Project description/Scope of works

Kane Constructions Pty Ltd has been awarded the Contract for the Main works of the Multistorey Carpark. The works consist of one site at the corner of Redbank Road and Labyrinth Way of Westmead children’s Hospital.

- Design Finalisation
- Building Foundation
- Building Superstructure
- Roof Structure
- Roofing
- Aluminium Façade
- BIPV and Roof Solar
- EV chargers
- Building Services
- Entry and External Ramps
- Carpark Fitout
- Lift Services

## 2. Compliance Status Summary

For the administrative and early works construction phases, compliance and a summary of these requirements is listed in Tables 1 and 2 below.

Part C (During Construction) and Part D (Prior to Commencement of Operation) of the Conditions of Approval have not yet been triggered. Compliance to these conditions will be monitored following commencement of construction.

Table 1: MSCP SSDA 10434896

No.	Condition of Consent	Evidence / Comments	Compliance Status
<b>Part A – Administrative Conditions</b>			
<b>Obligation to Minimise Harm of Environment</b>			
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.	There has been no material harm reported to date. Construction works to commence on 16/01/2023. Procedures contained within current Management plans & Sub-plans. Compliance with these plans will be adhered to for the duration of the project. Evidence will include: <ul style="list-style-type: none"> <li>• Monitoring records</li> <li>• Site inspection records</li> <li>• Incident reports</li> <li>• Management plan reviews</li> <li>• Audit results &amp; close outs</li> </ul>	Compliant
<b>Terms of Consent</b>			
A2	The development may only be carried out: <ul style="list-style-type: none"> <li>(a) in compliance with the conditions of this consent;</li> <li>(b) in accordance with all written directions of the Planning Secretary;</li> <li>(c) generally in accordance with the EIS and the Response to Submissions; and</li> <li>(d) in accordance with the approved plans in the table below:</li> </ul>	<ul style="list-style-type: none"> <li>a) Refer to details contained within this table for compliance to this condition.</li> <li>b) No directions received from planning secretary to date.</li> <li>c) Current CEMP and Sub-Plans have generally been developed in accordance with the EIS and Response to Submissions</li> <li>d) Works have been carried out in accordance with approved plans</li> </ul>	Compliant
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: <ul style="list-style-type: none"> <li>(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;</li> <li>(b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and</li> </ul>	Noted	Not Triggered

	(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). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Noted	Not triggered
<b>Limits of Consent</b>			
A5	This consent lapses five years after the date of consent unless work is physically commenced.	Noted	Not triggered
<b>Prescribed Conditions</b>			
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	<p>Part 6, Division 8A of the EP&amp;A relates to prescribed conditions for:</p> <ul style="list-style-type: none"> <li>• Compliance with the BCA (Crown Certificate received for current works) – Refer to <i>Crown Certificate, CRO 22052, Blackett Maguire and Goldsmith, 01/06/22 - Stage 2 of the MSCP</i> <ul style="list-style-type: none"> <li>• In ground infrastructure works comprising piling, footings and on site stormwater drainage system</li> <li>• Site remediation and site validation works</li> <li>• Construction of the multi storey carpark structure (excluding façade and steel roof structure to Level 08)</li> <li>• Services Installation through the building</li> </ul> </li> </ul> <p>Refer to Crown Certificate, CRO23108, Blackett Maguire and Goldsmith, 15/02/2024 – Stage 2 of the MSCP:</p> <ul style="list-style-type: none"> <li>• Installation of building façade, rooftop solar panels and external works and landscaping</li> </ul>	Compliant
<b>Planning Secretary as Moderator</b>			
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary’s resolution of the matter must be binding on the parties.	Noted. Record of written direction to be kept if required.	Not triggered
<b>Evidence of Consultation</b>			
A8	Where conditions of this consent require consultation with an identified party, the Applicant must:	Stage 2 Works does not involve any enabling works which has been completed in the previous stage of works.	Not triggered

## CHW STAGE 2 – MULTI STOREY CAR PARK

(Contract Number: HI 21359)



Health  
Infrastructure



	(a) consult with the relevant party prior to submitting the subject document for information or approval; and		
	(b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the		
<b>Staging</b>			
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).	This Project is Stage 2 of the CHW Stage 2 Redevelopment and involves the construction of the MSCP Main Works. Refer to 21-837_ Westmead MSCP Staging Report_20220617.  Staging report was submitted to Planning Secretary on 20/01/2022. Refer to correspondence titled <i>RE: The Children's Hospital at Westmead - Multi-storey Carpark - A9, A10 Staging Report - Service Level Agreement</i>	Compliant
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);	A staging report has been submitted and approved by the Planning Secretary. The details required by this condition have been addressed in the report. Refer to 21-837_ Westmead MSCP Staging Report_ Report_20220617.	Compliant
	(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and		
	(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.		
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Main works package to include the following as per the Staging Report 21-837_ Westmead MSCP Staging Report_20220617.  Stage 2 – Main Works (Structure and Services)  <ul style="list-style-type: none"> <li>• Piling, footings and remediation</li> <li>• Site Validation</li> <li>• Construction of the MSCP Structure</li> </ul>	Compliant

		<ul style="list-style-type: none"> <li>Services Installation including stormwater</li> </ul> <p>Stage 3 – Main works (Façade and Landscaping)</p> <ul style="list-style-type: none"> <li>Façade works</li> <li>Roof top solar panels</li> <li>External works and landscaping</li> <li>Completion and handover</li> </ul>	
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.	Conditions applicable to each stage are outlined in the Staging Report 21-837_Westmead MSCP Staging Report_Report_20220617.	Compliant
<b>Staging, Combining and Updating Strategies, Plans or Programs</b>			
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).	The CEMP and sub-plans cover the entirety of Stage 2 and 3, consistent with the Staging Report 21-837_Westmead MSCP Staging Report_20220617.	Compliant
	(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).	Review of CEMP and sub-plans is to occur when changes to works/site conditions or six-monthly.  Next review period is November 2024.	Compliant
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.	CEMP and sub-plans cover the entirety of Stage 2, consistent with the staging report. No amendments of the plans to date.	Not triggered
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	No agreements have been made with the Planning Secretary to update a strategy, plan or program.	Not triggered



## CHW STAGE 2 – MULTI STOREY CAR PARK

(Contract Number: HI 21359)



Health  
Infrastructure



	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.	CEMP and sub-plans cover the entirety of Stage 2, consistent with the staging report. No amendments of the plans to date.	Not triggered
<b>Structural Adequacy</b>			
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. Notes: • Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.	Crown Certificate submission included Structural Design Statement from Structural Engineer (Dunnings). Refer to document titled 220817_21171 - C01.3 - DCE Structural Design Certificate, dated 17/08/2022.	Compliant
<b>External Walls and Cladding</b>			
A18	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Works have been completed in line with Main Works, Architectural Design Certificate dated 24/05/2024 as per approved Staging Report.	Compliant
<b>Staging, Combining and Updating Strategies, Plans or Programs</b>			
A19	The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in Condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided:	Works have been completed in line with Main Works, Architectural Design Certificate dated 24/05/2024 as per approved Staging Report.	Compliant
	(a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials;		
	(b) the quality and durability of any alternative material is the same standard as the approved external building materials; and		
	(c) a copy of any approved changes to the external colours and/or building materials is provided to the Planning Secretary for information.		
<b>Site Contamination</b>			
A20	Remediation approved as part of this development consent must be carried out in accordance with the Remediation Action Plan (RAP), dated 9 February 2021, prepared by JBS&G, or any updated RAP, prepared by a Certified Contaminated Land Consultant.	Remediation works to be carried out in accordance with the RAP, under the supervision of JBS&G.  Daily inspections and weekly reports to be provided by JBS&G once remediation works commence.	Compliant
Applicability of Guidelines			
A21	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	These are referenced in project CEMP and sub plans (B11, B12, B13, B14 and B15).	Compliant

A22	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	No directions issued from Planning Secretary to date. Should a direction be received, records will be stored as evidence.	Not triggered
Monitoring and Environmental Audits			
A23	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non compliance notification, Site audit report and independent auditing. 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.	Monitoring of the works (i.e. dust, noise, vibration and auditing) will be ongoing for the duration of the project. Monitoring records to be accurate, true, properly conducted (approved methodology) and records retained.	Compliant
Access to Information			
A24	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:	Initial information to be uploaded to website by HI.  Progressive information will continue to be provided by Kane and uploaded by HI.  Kane will comply with the timeframes provided in this condition and this consent.	Compliant
	(a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the		

	development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent audit of the development and the Applicant’s response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and		
	(b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.		
<b>Compliance</b>			
A25	The Applicant must ensure that all of its employees, contractors (and their sub contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	The requirements of the Project were communicated to the workforce as relevant to their roles through the subcontractor agreements, inductions and training.  Refer to Project Induction presentation, pre-starts, toolbox talks, subcontractor compliance checklist.	Compliant
<b>Incident Notification, Reporting and Response</b>			
A26	The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.	Noted. KANE to notify HI immediately if an incident occurs. HI to notify the Planning Secretary. No incidents to date. Records to be provided include incident report and incident investigation forms.	Not Triggered
A27	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	Noted. No reportable incidents to date.	Not Triggered
<b>Non-Compliance Notification</b>			
A28	The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.	Noted. KANE to notify HI immediately if a non conformance occurs. HI to notify the Planning Secretary. No non-conformances to date.	Not Triggered
A29	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	Noted. KANE to notify HI immediately if a non conformance occurs. HI to notify the Planning Secretary. No non-conformances to date.	Not Triggered
A30	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Noted.	Not Triggered
<b>Revision of Strategies, Plans and Programs</b>			
A31	Within three months of:		
	(a) the submission of a compliance report under condition A36;	Noted. There have been no triggering events to date.	Not Triggered
	(b) the submission of an incident report under condition A27;		

**CHW STAGE 2 – MULTI STOREY CAR PARK**

(Contract Number: HI 21359)

	(c) the submission of an Independent Audit under condition C40 or C41;		
	(d) the approval of any modification of the conditions of this consent; or		
	(e) the issue of a direction of the Planning Secretary under condition A2 which requires a review,		
	the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.		
A32	<p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.</p> <p>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.</p>	Noted. There have been no triggering events to date.	Not Triggered
<b>Compliance Reporting</b>			
A33	No later than 48 hours prior to the commencement of construction, a Compliance Monitoring and Reporting Schedule prepared in accordance with the Compliance Reporting Post Approval Requirements, as amended by condition A34, must be submitted to the Planning Secretary and the Certifier.	<p>Compliance monitoring and reporting schedule as follows:</p> <ol style="list-style-type: none"> <li>1. Pre-construction (KANE – main works contractor)</li> <li>2. Pre-operation (Main works contractor)</li> <li>3. Operation (not greater than 52 weeks post operation) (Main works contractor/HI)</li> </ol>	Compliant
A34	Table 1 of the Compliance Reporting Post Approval Requirements is amended so that the Compliance Monitoring and Reporting Schedule, minimum frequency of Compliance Reports required is:		Compliant
	(a) a Pre-Construction Compliance Report must be submitted to the Planning Secretary prior to commencement of construction;	Not applicable to Stage 2 and 3 of Main works. This has been completed by Stage 2 Early works Contractor	Not triggered
	(b) a Pre-Operational Compliance Report must be submitted to the Planning Secretary prior to commencement of operation and/or use; and	Refer to the detailed contained within the below table for CHW Stage 2 Main works for compliance of this condition	Compliant
	(c) Operation Compliance Reports are required for the duration of operation and must be submitted to the Planning Secretary at intervals, no greater than 52 weeks from the commencement of operation or as otherwise by the Planning Secretary.	Not applicable for stage 2 and 3 main works	Not triggered
A35	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	Refer to details contained within this table (in CHW Stage 2 Main Works – Pre-Operation Compliance Report) for compliance to this condition.	Compliant

## CHW STAGE 2 – MULTI STOREY CAR PARK

(Contract Number: HI 21359)

A36	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements, unless otherwise agreed by the Planning Secretary.	Refer to details contained within this table (in CHW Stage 2 Main Works – Pre-Operation Compliance Report) for compliance to this condition.	Compliant
A37	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	KANE to submit reports to HI for them to make publicly available within the timeframe. Report to be made publicly available post submission.	Compliant
A38	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction		Not triggered
<b>Landscape Plan Limitation</b>			
A39	The relocated playground to the south of the Galleria path shown on the landscape plan referenced in condition A2 is displayed indicatively and is excluded from this approval. Any proposed works on this playground area are subject to a separate approval (if required).	Works have been completed in accordance with approved plans.	Compliant
<b>Part B - Prior to Commencement</b>			
<b>Notification of Commencement</b>			
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.	Not applicable to Stage 2 and 3 of Main works. This has been completed by Stage 2 Early works Contractor	Not triggered
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.	Refer to details contained within this table (in CHW Stage 2 Main Works – Pre-Operation Compliance Report) for compliance to this condition.	Compliant
<b>Certified Drawings</b>			
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.	Crown Certificate submission included Structural Design Statement from Structural Engineer (Dunnings). Refer to document titled 220817_21171 - C01.3 - DCE Structural Design Certificate, dated 17/08/2022.	Compliant
<b>External Walls and Cladding</b>			
B4	Prior to the commencement of façade construction, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	Works have been completed in line with Main Works, Architectural Design Certificate dated 24/05/2024 as per approved Staging Report.	Compliant
<b>Protection of Public Infrastructure</b>			
B5	Prior to the commencement of construction, the Applicant must:	a) Evidence of consultation has been provided where applicable for the relevant	Compliant

	(a) consult with and obtain relevant approvals from the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;	parties. Refer to the below correspondence. <ul style="list-style-type: none"> <li>• Jemena: Email dated 5/07/2021 RE: MSCP Jemena Gas Design</li> <li>• TPG: Email dated 28/01/2022 RE: SD-644562 Re: Dial Before you Dig Request Sequence: 206 703 692</li> </ul>	
	(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and	b) Dilapidation reports prepared. Refer to documents titled Redbank Rd, Labyrinth Way & KR Lane dated 21st – 23rd December 2021 and The Children’s Hospital Westmead dated 21st – 23rd December 2021.	
	(c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.	c) Crown certificate submission included dilapidation reports and evidence of submission to relevant parties. <ul style="list-style-type: none"> <li>• Certifier Aconex dated 6/02/2022 (KANE-GCOR-000667)</li> <li>• PwC/Hi Aconex KANE-GCOR-000606 (acceptance from DPIE email dated 3/02/2022)</li> <li>• CoPC email dated 28/01/2022</li> </ul>	
<b>Pre-Construction Dilapidation Report</b>			
B6	Prior to the commencement of construction, the Applicant must submit a pre commencement dilapidation report to Council and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties and Council assets that are likely to be impacted by the proposed works.	Not applicable to Stage 2 and 3 main works	Not triggered
<b>Outdoor Lighting</b>			
B7	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting being installed within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Refer to Crown Certificate, CRO23108, Blackett Maguire and Goldsmith, 15/02/2024 – Stage 2 of the MSCP Main Works	Compliant
<b>Ecologically Sustainable Development</b>			
B8	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate to the Certifier that ESD initiatives recommended by the ESD report (Ref No. 197087 S02 MSCP, prepared by Steensen Varming, dated 27.01.2021) have been incorporated into the design of the development and that compliance is achieved in accordance with the Health Infrastructure Engineering Services Guidelines (incorporating Design Guidance Note No. 058).	Refer to Crown Certificate, CRO23108, Blackett Maguire and Goldsmith, 15/02/2024 – Stage 2 of the MSCP Main Works	Compliant
<b>Demolition</b>			
B9	Prior to the commencement of construction, demolition work plans required by AS 2601-	Not applicable to Stage 2 and 3 Main Works	Not triggered

	2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier.		
<b>Environmental Management Plan Requirements</b>			
B10	<p>Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the Environmental Management Plan Guideline:                      Guideline for Infrastructure Projects (DPIE April 2020).                      Note:</p> <ul style="list-style-type: none"> <li>The Environmental Management Plan Guideline is available on the Planning Portal at: <a href="https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval">https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval</a></li> <li>The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.</li> </ul>	<p>CEMP has been prepared in accordance with guidelines and is included in crown certificate submission.</p> <p>CEMP and Sub-Plans (B11, B12, B13, B14, and B15)</p>	Compliant
<b>Construction Environmental Management Plan</b>			
B11	<p>Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary for information. The CEMP must include, but not be limited to, the following:</p> <p>(a) Details of:</p> <p>(i) hours of work;</p> <p>(ii) 24-hour contact details of site manager;</p> <p>(iii) management of dust and odour to protect the amenity of the neighbourhood;</p> <p>(iv) stormwater control and discharge;</p> <p>(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>(vi) groundwater management plan including measures to prevent groundwater contamination;</p> <p>(vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;</p> <p>(viii) community consultation and complaints handling;</p> <p>(b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed;</p>	<p>Crown certificate submission included CEMP and sub-plans as per the SSDA conditions.</p> <p>Submitted to certifier 06/06/2024 (Kane C-TRANSMIT-001712) and PwC (for submission to Planning Secretary) on 12/04/2024 (Kane C-TRANSMIT-001627)</p> <p>(a) (i) – Section 5.1                      (ii) – Attachment 4                      (iii) – Section 5.3 / Attachment 2                      (iv) Attachment 3 / Attachment 10                      (v) Attachment 3 / Attachment 10                      (vi) Section 5.12                      (vii) Section 5.11                      (viii) Attachment 4                      (b) Attachment 8                      (c) Attachment 9                      (d) Not applicable                      (e) Refer CTMP sub plan                      (f) Refer CNVM sub plan                      (g) Refer CWM sub plan</p>	Compliant

	(c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;	(h) Attachment 10	
	(d) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site.		
	(e) Construction Traffic and Pedestrian Management Sub-Plan (see condition B12);		
	(f) Construction Noise and Vibration Management Sub-Plan (see condition B13);		
	(g) Construction Waste Management Sub-Plan (see condition B14); and		
	(h) Construction Soil and Water Management Sub-Plan (see condition B15).		
B12	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:	Crown certificate submission included CTPMSP. Submitted to certifier 06/06/2024 (Kane C-TRANSMIT-001712) and PwC (for submission to Planning Secretary) on 12/04/2024 (Kane C-TRANSMIT-001627)	Compliant
	(a) be prepared by a suitably qualified and experienced person(s);		
	(b) be prepared in consultation with Council and TfNSW;		
	(c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services;		
	(d) detail the measures that are to be implemented to mitigate adverse impacts to the Parramatta Light Rail (PLR) Project;		
	(e) provide a description and route map for vehicles involved in spoil removal, material delivery and machine floatage;		
	(f) provide the estimated number and type of construction vehicle movements including morning and afternoon peak and off peak movements;		
	(g) ensure that turning areas within the site allow the forward entry and egress of construction vehicles;		
	(h) outline the location of construction site entrances and exits (controlled by a certified traffic controller), proposed work zones, proposed crane standing areas, vehicle loading / unloading points, truck layover zones, storage areas and on-site construction worker parking; and		
	(i) detail the proposed staging and the process for managing		
B13	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:	Crown certificate submission included CNVMSP. CNVMSP submitted to certifier 06/06/2024 (Kane C-TRANSMIT-	Compliant
	(a) be prepared by a suitably qualified and experienced noise expert;		



	<p>(b) describe procedures for achieving the noise management levels in EPA’s Interim Construction Noise Guideline (DECC, 2009);</p> <p>(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p> <p>(d) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(e) describe the community consultation undertaken to develop the strategies in condition B13(d);</p> <p>(f) include a complaints management system that would be implemented for the duration of the construction; and</p> <p>(g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented</p>	<p>001712) and PwC (for submission to Planning Secretary) on 12/04/2024 (Kane C-TRANSMIT-001627</p> <p>(a) Refer Appendix A                  (b) Refer Section 9                  (c) Refer Section 9.3                  (d) Refer Section 10                  (e) Refer Section 10                  (f) Refer Section 10.1, 10.2                  (g) Refer Section 9.7.7 and 9.7.8</p>	
B14	<p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the procedures for the management of waste including the following:</p> <p>(a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use;</p> <p>(b) information regarding the management of asbestos; and</p> <p>(c) information regarding the recycling and disposal locations.</p>	<p>Crown certificate submission included CWMSP. CWMSP submitted to certifier 06/06/2024 (Kane C-TRANSMIT-001712) and PwC (for submission to Planning Secretary) on 12/04/2024 (Kane C-TRANSMIT-001627</p> <p>(a) Refer to page 8                  (b) Refer Section 7                  (c) Refer Section 6</p>	Compliant
B15	<p>The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <p>(a) be prepared by a suitably qualified expert, in consultation with Council;</p> <p>(b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>(c) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils &amp; Construction (4th edition, Landcom 2004) commonly referred to as the ‘Blue Book’;</p> <p>(d) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site);</p> <p>(e) detail all off-site flows from the site; and</p> <p>(f) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events,</p>	<p>(a) Refer to drawings prepared by Enscape Civil Engineer Ian Harris                  (b) Refer to drawings 0060-C-05[E], 0060-C-06[G], 0060-C-07[E]                  (c) Refer to drawings 0060-C-05[E], 0060-C-06[G], 0060-C-07[E]                  (d) Refer to drawings 0060-C-05[E], 0060-C-06[G], 0060-C-07[E]                  (e) Refer to drawings 0060-C-05[E], 0060-C-06[G], 0060-C-07[E]                  (f) Refer to drawings 0060-C-05[E], 0060-C-06[G], 0060-C-07[E]</p>	Compliant

	including, but not limited to 1 in 5-year ARI and 1 in 100-year ARI.		
<b>B16</b>	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:	Driver code of conduct/vehicle policy included in CTPMSP. Refer Section 4.4 page 24-26  This is also communicated in the Project induction presentation.	Compliant
	(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.		
<b>Construction Parking</b>			
<b>B17</b>	Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be provided to the Planning Secretary for information.	Parking strategy included in CTPMSP Section 5.3. CTPMSP Submitted to certifier 06/06/2024 (Kane C-TRANSMIT-001712) and PwC (for submission to Planning Secretary) on 12/04/2024 (Kane C-TRANSMIT-001627)  Refer Appendix D – Construction Transportation Strategy  Strategy communicated to subcontractors prior to arriving on site (Refer to subcontractor compliance checklists) and during the Project Induction Presentation.	Compliant
<b>Soil and Water</b>			
<b>B18</b>	Prior to the commencement of construction, the Applicant must install erosion and sediment controls on the site to manage wet weather events.	Erosion and sediment controls installed during site establishment works.  Controls to be monitored regularly and replaced as required. This will be recorded in daily and weekly HSE Site Inspection checklists.	Compliant
<b>B19</b>	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'.	Erosion and sediment controls installed during site establishment works.  Refer to Environmental Control Plan – MSCP.  Controls to be monitored regularly and replaced as required. This will be recorded in daily and weekly HSE Site Inspection checklists.	Compliant
<b>Flood Management</b>			

<b>B20</b>	Prior to the commencement of construction, the Applicant must prepare and implement for the duration of construction:	This is included in Flood Emergency Response Plan and communicated in induction presentation. Refer to Section 5 of the FERSP.	Compliant
	(a) flood warning and notification procedures for construction workers on site; and		
	(b) evacuation and refuge protocols.		
<b>B21</b>	Prior to the commencement of construction, the Certifier must be satisfied that all habitable floor levels must be no lower than the 1% Annual Exceedance Probability flood plus 500mm of freeboard.	Refer to Crown Certificate, CRO 22052, Blackett Maguire and Goldsmith, 01/06/22 - Stage 2 of the MSCP	Compliant
<b>B22</b>	Prior to the commencement of construction, the Certifier must be satisfied that the structures below the Probable Maximum Flood Level are constructed from flood compatible building components.	Refer to Crown Certificate, CRO 22052, Blackett Maguire and Goldsmith, 01/06/22 - Stage 2 of the MSCP	Compliant
<b>Operational Noise – Design of Mechanical Plant and Equipment</b>			
<b>B23</b>	Prior to installation of mechanical plant and equipment:		
	(a) a detailed assessment of mechanical plant and equipment with compliance with the relevant project noise trigger levels as recommended in the Acoustics Report Ref: 44311-1, dated 15.06.2021 and prepared by Stantec must be undertaken by a suitably qualified person; and	Refer to Crown Certificate, CRO23108, Blackett Maguire and Goldsmith, 15/02/2024 – Stage 2 of the MSCP	Compliant
	(b) evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under (a) have been incorporated into the design to ensure the development will not exceed the recommended operational noise identified in the Acoustics Report Ref: 44311-1.	Refer to Crown Certificate, CRO23108, Blackett Maguire and Goldsmith, 15/02/2024 – Stage 2 of the MSCP	
<b>Landscaping</b>			
<b>B24</b>	Prior to the commencement of landscaping works, the Applicant must prepare a revised Landscape Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Certifier. The plan must:	Refer to Crown Certificate, CRO23108, Blackett Maguire and Goldsmith, 15/02/2024 – Stage 2 of the MSCP	Compliant
	(a) detail the location, species, maturity and height at maturity of plants to be planted on site;		
	(b) include species (trees, shrubs and groundcovers) indigenous to the local area;		
	(c) include the planting of trees with a pot container of 100 litres or greater;		
<b>Construction Access Arrangements</b>			
<b>B25</b>	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:	Swept path analysis done for construction vehicles up to 12.5m heavy rigid and 20m articulated. Swept path and design statement submitted to certifier on 3/02/2022	Compliant
	(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	(Aconex KANE-GCOR-000658). CTPMSP also peer reviewed by external party (Traffic Control Licences).	
	(c) that the proposed design demonstrates that safety issues in areas with shared vehicles and pedestrian access have been managed safely, applying best practice in road design and traffic management, as considered in Austroads, Transport for NSW Guidelines and the Australian Standards.	(a) Refer Section 4.1 page 22 (b) Refer appendix F (c) Refer Section 4.11 page 29	
<b>Operational Access, Car Parking and Service Vehicle Arrangements</b>			
<b>B26</b>	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:	Refer to Crown Certificate, CRO 22052, Blackett Maguire and Goldsmith, 01/06/22 - Stage 2 of the MSCP	Compliant
	(a) all vehicles must enter and leave the site in a forward direction;		
	(b) all driveways and internal access ramps are to be designed in accordance with the latest version of AS 2890.1;		
	(c) the exit ramp concrete barrier must be tapered to ensure sufficient pedestrian visibility with appropriate traffic calming devices and lighting designed for the adjacent pedestrian crossing in accordance with the latest versions of AS 2890.1 and AS 1158;		
	(d) the minimum 996 on-site car parking spaces for use during operation of the development are to be designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and		
	(e) the swept path of the largest service vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the site, must be in accordance with the latest version of AS 2890.2.		
<b>Site Contamination</b>			
<b>B27</b>	Prior to the commencement of construction, the Applicant must engage a NSW EPA accredited Site Auditor to provide advice throughout the duration of works to ensure that any work required in relation to soil or groundwater contamination is appropriately managed.	Senversa engaged by PwC/HI. Evidence of engagement was included in submission of Crown Certificate documents. Refer to document titled Contract Variation Request APPROVED] CVR38244_HI17068, dated 22/03/2021	Compliant



Part D – Prior to Commencement of Operation

Notification of Occupation			
<b>D1</b>	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	<p>The project team has notified the planning for operation.</p> <p>Notification has been accepted by the Certifier - BM+G-GCOR-000915</p> <p>Refer to PWCAU-GCOR-025600 for acceptance from Planning Secretary</p>	Compliant
External Walls and Cladding			
<b>D2</b>	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	<p>Kane have provide the certificate evidence in the trailing thread BM+G-GCOR-000859. Elements of the external walls have been accepted as per the requirements list.</p> <p>Please refer to Kane C-GCOR-017078.</p>	Compliant
<b>D3</b>	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.	<p>Kane have provided documentation to PWC to distribute to the planning secretary. Final confirmation email from BMG has been requested for close out.</p> <p>Refer to Kane C-GCOR-017459</p>	Compliant
<b>D4</b>	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.	Not applicable for MSCP main works stage 2 and 3. This has been sent to the Certifier, refer to Kane C-GCOR-017052.	Compliant
<b>D5</b>	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 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and	Kane have provide the certificate evidence in the trailing thread BM+G-GCOR-000859.	Compliant

	(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.		
<b>Operational Noise – Design of Mechanical Plant and Equipment</b>			
D6	Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the assessment undertaken under condition B23 have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the recommended operational noise levels identified in the Acoustics Report Ref: 44311-1.	Kane have provide the certificate evidence in the trailing thread BM+G-GCOR-000874.	Compliant
<b>Fire Safety Certification</b>			
D7	Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building	Kane have provide the certificate evidence in the trailing thread BM+G-GCOR-000874 requirements list. Refer to Kane C-GCOR-017016	Compliant
<b>Structural Inspection Certificate</b>			
D8	Prior to the commencement of occupation of the new buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: (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	Kane have provide the certificate evidence in the trailing thread BM+G-GCOR-000874. Refer to Kane C-GCOR-016957.	Compliant
<b>Post-construction Dilapidation Report</b>			
D9	Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is: (a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure;	Kane have provided Post Dilapidation Reports to PWC for distribution to the Planning Secretary - Kane C-GCOR-016991 dated 6 June 2024.	Compliant

	<p>(b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must:</p> <p>(i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and</p> <p>(ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.</p> <p>(c) to be forwarded to Council for information.</p>		
<b>Protection of Public Infrastructure</b>			
<b>D10</b>	<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must, prior to the commencement of operation:</p> <p>(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and</p> <p>(b) relocate, or pay the full costs associated with relocating any infrastructure (previously approved by the relevant authority) that needs to be relocated as a result of the development.</p> <p>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required by 0 of this consent.</p>	Not applicable for MSCP main works stage 2 and 3	Not triggered
<b>Road Damage</b>			
<b>D11</b>	<p>Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority’s assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.</p>	<p>Kane have provided Post Dilapidation Reports to PWC for distribution to the Planning Secretary - Kane C-GCOR-016991 dated 6 June 2024.</p> <p>Repair works have been completed to the Labyrinth Way road.</p>	Compliant
<b>Protection of Property</b>			
<b>D12</b>	<p>Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.</p>	<p>Kane have provided Post Dilapidation Reports to PWC for distribution to the Planning Secretary - Kane C-GCOR-016991 dated 6 June 2024.</p>	Compliant
<b>Redbank Road Roadworks</b>			



**CHW STAGE 2 – MULTI STOREY CAR PARK**

(Contract Number: HI 21359)



<p><b>D13</b></p>	<p>Prior to the commencement of operation, the Applicant must complete the realignment of Redbank Road.</p>	<p>Not applicable to MSCP Main works stage 2 and 3, however this has been sent to the Certifier, refer to Kane C-GCOR-017052.</p>	<p>Compliant</p>
<p><b>Car Parking Arrangements</b></p>			
<p><b>D14</b></p>	<p>Prior to the operation of more than 716 car parking spaces within the multi-storey carpark, the construction of the new Paediatric Services Building (proposed under SSD-10349252) must be complete and the building operational, by which time the remaining 280 car parking spaces within the multi-storey carpark can be made available for use.</p>	<p>Refer to PWCAU-GCOR-025600</p>	<p>Compliant</p>
<p><b>Utilities and Services</b></p>			
<p><b>D15</b></p>	<p>Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.</p>	<p>Not applicable to MSCP Main works stage 2 and 3.  This has been resent to the certifier, refer to Kane C-GCOR-015874</p>	<p>Compliant</p>
<p><b>Stormwater Operation and Maintenance Plan</b></p>			
<p><b>D16</b></p>	<p>Prior to the commencement of operation, an Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the Certifier. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following: (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.</p>	<p>Not applicable to MSCP Main works stage 2 and 3, however the latest SOMP has been to the Certifier. Refer to Kane C-GCOR-017078</p>	<p>Compliant</p>
<p><b>Signage</b></p>			
<p><b>D17</b></p>	<p>Prior to the commencement of the multi-storey carparks' operation for staff and visitors, wayfinding signage and signage identifying the location of staff and visitor car parking must be installed</p>	<p>Signage has been installed in accordance with Crown Certificate, CRO23108, Blackett Maguire and Goldsmith, 15/02/2024 – Stage 2 of the MSCP.</p>	<p>Notified under post approval case no. PA42 for follow up with NSW Planning Compliance Team</p>
<p><b>D18</b></p>	<p>Details of the final building identification signage (design, content and illumination) within the approved signage zones are to be submitted to the satisfaction of the Planning Secretary prior to the installation and display of any signage. The signage is to be installed prior to commencement of operation of the carpark facility.</p>	<p>Signage has been installed in accordance with Crown Certificate, CRO23108, Blackett Maguire and Goldsmith, 15/02/2024 – Stage 2 of the MSCP.</p>	

<b>Operational Waste Management Plan</b>			
<b>D19</b>	<p>Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:</p> <p>(a) detail the type and quantity of waste to be generated during operation of the development;</p> <p>(b) describe the disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); and</p> <p>(c) detail the materials to be reused or recycled, either on or off site</p>	<p>Kane have provided a general SCHN Waste Management Policy Dated 1<sup>st</sup> August 2023, which covers handling and methods of disposal for various waste items. This also includes written step by step guide to managing hazardous spills.</p> <p>This is due to the site not producing any waste during operations of a car park. There are no proposed waste disposal fixtures as part of the project or any generated waste.</p> <p>This has been sent to the certifier, refer to Kane C-GCOR-017078.</p> <p>An accompanying email with acceptance from SCHN has been provided. Refer to Kane C-GCOR-017453.</p>	Compliant
<b>Site Audit Statement</b>			
<b>D20</b>	<p>Prior to the commencement of operation, the Applicant must submit a Section A1 Site Audit Statement or a Section A2 Site Audit Statement accompanied by an Environmental Management Plan prepared by a NSW EPA accredited Site Auditor. The Section A1 or A2 Site Audit Statement must verify the relevant part of the site is suitable for the intended land use and be provided, along with any Environmental Management Plan to the Planning Secretary and the Certifier.</p>	<p>Refer to PWCAU-GCOR-025600 for documentation currently under preparation for closure of this item.</p> <p>The certifier has accepted this conditional approval to be closed out within accepted time line.</p>	Non-compliant – This will be produced within 2 months with consultants JBSG and Senversa
<b>Landscaping</b>			
<b>D21</b>	<p>Prior to the commencement of operation, landscaping of the site must be completed in accordance with landscape plan(s) listed in condition A2(d)</p>	<p>This has been sent to the Certifier. Refer to Kane C-GCOR-017078</p>	Complaint
<b>D22</b>	<p>Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping on-site and submit it to the Certifier. The plan must describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping.</p>	<p>This has been sent to the Certifier. Refer to Kane C-GCOR-017078</p>	
<b>Operational Flood Emergency Management Plan</b>			

<p><b>D23</b></p>	<p>Prior the commencement of the operation, a Flood Emergency Management Plan must be submitted to the Certifier that:</p> <ul style="list-style-type: none"> <li>(a) is prepared by a suitably qualified and experienced person(s);</li> <li>(b) addresses the provisions of the Floodplain Risk Management Guidelines (EESG);</li> <li>(c) includes details of:                             <ul style="list-style-type: none"> <li>(i) the flood emergency responses for operational phase of the development;</li> <li>(ii) predicted flood levels;</li> <li>(iii) flood warning time and flood notification;</li> <li>(iv) assembly points and evacuation routes;</li> <li>(v) evacuation and refuge protocols; and</li> <li>(d) awareness training for employees and contractors, and visitors.</li> </ul> </li> </ul>	<p>This has been sent to the Certifier, refer to Kane C-GCOR-017052.</p>	<p>Compliant</p>
<p><b>Crime Prevention through Environmental Design (CPTED)</b></p>			
<p><b>D24</b></p>	<p>Prior the commencement of the operation, a CPTED compliance statement is to be submitted to the Certifier and a copy provided to the Planning Secretary for information. The statement must be prepared:</p> <ul style="list-style-type: none"> <li>(a) by a suitably qualified and experienced person; and</li> <li>(b) detail the lighting and security measures that will be implemented during late night hours of operation</li> </ul>	<p>Kane have provide the certificate evidence in the trailing thread BM+G-GCOR-000874 requirements list.</p> <p>Refer to PWCAU-GCOR-025600 for acceptance from Planning Secretary</p>	<p>Compliant</p>