

CONDITIONS OF APPROVAL

WYNYARD STATION UPGRADE

Note: These conditions of approval must be read in conjunction with the mitigation measures identified in the Wynyard Station Upgrade REF and Submissions Report

Abbreviations

CECR	construction environmental compliance report
CEMP	construction environmental management plan
CLP	community liaison plan
ECM	environmental controls map
EPA	NSW Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EPL	Environment Protection Licence issued by the EPA under the <i>Protection of the Environment Operations Act 1997</i>
EPM	Environment and Planning Manager (refer to definitions)
EMR	Environmental Management Representative
EMS	Environmental Management System
ISO	International Standards Organisation
OEH	NSW Office of Environment and Heritage
OOHWP	out of hours work permit
PCSR	pre-construction sustainability report
PECM	pre-construction environmental compliance matrix
POCR	pre-operational compliance report
PMEM	TfNSW Principal Manager Environmental Management (or nominated delegate)
PMPD	TfNSW Principal Manager Planning & Development (or nominated delegate)
PMS	Principal Manager Sustainability, TfNSW (or nominated delegate)
RBL	rating background level
REF	review of environmental factors
TfNSW	Transport for NSW
TMP	traffic management plan

Definitions

construction	Includes all work in respect of the Project, other than survey, acquisitions, fencing, investigative drilling or excavation, building/road dilapidation surveys, or other activities determined by the EMR to have minimal environmental impact such as minor access roads, minor adjustments to services/utilities, establishing temporary construction sites (in accordance with this approval), or minor clearing (except where threatened species, populations or ecological communities would be affected).
contamination	The presence in, on or under land or any other aspect of the environment of a substance at a concentration above the concentration at which the substance is normally present in, on or under land or any other aspect of the environment in the same locality.
critical construction activity	Activities with the potential to have a significant adverse environmental impact including but not limited to, noise sensitive receivers, heritage (indigenous or non-indigenous) items, threatened or endangered species or communities, critical habitat and traffic, or with the potential to pollute waters, contaminate land or damage property.
designated works	Tunnelling, blasting, piling, excavation, bulk fill or any vibratory impact works (including jack hammering and compaction) for construction.
emergency work	Includes works to avoid loss of life, damage to external property, utilities and infrastructure, prevent immediate harm to the environment, contamination of land or damage to a heritage (indigenous or non-indigenous) item.
Environmental Impact Assessment (EIA)	The documents listed in Condition 1 of this approval.
Environment and Planning Manager	The TfNSW Environment and Planning Manager appointed to the Project.
noise sensitive receiver	In addition to residential dwellings, noise sensitive receivers include, but are not limited to, hotels, entertainment venues, pre-schools and day care facilities, educational institutions (e.g. schools, TAFE colleges), health care facilities (e.g. nursing homes, hospitals), recording studios and places of worship/religious facilities (e.g. churches).
the Project	The Wynyard Station Upgrade Project as described in the Wynyard Station Upgrade Review of Environmental Factors – December 2014.
the Proponent	A person or body proposing to carry out an activity under Part 5 of the EP&A Act. In the case of the Project, TfNSW.
reasonable and feasible	Consideration of best practice taking into account the benefit of proposed measures and their technological and associated operational application in the NSW and Australian context. Feasible relates to engineering considerations and what is practical to build. Reasonable relates to the application of judgement in arriving at a decision, taking into account: mitigation benefits, cost of mitigation versus benefits provided, community views and nature and extent of potential improvements.
s.60 CoA	Conditions of Approval issued by the NSW Heritage Council under the Heritage Act 1977 for the Wynyard Station Upgrade Project (Approval No.: 2014/S60/189)

CONDITIONS OF APPROVAL

No	Condition												
	General												
1.	<p>Terms of Approval</p> <p>The Project shall be carried out generally in accordance with the EIA for this Project, which comprises the following documents:</p> <table border="1"> <thead> <tr> <th>DOCUMENT</th> <th>AUTHOR</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>Wynyard Station Upgrade Review of Environmental Factors</td> <td>AECOM</td> <td>December 2014</td> </tr> <tr> <td>Wynyard Station Upgrade Submissions Report</td> <td>AECOM</td> <td>March 2015</td> </tr> <tr> <td>Wynyard Station Upgrade Determination Report</td> <td>TfNSW</td> <td>March 2015</td> </tr> </tbody> </table> <p>In the event of an inconsistency between these conditions and the EIA, these conditions will prevail to the extent of the inconsistency.</p>	DOCUMENT	AUTHOR	DATE	Wynyard Station Upgrade Review of Environmental Factors	AECOM	December 2014	Wynyard Station Upgrade Submissions Report	AECOM	March 2015	Wynyard Station Upgrade Determination Report	TfNSW	March 2015
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Wynyard Station Upgrade Submissions Report	AECOM	March 2015											
Wynyard Station Upgrade Determination Report	TfNSW	March 2015											
2.	<p>Project modifications</p> <p>Any modification to the project as approved in the EIA would be subject to further assessment by TfNSW. This assessment would need to demonstrate that any environmental impacts resulting from the modifications have been minimised.</p>												
3.	<p>Statutory Requirements</p> <p>These conditions do not relieve the Proponent of the obligation to obtain all other licences, permits, approvals and land owner consents from all relevant authorities and land owners as required under any other legislation for the Project. The Proponent shall comply with the terms and conditions of such licences, permits, approvals and permissions.</p>												
4.	<p>Pre-Construction Environmental Compliance Matrix</p> <p>A pre-construction environmental compliance matrix (PECM) for the Project (or such stages of the Project as agreed to by the Principal Manager Environmental Management (PMEM)) shall be prepared detailing compliance with all relevant conditions and mitigation measures prior to commencement of construction. The PECM shall also include details of approvals, licences and permits required to be obtained under any other legislation for the Project.</p> <p>The Proponent shall:</p> <ol style="list-style-type: none"> submit a copy of the PECM to the Environment & Planning Manager (EPM) for review. The EPM is to be given a minimum period of 7 days to review and provide any comments to the Proponent in relation to the PECM upon completion of the EPM review period, submit a copy of the PECM to the Principal Manager Environmental Management (PMEM) for approval, at least 14 days (or within such time as otherwise agreed to by the PMEM) prior to commencement of construction of the Project. 												

No	Condition
5.	<p>Construction Environmental Compliance Report</p> <p>The Proponent shall prepare a construction environmental compliance report (CECR) which addresses the following matters:</p> <ul style="list-style-type: none"> (a) compliance with the construction environmental management plan (CEMP) and these conditions (b) compliance with the <i>Sustainable Design Guidelines Version 3.0</i> compliance checklist (c) compliance with any approvals or licences issued by relevant authorities for construction of the Project (d) implementation and effectiveness of environmental controls (the assessment of effectiveness should be based on a comparison of actual impacts against performance criteria identified in the CEMP) (e) environmental monitoring results, presented as a results summary and analysis (f) details of the percentage of waste diverted from landfill and the percentage of spoil beneficially reused (g) number and details of any complaints, including summary of main areas of complaint, actions taken, responses given and intended strategies to reduce recurring complaints (subject to privacy protection) (h) details of any review and amendments to the CEMP resulting from construction during the reporting period (i) any other matter as requested by the PMEM. <p>The Proponent shall:</p> <ul style="list-style-type: none"> (j) submit a copy of the CECR to the EPM for review. The EPM is to be given a minimum period of 7 days to review and provide any comments to the Proponent in relation to the CECR (k) submit a copy of the CECR to the PMEM (or nominated delegate) for approval upon completion of the EPM review period (l) make publicly available a copy of the CECR by posting the CECR on the TfNSW website within 7 days of approval of the CECR by the PMEM. <p>The first CECR shall report on the first six months of construction and be submitted within six weeks of expiry of that period (or at any other time interval agreed to by the PMEM). CECRs shall be submitted no later than six months after the date of submission of the preceding CECR (or at other such periods as requested by the PMEM) for the duration of construction.</p>
6.	<p>Pre-Operation Compliance Report</p> <p>A pre-operation compliance report (POCR) for the Project shall be prepared, prior to commencement of operation of the Project. The POCR shall detail compliance with all the conditions of approvals, licences and permits required to be obtained under any other legislation for the Project..</p> <p>The Proponent shall:</p> <ul style="list-style-type: none"> (a) submit a copy of the POCR to the EPM for review. The EPM is to be given a minimum period of 7 days to review and provide any comments to the Proponent in relation to the POCR. (b) upon completion of the EPM review period submit a copy of the POCR to the PMEM (or nominated delegate) and PMS for approval. The POCR is to be provided to the PMEM at least one month prior to the scheduled operation of the Project (or such time as otherwise agreed to by the PMEM).

No	Condition
	Communications
7.	<p>Community Liaison Plan</p> <p>The Proponent shall develop and implement a community liaison plan (CLP) to engage with government agencies, relevant councils, landowners, community members and other relevant stakeholders (such as utility and service providers, bus companies and businesses). The CLP shall comply with the obligations of these conditions and should include, but not necessarily be limited to:</p> <ul style="list-style-type: none"> (a) details of the protocols and procedures for disseminating information and liaising with the community and other key stakeholders about construction activities (including timing and staging) and any associated impacts during the construction period (b) details of the community liaison team appointed to manage and implement the plan (c) stakeholder and issues identification and analysis (d) identification of opportunities where community feedback will be sought throughout the project (including sustainability initiatives) (e) procedures for dealing with complaints or disputes and response requirements, including advertising the 24 hour construction response line number (f) details (including a program) of training for all employees, contractors and sub-contractors on the requirements of the CLP. <p>Sub-plans to the CLP will be developed as required. These sub-plans will detail site-specific consultation and communication requirements for construction works that impact residents, other stakeholders and businesses. They will also identify further mitigation measures and processes to reduce construction impacts.</p> <p>The CLP shall be prepared to the satisfaction of the Technical Director Project Communications (TDPC) at least 14 days prior to the commencement of construction and implemented, reviewed and revised as appropriate (or at the direction of the TDPC) during construction of the Project.</p>
8.	<p>Community Notification and Liaison</p> <p>The local community shall be advised of any activities related to the Project with the potential to impact upon them.</p> <p>Prior to any site activities commencing and throughout the Project duration, the community is to be notified of works to be undertaken, the estimated hours of construction and details of how further information can be obtained (i.e. contact telephone number/email, website, newsletters etc) including the 24 hour construction response line number.</p> <p>Construction-specific impacts including information on traffic changes, access changes, detours, services disruptions, public transport changes, high noise generating work activities and work required outside the nominated working hours shall be advised to the local community at least seven (7) days prior to such works being undertaken or other period as agreed to by the TDPC or as required by the Environment Protection Authority (EPA) (where an Environment Protection Licence (EPL) is in effect).</p>
9.	<p>Website</p> <p>The Proponent shall provide electronic information (or details of where hard copies of this information may be accessed by members of the public) related to the Project, on dedicated pages within its existing website, including:</p> <ul style="list-style-type: none"> (a) a copy of the documents referred to under condition 1 of this approval and any

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	<p>documentation supporting modifications to the approval or related approvals that may be granted in the future</p> <p>(b) a copy of each relevant licence approval or permit required and obtained in relation to the Project</p> <p>(c) a list of environmental management reports that are publicly available</p> <p>(d) details of construction information</p> <p>(e) 24 hour contact telephone number for information and complaints.</p> <p>Detailed updates of work progress and construction activities shall be regularly provided on the website.</p> <p>All documents must be compliant with the <i>Web Content Accessibility Guidelines (WCAG) v2.0</i>.</p>
<p>10.</p>	<p>Complaints Management</p> <p>The Proponent shall set up a 24 hour construction response line number.</p> <p>Details of all complaints received during construction are to be recorded on a complaints register. A verbal response to phone enquiries on what action is proposed to be undertaken is to be provided to the complainant within two (2) hours during all times construction is being undertaken and within 24 hours during non-construction times (unless the complainant agrees otherwise). A detailed written response is to be provided to the complainant within seven (7) calendar days. Responses to written complaints (email/letter) should be provided within 48 hours of receipt of the communication.</p> <p>Information on all complaints received during the previous 24 hours and response times shall be forwarded to the EPM each working day.</p>
	<p>Property</p>
<p>11.</p>	<p>Property Condition Surveys</p> <p>Subject to landowner agreement, property condition surveys shall be completed prior to piling, excavation or bulk fill or any vibratory impact works including jack hammering and compaction (Designated Works) in the vicinity of all heritage listed buildings and other sensitive structures within 25 metres from the edge of the Designated Works unless otherwise determined following geotechnical and vibration assessment as endorsed by a qualified geotechnical engineer and as approved by the PMEM as not likely to be adversely affected.</p> <p>Property condition surveys need not be undertaken if a risk assessment indicates buildings/structures/roads will not be affected as determined by a qualified geotechnical and construction engineering expert with appropriate registration on the National Professional Engineers Register prior to commencement of Designated Works.</p> <p>Selected potentially sensitive buildings and/or structures shall first be surveyed prior to the commencement of the Designated Works and again immediately upon completion of the Designated Works.</p> <p>All owners of assets to be surveyed, as defined above, are to be advised of the scope and methodology of the survey and the process for making a claim regarding property damage within a reasonable time (not less than 14 days) prior to commencement of the surveys.</p> <p>A copy of the survey(s) shall be given to each affected owner. A register of all properties surveyed shall be maintained.</p> <p>Any damage to buildings, structures, lawns, trees, sheds, gardens etc as a result of construction activity direct and indirect (i.e. including vibration and groundwater changes) shall be rectified at</p>

No	Condition
	no cost to the owner(s).
Environmental Management	
12.	<p>Environmental Induction</p> <p>Prior to the commencement of construction, all contractors shall be inducted by the Proponent on the key Project interfaces and associated environmental risks and procedures.</p>
13.	<p>Environmental Management System</p> <p>Construction works shall be undertaken in accordance with the Proponent's Environmental Management System(s) (EMS) which has been accredited as ISO14001 compliant.</p>
14.	<p>Environmental Management Representative</p> <p>Not Applicable</p>
15.	<p>Construction Environmental Management Plan</p> <p>The Proponent shall prepare a CEMP prior to commencement of construction which addresses the following matters where relevant:</p> <ul style="list-style-type: none"> (a) traffic and pedestrian management (in consultation with the relevant roads authority) (b) noise and vibration management, including TfNSW's <i>Construction Noise Strategy and EPA's Interim Construction Noise Guideline</i> (July 2009) (c) water and soil management including TfNSW's <i>Water Discharge and Reuse Guidelines</i> (7TP-ST-146) (d) air quality management (including dust suppression) (e) indigenous and non-indigenous heritage management (f) flora and fauna management (g) storage and use of hazardous materials (h) contaminated land management (including acid sulphate soils) (i) weed management (j) waste management (k) light spill (l) sustainability initiatives (m) environmental incident reporting and management procedures including TfNSW's <i>Environmental Incident Classification and Reporting Procedure</i> (9TP-PR-105) (n) non-compliance and corrective/preventative action procedures <p>The CEMP shall:</p> <ul style="list-style-type: none"> (o) comply with the CoA, conditions of any licences, permits or other approvals issued by government authorities for the Project, all relevant legislation and regulations, and accepted best practice management (p) be prepared in accordance with the <i>Guideline for Preparation of Environmental Management Plans</i> (Department Infrastructure, Planning and Natural Resources, 2004) <p>The Proponent shall:</p> <ul style="list-style-type: none"> (q) consult with government agencies and relevant service/utility providers as part of the preparation of the CEMP

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	<p>(r) submit a copy of the CEMP to the EPM for review. The EPM is to be given a minimum period of 7 days to review and provide any comments to the Proponent in relation to the CEMP</p> <p>(s) submit a copy of the CEMP to the PMEM (or nominated delegate) for approval upon completion of the EPM review period, at least 14 days prior to commencement of construction (or such time as is otherwise agreed to by the PMEM)</p> <p>(t) review and update the CEMP at minimum 6-monthly intervals, and in response to any actions identified as part of any audit of the document</p> <p>(u) ensure updates to the CEMP are to be made within 7 days of the completion of the review or receipt of actions identified by any audit of the document, and be submitted to the EPM for approval.</p> <p>The CEMP must be approved by the PMEM prior to the commencement of construction work associated with the Project.</p>
<p>16.</p>	<p>Environmental Controls Map</p> <p>The Proponent shall prepare an ECM in accordance with TfNSW's <i>Guide to Preparing ECMs</i> prior to the commencement of construction for implementation for the duration of construction. The ECM is to be endorsed by the EMR and may be prepared in stages as set out in the CEMP.</p> <p>The Proponent shall submit a copy of the ECM to the EMR for review and endorsement. The EMR is to be given a minimum period of 7 days to review and endorse the ECM. Following receipt of the EMR's endorsement, the ECM shall be submitted to the PMEM (or nominated delegate) for approval, at least 14 days prior to commencement of construction (or such time as is otherwise agreed to by the PMEM).</p> <p>The ECM shall be prepared as a map – suitably enlarged (e.g. A3 size or larger) for mounting on the wall of a site office and included in site inductions, supported by relevant written information.</p> <p>Updates to the ECM shall be made within 7 days of the completion of the review or receipt of actions identified by any EMR audit of the document, and be submitted to the EMR for approval.</p>
<p>Hours of Work</p>	
<p>17.</p>	<p>Construction Hours</p> <p>Refer to Project Specific Conditions at the end of these Conditions.</p>
<p>18.</p>	<p>High Noise Generating Activities</p> <p>Refer to Project Specific Conditions at the end of these Conditions.</p>
<p>Noise and Vibration</p>	
<p>19.</p>	<p>Construction Noise and Vibration</p> <p>Construction noise and vibration mitigation measures shall be implemented through the CEMP, in accordance with TfNSW's <i>Construction Noise Strategy</i> and the EPA <i>Interim Construction Noise Guideline</i> (July 2009). The mitigation measures shall include, but not necessarily be limited to:</p> <p>(a) details of construction activities and an indicative schedule for construction works</p> <p>(b) identification of construction activities that have the potential to generate noise and/or vibration impacts on surrounding land uses, particularly sensitive noise receivers.</p>

No	Condition
	<p>(c) detail what reasonable and feasible actions and measures shall be implemented to minimise noise impacts (including those identified in the REF)</p> <p>(d) procedures for notifying sensitive receivers of construction activities that are likely to affect their noise and vibration amenity, as well as procedures for dealing with and responding to noise complaints</p> <p>(e) any deviation from the Out-of-Hours Work (OOHW) assessed and approved under the REF, including changes to equipment, timeframes or locations, will require prior approval from TfNSW through the TfNSW OOHW Application process. All OOHW not covered under the REF are subject to approval by the PMEM (or nominated delegate).</p> <p>(f) a description of how the effectiveness of actions and measures shall be monitored during the proposed works, clearly indicating the frequency of monitoring, the locations at which monitoring shall take place, recording and reporting of monitoring results and if any exceedance is detected, the manner in which any non-compliance shall be rectified.</p> <p>Monitoring shall be undertaken, but not limited to -</p> <ul style="list-style-type: none"> • for works that have the potential to result in exceedances • periodically during the construction program as the works progress. • measurements would also be undertaken in response to complaints. <p>The results would be reviewed to determine if additional mitigation measures are required</p>
20.	<p>Vibration Criteria</p> <p>Vibration (other than from blasting) resulting from construction and received at any structure outside of the Project shall be limited to:</p> <p>(a) for structural damage vibration - German Standard DIN 4150:Part 3 – 1999: <i>Structural Vibration in Buildings: Effects on Structures</i></p> <p>(b) for human exposure to vibration – the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: A Technical Guideline</i> (DEC 2006).</p> <p>These limits apply unless otherwise approved by the PMEM through the CEMP.</p>
21.	<p>Non-Tonal Reversing Beepers</p> <p>Non-tonal reversing beepers (or an equivalent mechanism) shall be fitted and used on all construction vehicles and mobile plant regularly used on site (i.e. greater than one day) and for any out of hours work.</p>
22.	<p>Noise Impact on Educational Facilities</p> <p>Potentially affected pre-schools, schools, universities and any other affected permanent educational institutions shall be consulted in relation to noise mitigation measures to identify any noise sensitive periods (e.g. exam periods). As much as reasonably practicable, noise intensive construction works in the vicinity of affected educational buildings are to be minimised.</p>
23.	<p>Operational Noise and Vibration</p> <p>Not applicable</p>
24.	<p>Operational Noise Compliance Monitoring</p> <p>Not applicable</p>

No	Condition
25.	<p>Piling</p> <p>Not applicable</p>
Contamination and Hazardous Materials	
26.	<p>Duty to Notify</p> <p>If previously unidentified contamination is identified within the site, the Proponent is to determine whether there is a Duty to Report under section 60 of the <i>Contaminated Land Management Act 1997</i>, and notify the EPA in accordance with the EPA's <i>Guidelines on the Duty to Report Contamination under the Contaminated Land Management Act 1997</i> (2009).</p>
27.	<p>Unidentified Contamination (other than Asbestos)</p> <p>If previously unidentified contamination (excluding asbestos) is discovered during construction, work in the affected area must cease immediately, and an investigation must be undertaken and report prepared to determine the nature, extent and degree of any contamination. The level of reporting must be appropriate for the identified contamination in accordance with EPA <i>Guidelines for Consultants Reporting on Contaminated Sites</i>.</p> <p>The Proponent shall submit a copy of the report to the PMEM for consideration. The PMEM shall determine whether consultation with the relevant council and/or EPA is required prior to continuation of Construction works within the affected area.</p> <p>Note: <i>In circumstances where both previously unidentified asbestos contamination and other contamination are discovered within a common area, nothing in these conditions shall prevent the preparation of a single investigation report to satisfy the requirements of both condition 27 and condition 28.</i></p>
28.	<p>Asbestos Management</p> <p>If previously unidentified asbestos contamination is discovered during construction, work in the affected area must cease immediately, and an investigation must be undertaken and report prepared to determine the nature, extent and degree of the asbestos contamination. The level of reporting must be appropriate for the identified contamination in accordance with relevant EPA and WorkCover Guidelines and include the proposed methodology for the remediation of the asbestos contamination. Remediation activities must not take place until receipt of the investigation report.</p> <p>Works may only recommence upon receipt of a validation report from a suitably qualified contamination specialist that the remediation activities have been undertaken in accordance with the investigation report and remediation methodology.</p> <p>Note: <i>In circumstances where both previously unidentified asbestos contamination and other contamination are discovered within a common area, nothing in these conditions shall prevent the preparation of a single investigation report to satisfy the requirements of both condition 27 and condition 28.</i></p>
29.	<p>Storage and Use of Hazardous Materials</p>

No	Condition
	<p>Construction hazard and risk issues associated with the use and storage of hazardous materials shall be addressed through risk management measures, which shall be developed by the construction contractor prior to construction as part of the overall CEMP, in accordance with relevant EPA guidelines, TfNSW <i>Chemical Storage and Spill Response Guideline</i> and Australian and ISO standards. These measures shall include:</p> <ul style="list-style-type: none"> (a) the storage of hazardous materials, and refuelling/maintenance of construction plant and equipment to be undertaken in clearly marked designated areas that are designed to contain spills and leaks (b) spill kits, appropriate for the type and volume of hazardous materials stored or in use, to be readily available and accessible to construction workers. Kits to be kept at hazardous materials storage locations, in site compounds and on specific construction vehicles. Where a spill to a watercourse is identified as a risk, spill kits to be kept in close proximity to potential discharge points in support of preventative controls (c) all hazardous materials spills and leaks to be reported to site managers and actions to be immediately taken to remedy spills and leaks (d) training in the use of spill kits to be given to all personnel involved in the storage, distribution or use of hazardous materials.
	<p>Traffic and Access</p>
<p>30.</p>	<p>Traffic Management Plan</p> <p>The Proponent shall prepare a construction traffic management plan (TMP) as part of the CEMP which addresses, as a minimum, the following:</p> <ul style="list-style-type: none"> (a) ensuring adequate road signage at construction work sites to inform motorists and pedestrians of the work site ahead to ensure that the risk of road accidents and disruption to surrounding land uses is minimised (b) maximising safety and accessibility for pedestrians and cyclists (c) ensuring adequate sight lines to allow for safe entry and exit from the site (d) ensuring access to railway stations, businesses, entertainment premises and residential properties (unless affected property owners have been consulted and appropriate alternative arrangements made) (e) managing impacts and changes to on and off street parking and requirements for any temporary replacement provision (f) parking locations for construction workers away from stations and busy residential areas and details of how this will be monitored for compliance (g) routes to be used by heavy construction-related vehicles to minimise impacts on sensitive land uses and businesses (h) details for relocating kiss-and-ride, taxi ranks and rail replacement bus stops if required, including appropriate signage to direct patrons, in consultation with the relevant bus operator. Particular provisions should also be considered for the accessibility impaired. (i) measures to manage traffic flows around the area affected by the Project, including as required regulatory and direction signposting, line marking and variable message signs and all other traffic control devices necessary for the implementation of the TMP. (j) identify crane locations and swing paths <p>The Proponent shall consult with the relevant roads authority during preparation of the TMP, as required. The performance of all Project traffic arrangements must be monitored during construction.</p>

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31.	<p>Road Condition Reports</p> <p>Prior to construction commencement, the Proponent shall prepare road condition surveys and reports on the condition of roads and footpaths affected by construction, to the satisfaction of the infrastructure owner(s). The Proponent shall carry out rectification work at the Proponent's expense to repair infrastructure to the asset condition prior to commencement of construction.</p>
	<p>Lighting</p>
32.	<p>Lighting Control</p> <p>All permanent lighting for the Project must be designed, installed and operated in accordance with the requirements of <i>AS 1158 Road Lighting</i> and <i>AS 4282 Control of the Obtrusive Effects of Outdoor Lighting</i> and other relevant standards.</p>
	<p>Flora and Fauna</p>
33.	<p>Replanting Program</p> <p>All cleared vegetation shall be replaced and/or offset in accordance with the following, unless otherwise agreed or directed by the PMEM:</p> <ul style="list-style-type: none"> a) Sydney Train's <i>Biodiversity Offset Calculator</i> for non-significant impacts on vegetation within the rail corridor b) TfNSW's <i>Vegetation Offset Guide</i> for non-significant impacts on vegetation outside of the rail corridor <p>All vegetation planted on-site is to consist of locally endemic native species, unless otherwise agreed by the PMEM, following consultation with the relevant Local Authority, where relevant, and/or the owner of the land upon which the vegetation is to be planted.</p>
34.	<p>Removal of Trees or Vegetation</p> <p>Separate approval is required in accordance with TfNSW's <i>Application for Removal or Trimming of Vegetation</i> for the trimming, cutting, pruning or removal of trees or vegetation where the impact has not already been identified in the REF for the Project.</p>
	<p>Erosion and Sediment Control</p>
35.	<p>Erosion and Sediment Control</p> <p>Soil and water management measures shall be prepared as part of the CEMP for the mitigation of water quality and hydrology impacts during construction of the Project. The management measures shall be prepared in accordance with <i>Managing Urban Stormwater; Soils and Construction 4th Edition (Landcom, 2004)</i>.</p>
	<p>Heritage</p>
36.	<p>Indigenous and Non-Indigenous Heritage</p> <p>If previously unidentified indigenous or non-indigenous heritage/archaeological items are uncovered during construction works, all works in the vicinity of the find shall cease and appropriate advice shall be sought from a suitably qualified heritage consultant (and in</p>

No	Condition
	<p>consultation with the Heritage Division where appropriate). Works in the vicinity of the find shall not re-commence until clearance has been received from the heritage consultant and/or Heritage Division.</p> <p>Refer to Condition 42 for additional heritage requirements.</p>
Urban Design and Landscaping	
37.	<p>Urban Design and Landscaping Plan</p> <p>Not applicable</p>
Sustainability	
38.	<p>Sustainability Officer</p> <p>The Proponent shall appoint a Sustainability Officer who is responsible for implementing sustainability objectives for the Project.</p> <p>Details of the Sustainability Officer, including defined responsibilities consistent with the Proponent's sustainability objectives, included in the REF, are to be submitted to the satisfaction of the PMS prior to preparation of the Pre-Construction Sustainability Report (PCSR).</p>
39.	<p>Pre-Construction Sustainability Report</p> <p>Prior to commencement of construction, a PCSR shall be prepared to the satisfaction of the PMS. The Report shall include the following minimum components:</p> <ul style="list-style-type: none"> (a) a completed electronic checklist demonstrating compliance with the <i>Sustainable Design Guidelines Version 3.0</i> to a Silver level standard (b) a statement outlining the Proponent's own corporate sustainability obligations, goals, targets, in house tools, etc (c) a section specifying any areas of innovation that will be explored and/or implemented on the Project during the course of the construction period. <p>The Proponent shall submit a copy of the PCSR to the PMS for approval, at least 14 days prior to the commencement of construction (or within such time as otherwise agreed to by the PMS).</p>
Miscellaneous	
40.	<p>Graffiti and Advertising</p> <p>Hoardings, site sheds, fencing, acoustic walls around the perimeter of the site, and any structures built as part of the Project are to be maintained free of graffiti and advertising not authorised by the Proponent during the construction period. Graffiti and unauthorised advertising will be removed or covered within the following timeframes:</p> <ul style="list-style-type: none"> (a) offensive graffiti will be removed or concealed within 24 hours (b) highly visible (yet inoffensive) graffiti will be removed or concealed within a week (c) graffiti that is neither offensive or highly visible will be removed or concealed within a month (d) any unauthorised advertising material will be removed or concealed within 24 hours
Project Specific	
41.	<p>Construction Hours</p> <p>Construction is permitted 24 hours a day, 7 days a week, subject to the restrictions detailed in</p>

No	Condition
	Conditions 42 and 43.
42.	<p>Noise and Vibration</p> <p>Where feasible and reasonable, the following measures shall be investigated and implemented:</p> <ol style="list-style-type: none"> a. Works that generate significant levels of noise shall be scheduled for times when they would have the least impact, e.g. undertaking noise or vibration intensive activities outside retail business hours, or during periods of low retail activities and low passenger numbers b. Consultation with receivers impacted by noise from the proposed works which are expected to exceed the construction NMLs, or where there is continued elevated noise levels (including structure borne noise), prior to the commencement of the particular activity. The highest consideration shall be given to those that are predicted to be most affected as a result of the works. c. Consultation shall be used to determine and inform: <ol style="list-style-type: none"> i. periods of low retail activity and schedule work accordingly, thus minimising potential impact. ii. if periods of respite are appropriate d. comply with predicted noise levels e. Consideration of alternative works methods and lower noise machinery to minimise noise and vibration levels (e.g. saw cutting instead of impact hammering would reduce structure-borne noise) f. Noisy construction works should be conducted behind hoardings. The hoardings should be full height and be constructed from ≥ 10 mm plywood or similar. g. In the event that a Wynyard Park compound is required, noisy equipment would be orientated away from residential and hotel receivers and/or shielded behind structures where feasible and reasonable. <p>Any activities undertaken outside of standard construction hours and have not been already assessed in the REF shall be subject to further assessment to the satisfaction of the PMEM.</p>
43.	<p>Noise Monitoring</p> <p>A noise monitoring program shall be identified in the CEMP, that shall be undertaken</p> <ol style="list-style-type: none"> a. periodically during the construction program as the works progress b. for works that have the potential to result in exceedances of construction NMLs. c. measurements would also be undertaken in response to complaints. <p>The results would be reviewed to determine if additional mitigation measures are required. All measurements would be undertaken in accordance with Australian Standard 1055.1-1997 – Acoustics – Description and measurement of environmental noise, Part 1: General procedures.</p>
44.	<p>Non- Indigenous Heritage</p> <p>All works are to be undertaken in accordance with the s.60 approval (Approval Ref: 2014/S60/189) under the <i>Heritage Act 1977</i>.</p> <p>Where further documentation is to be submitted to the Heritage Division of OEH as a requirement of the s.60 approval, such documentation is to be submitted to PMEM for review and acceptance a minimum of 21 days prior to lodgement.</p>
45.	<p>Wynyard Park Access</p> <p>An internal approval within TfNSW (PMEM) would be required to ensure that all alternative access arrangements have been explored prior to proceeding with the Wynyard Park compound option.</p>