



Figure 1.1
Key features of the proposal

Conditions of Approval

Newcastle Bus Interchange

Abbreviations

ADEM	Associated Director Environment Management, TfNSW (or nominated delegate)
ADSPD	Associate Director Sustainability, Planning & Development TfNSW (or nominated delegate)
CEMP	Construction environmental management plan
CECR	Construction environmental compliance report
CIR	Contamination investigation report
CLP	Community liaison plan
CMP	Contamination management plan
ECM	Environmental controls map
EIA	Environmental impact assessment
EMS	Environmental management system
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>
EMR	Environmental management representative
ISO	International Standards Organisation
ICNG	NSW Interim Construction Noise Guideline
INP	NSW Industrial Noise Policy
HIS	Heritage Interpretation Strategy
OEH	NSW Office of Environment and Heritage
ONVMP	Operational noise and vibration management plan
OOHWP	Out of hours work protocol
PCSR	Pre-construction sustainability report
PECM	Pre-construction environmental compliance matrix

POCR	Pre-operational compliance report
RAP	Remedial action plan
RBL	Rating background level
REF	Review of environmental factors
TfNSW	Transport for NSW
TMP	Traffic management plan
UDLP	Urban design and landscape 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 compounds (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 of a substance at a concentration above the concentration at which the substance is normally present in, on or under (respectively) land in the same locality, being a presence that presents a risk of harm to human health or any other aspect of the environment.
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	The documents listed in Condition 1 of this approval.
environmental management representative	An independent environmental representative appointed to the Project or a delegate nominated by Transport for NSW.
designated works	Tunnelling, blasting, piling, excavation, bulk fill or any vibratory impact works (including jack hammering and compaction) for construction.
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, places of worship/religious facilities (e.g. churches), and other noise sensitive receivers identified in the environmental impact assessment.

**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.

the Project

The construction and operation of the Newcastle Bus Interchange project as described in the environmental impact assessment.

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.

Conditions of approval

No	Condition												
	General												
1.	<p>Terms of approval</p> <p>The Project shall be carried out generally in accordance with the environmental impact assessment (EIA) for this Project, which comprises the following documents:</p> <table><tr><th>DOCUMENT</th><th>AUTHOR</th><th>DATE</th></tr><tr><td>Newcastle Bus Interchange – Review of Environmental Factors</td><td>GHD Pty Ltd</td><td>July 2017</td></tr><tr><td>Newcastle Bus Interchange – Submissions Report</td><td>GHD Pty Ltd</td><td>November 2017</td></tr><tr><td>Newcastle Bus Interchange – Determination Report</td><td>TfNSW</td><td>November 2017</td></tr></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	Newcastle Bus Interchange – Review of Environmental Factors	GHD Pty Ltd	July 2017	Newcastle Bus Interchange – Submissions Report	GHD Pty Ltd	November 2017	Newcastle Bus Interchange – Determination Report	TfNSW	November 2017
DOCUMENT	AUTHOR	DATE											
Newcastle Bus Interchange – Review of Environmental Factors	GHD Pty Ltd	July 2017											
Newcastle Bus Interchange – Submissions Report	GHD Pty Ltd	November 2017											
Newcastle Bus Interchange – Determination Report	TfNSW	November 2017											
2.	<p>Project modifications</p> <p>Any modification to the project as approved in the EIA would be subject to further assessment. This assessment would need to demonstrate that any environmental impacts resulting from the modifications have been minimised. The assessment shall be subject to approval under delegated authority by TfNSW. The Proponent shall comply with any additional requirements from the assessment of the project modification.</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 Environmental Management Representative (EMR)) shall be prepared detailing compliance with all relevant conditions and mitigation</p>												

No	Condition
	<p>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 EMR for review. The EMR are 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 EMR review period, submit a copy of the PECM to the ADEM for approval, at least 14 days (or within such time as otherwise agreed to by the ADEM) prior to commencement of construction of the Project.
5.	<p>Construction environmental compliance report</p> <p>The Proponent shall prepare a construction environmental compliance report (CECR) which addresses the following matters:</p> <ol style="list-style-type: none"> compliance with the construction environmental management plan (CEMP) and these conditions compliance with TfNSW's <i>NSW Sustainable Design Guidelines - Version 3.0</i> compliance checklist (7TP-FT-249) compliance with any approvals or licences issued by relevant authorities for construction of the Project 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) environmental monitoring results, presented as a results summary and analysis details of the percentage of waste diverted from landfill and the percentage of spoil beneficially reused 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) details of any review and amendments to the CEMP resulting from construction during the reporting period any other matter as requested by the ADEM. <p>The Proponent shall:</p> <ol style="list-style-type: none"> submit a copy of the CECR to the EMR for review. The EMR is to be given a minimum period of 7 days to review and provide any comments to the Proponent in relation to the CECR submit a copy of the CECR to the ADEM (or nominated delegate) for approval upon completion of the EMR review period. <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</p>

No	Condition
	ADEM). 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 ADEM) for the duration of construction.
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 conditions of approval, 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 POCR to the EMR for review. The EMR is to be given a minimum period of 7 days to review and provide any comments to the Proponent in relation to the POCR. upon completion of the EMR review period submit a copy of the POCR to the ADEM (or nominated delegate) for approval. The POCR is to be provided to the ADEM at least one month prior to the scheduled operation of the Project (or such time as otherwise agreed to by the ADEM).
	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) where required. 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"> 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 stakeholder and issues identification and analysis procedures for dealing with complaints or disputes and response requirements, including advertising the 24 hour construction response line number 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 prior to the commencement of construction and implemented, reviewed</p>

No	Condition
	and revised as appropriate during construction of the Project.
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 Technical Director Project Communications or as required by 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> <p>(a) a copy of the documents referred to under Condition 1 of this approval</p> <p>a list of environmental management reports that are publicly available</p> <p>24 hour contact telephone number for information and complaints.</p> <p>All documents must be compliant with the Web Content Accessibility Guidelines 2.0.</p>
10.	<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 verbal response to written complaints (email/letter) should be provided within 48 hours of receipt of the communication. A detailed written response is to be provided to the complainant within seven (7) calendar days for verbal and/or written complaints.</p>

No	Condition
	Information on all complaints received during the previous 24 hours shall be forwarded to the environmental management representative (EMR) each working day.
	Sustainability
11.	<p>Sustainability officer</p> <p>The Proponent shall appoint a suitably qualified and experienced sustainability officer who is responsible for implementing sustainability objectives for the Project.</p> <p>Details of the sustainability officer, including defined responsibilities, duration and resource allocation throughout the appointment consistent with the Proponent's sustainability objectives are to be submitted to the satisfaction of the ADSPD prior to preparation of the PCSR.</p>
12.	<p>Pre-construction sustainability report</p> <p>Prior to commencement of construction, a pre-construction sustainability report (PCSR) shall be prepared to the satisfaction of the ADSPD. The Report shall include the following minimum components:</p> <ul style="list-style-type: none"> a) a completed electronic checklist demonstrating compliance with TfNSW's <i>NSW Sustainable Design Guidelines Version 4.0 (7TP-ST-114)</i> or the Infrastructure Sustainability Council of Australia's <i>Infrastructure Sustainability Rating Scheme</i> b) a statement outlining the Proponent's own corporate sustainability obligations, goals, targets, in house tools, etc c) a section specifying a process to identify and progress innovation initiatives on the project as appropriate. The process should identify any areas of innovation that are currently being explored and/or implemented on the Project. <p>The Proponent shall submit a copy of the PCSR to the ADSPD for approval, at least 14 days prior to the commencement of construction (or within such time as otherwise agreed to by the ADSPD).</p>
	Environmental management
13.	<p>Construction environmental management plan</p> <p>The Proponent shall prepare a construction environmental management plan (CEMP) prior to commencement of construction which addresses the following matters, as a minimum:</p> <ul style="list-style-type: none"> (a) traffic and pedestrian management (in consultation with the relevant roads authority) noise and vibration management water and soil management air quality management (including dust suppression) indigenous and non-indigenous heritage management

No	Condition
	<p>flora and fauna management</p> <p>storage and use of hazardous materials</p> <p>contaminated land management (including acid sulphate soils)</p> <p>weed management</p> <p>waste management</p> <p>sustainability</p> <p>environmental incident reporting and management procedures</p> <p>non-compliance and corrective/preventative action procedures</p> <p>The CEMP shall:</p> <ol style="list-style-type: none"> comply with the Conditions of Approval, 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 comply with the relevant requirements of <i>Guideline for Preparation of Environmental Management Plans</i> (Department Infrastructure, Planning and Natural Resources, 2004) include an Environmental Policy. <p>The Proponent shall:</p> <ol style="list-style-type: none"> consult with government agencies and relevant service/utility providers as part of the preparation of the CEMP submit a copy of the CEMP to the EMR for review submit a copy of the CEMP to the ADEM (or nominated delegate) for approval review and update the CEMP at regular intervals, and in response to any actions identified as part of the EMR's audit of the document ensure updates to the CEMP are 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>The CEMP must be approved by the ADEM prior to the commencement of construction work associated with the Project.</p>
14.	<p>Environmental management representative</p> <p>Prior to the commencement of construction, the ADEM shall appoint an EMR for the duration of the construction period for the Project.</p> <p>The EMR shall provide advice to the ADEM in relation to the environmental compliance and performance of the Project. The EMR shall have responsibility for:</p>

No	Condition
	<p>(a) considering and advising the Proponent on matters specified in these conditions and compliance with such</p> <p>reviewing and where required by the ADEM, providing advice on the Project's induction and training program for all persons involved in the construction activities and monitoring implementation</p> <p>periodically auditing the Project's environmental activities to evaluate the implementation, effectiveness and level of compliance of on-site construction activities with authority approvals and licences, the CEMP and associated plans and procedures, including carrying out site inspections weekly, or as required by the ADEM</p> <p>reporting weekly to the Proponent, or as required by the ADEM</p> <p>issuing a recommendation to the Proponent for work to stop immediately, if in the view of the EMR circumstances so require. The stop work recommendation may be limited to specific activities if the EMR can easily identify those activities</p> <p>requiring reasonable steps to be taken to avoid or minimise unintended or adverse environmental impacts</p> <p>reviewing corrective and preventative actions to ensure the implementation of recommendations made from the audits and site inspections</p> <p>providing reports to the Proponent on matters relevant to the carrying out of the EMR role as necessary</p> <p>where required by the ADEM, providing advice on the content and implementation of the CEMP and environmental controls map (ECM) in accordance with the conditions</p> <p>reviewing and approving updates to the CEMP.</p> <p>The EMR shall be available during construction activities to inspect the site(s) and be present on-site as required.</p>
15.	<p>Environmental controls map</p> <p>The Proponent shall prepare an environmental controls map (ECM) in accordance with TfNSW's <i>Guide to Environmental Controls Map (3TP-SD-015)</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 ADEM (or nominated delegate) for approval, at least 14 days prior to commencement of construction (or such time as is otherwise agreed to by the ADEM).</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</p>

No	Condition
	<p>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>
	Hours of work
16.	<p>Standard construction hours</p> <p>Construction activities shall be restricted to the hours of 7:00 am to 6:00 pm (Monday to Friday); 8:00 am to 1:00 pm (Saturday) and at no time on Sundays and public holidays except for the following works which are permitted outside these standard hours:</p> <ul style="list-style-type: none"> (a) any works which do not cause noise emissions to be more than 5dBA higher than the rating background level at any nearby residential property and/or other noise sensitive receivers (b) out of hours work identified and assessed in the EIA or the approved out of hours work protocol (OOHWP) (c) the delivery of plant, equipment and materials which is required outside these hours as requested by police or other authorities for safety reasons and with suitable notification to the community as agreed by the ADEM (d) emergency work to avoid the loss of lives, property and/or to prevent environmental harm (e) any other work as agreed by the ADEM (or nominated delegate) and considered essential to the Project, or as approved by EPA (where an EPL is in effect).
17.	<p>High noise generating activities</p> <p>Rock breaking or hammering, jack hammering, pile driving, vibratory rolling, cutting of pavement, concrete or steel and any other activities which result in impulsive or tonal noise generation shall not be undertaken for more than 3 hours, without a minimum 1 hour respite period unless otherwise agreed to by the ADEM (or nominated delegate), or as approved by EPA (where relevant to the issuing of an EPL), unless inaudible at nearby residential properties and/or other noise sensitive receivers.</p>

No	Condition
	Noise and vibration
18.	<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>identification of construction activities that have the potential to generate noise and/or vibration impacts on surrounding land uses, particularly sensitive noise receivers</p> <p>detail what reasonable and feasible actions and measures shall be implemented to minimise noise impacts (including those identified in the environmental impact assessment)</p> <p>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>an out of hours work protocol (OOHWP) for the assessment, management and approval of works outside the standard construction hours identified in Condition 16 of this approval, including a risk assessment process which deems the out of hours activities to be of low, medium or high environmental risk, is to be developed. All out of hours works are subject to approval by the EMR and/or ADEM (or nominated delegate) or as approved by EPA (where relevant to the issuing of an EPL). The OOHWP should be consistent with the TfNSW <i>Construction Noise Strategy</i></p> <p>a description of how the effectiveness of actions and measures shall be monitored during the proposed works, identification of 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>
19.	<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>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 ADEM through the CEMP.</p>

No	Condition
20.	<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>
21.	<p>Operational noise and vibration</p> <p>Prior to commencement of construction, an operational noise and vibration management plan (ONVMP) shall be prepared to confirm the final mitigation measures for operational noise and vibration that would be implemented.</p> <p>The ONVMP shall be prepared in consultation with relevant stakeholders. The ONVMP shall:</p> <ol style="list-style-type: none"> consider any changes to the predicted noise and vibration levels identification in the EIA as a result of the detailed design process and any changes to the proposed operations plan examine all reasonable and feasible noise and vibration mitigation measures consistent with Industrial Noise Policy (EPA, 2000) identify specific physical and other mitigation measures for controlling noise and vibration at the source and at the receiver (if relevant) including location, type and timing of implementation of the proposed operational noise and vibration mitigation measures seek feedback from directly affected receivers on the final mitigation measures proposed in the review. <p>The Proponent shall submit a copy of the ONVMP to the EMR for review and endorsement. The EMR is to be given a minimum period of 7 days to review and endorse the ONVMP. Following receipt of the EMR's endorsement, the ONVMP shall be submitted to the ADEM (or nominated delegate) for approval, at least one month prior to commencement of construction (or such time as is otherwise agreed to by the ADEM).</p> <p>The approved physical mitigation measures are to be installed prior to the commencement of operations, unless otherwise agreed by the ADEM.</p>
22.	<p>Operational noise compliance monitoring</p> <p>In order to validate the predicted noise levels identified in the ONVMP, monitoring shall be undertaken within three months of commencement of operation. The noise and vibration monitoring shall be undertaken to confirm compliance with the predicted noise and vibration levels, or as modified by the reasonable and feasible review.</p> <p>Should the results of monitoring identify exceedances of the predicted noise and vibration levels, additional reasonable and feasible mitigation measures would be implemented in consultation with the affected property owners.</p>

No	Condition
23.	Piling Wherever practical, piling activities shall be completed using non-percussive piles. If percussive piles are proposed to be used, approval of the ADEM shall be obtained prior to commencement of piling activities.
	Air quality
24.	Operational air quality management plan As part of the detailed design process, the Proponent shall undertake a review of operational air quality management for the Project and prepare an operational air quality management plan. The plan shall include: <ol style="list-style-type: none"> air flow modelling to confirm proposed air quality goals, and compliance with applicable air quality parameters identification of reasonable and feasible mitigation measures to ensure compliance with applicable air quality parameters. The plan is to be submitted to the ADEM for approval, at least 14 days prior to commencement of permanent built works (or such time as otherwise agreed to by the ADEM).
25.	Operational air quality monitoring Monitoring of predicted air quality levels shall be undertaken within 12 months of commencement of operation of the Project. The air quality monitoring shall assess compliance with the air quality goals identified in the operational air quality management plan. Where exceedance of the predicted operational air quality levels are identified, the Proponent shall investigate additional measures to mitigate the exceedance to comply with the operational air quality goals and implement these measures where reasonable and feasible to the satisfaction of the ADEM.
	Traffic and Access
26.	Traffic management plan The Proponent shall prepare a construction traffic management plan (TMP) as part of the CEMP which addresses, as a minimum, the following: <ol style="list-style-type: none"> 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 maximising safety and accessibility for pedestrians and cyclists, particularly to Newcastle Interchange ensuring adequate sight lines to allow for safe entry and exit from the site ensuring access to public transport facilities, businesses, entertainment premises and residential properties (unless affected property owners have been consulted and appropriate alternative arrangements made)

No	Condition
	<ul style="list-style-type: none"> 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 implemented and 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 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. <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>
27.	<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 of the project. Any damage resulting from the construction of the Project, aside from that resulting from normal wear and tear, shall be repaired at the Proponent's expense.</p>
28.	<p>Road safety audit</p> <p>A Road Safety Audit would be undertaken as part of the detailed design process. The Road Safety Audit would include specific assessment of:</p> <ul style="list-style-type: none"> a) sight distances for vehicles both within and exiting or entering the interchange and mitigation measures proposed b) assessment of any intersections within or on the project boundary and mitigation measures proposed <p>The Road Safety Audit is to be submitted to and accepted by TfNSW.</p>
	<p>Contamination and hazardous materials</p>
29.	<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 relevant EPA guidelines, including the <i>Guidelines for Consultants Reporting on Contaminated Sites</i>.</p>

No	Condition
	<p>The Proponent shall:</p> <p>(a) submit a copy of any contamination report to the EMR for review. The EMR is to be given a minimum period of 7 days to review and provide any comments to the Proponent in relation to the report</p> <p>submit a copy of the report to the ADEM for consideration upon completion of the EMR review period. The ADEM 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 29 and Condition 30.</i></p>
30.	<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 29 and Condition 30.</i></p>
31.	<p>Storage and use of hazardous materials</p> <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> <p>(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</p>

No	Condition
	<p>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.</p> <p>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</p> <p>all hazardous materials spills and leaks to be reported to site managers and actions to be immediately taken to remedy spills and leaks</p> <p>training in the use of spill kits to be given to all personnel involved in the storage, distribution or use of hazardous materials.</p>
32.	<p>Hazardous materials survey</p> <p>A hazardous materials survey in accordance with AS2601 (2001) <i>Demolition of Structures</i> would be undertaken by an appropriately qualified environmental scientist prior to the demolition of all structures.</p> <p>Subsequent removal of any hazardous material is to be undertaken in accordance with applicable EPA and WorkCover guidelines.</p>
33.	<p>Contamination investigation</p> <p>If recommended by the Stage 1 preliminary site investigation report, a Stage 2 detailed site investigation shall be undertaken prior to construction commencing. The assessment shall generally be undertaken in accordance with:</p> <ul style="list-style-type: none"> a) <i>The National Environment Protection (Assessment of Site Contamination) Amendment Measure (NEPM) 2013</i> b) <i>Contaminated Sites - Sampling Design Guidelines (EPA, 1995)</i> c) <i>AS4482 (2005) Guide to investigation and sampling of site with potentially contaminated soil (2005).</i> <p>The report shall be prepared in accordance with the DECCW's <i>Guidelines for Consultants Reporting on Contaminated Sites</i> (Office of Environment and Heritage, 2011). The report shall include a preliminary waste classification in accordance with the NSW EPA <i>Waste Classification Guidelines</i> (EPA, 2014).</p> <p>Specific requirements for further investigation, remediation or management of any contamination within the identified areas recommended in the Stage 2 Detailed Site Investigation shall be included in the CEMP as appropriate.</p> <p>If 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 the OEH Guidelines.</p>
34.	<p>Contamination management plan</p> <p>Specific requirements for further investigation, remediation and management of any potential contamination within the identified areas recommended in the Phase 2 contamination assessment shall be included in a contamination management plan (CMP)</p>

No	Condition
	as appropriate.
	Erosion and sediment control
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 impacts during construction of the Project. The management measures shall be prepared in accordance with <i>Managing Urban Stormwater; Soils and Construction 4th Edition</i> (Landcom, 2004).</p>
	Property
36.	<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 the following buildings/structures:</p> <ol style="list-style-type: none"> all buildings/structures/roads within a plan distance of 50 metres from the edge of the Designated Works all heritage listed buildings and other sensitive structures within 100 metres from the edge of the Designated Works. <p>Property condition surveys need not be undertaken if a risk assessment indicates that selected buildings/structures/roads identified in (a) and (b) 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 (at least 14 days prior to the first survey) of the scope and methodology of the survey, and the process for making a claim regarding property damage.</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 no cost to the owner(s).</p>
	Heritage management
37.	<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</p>

No	Condition
	<p>appropriate advice shall be sought from a suitably qualified heritage consultant (and in consultation with the OEH Heritage Branch where appropriate). Works in the vicinity of the find shall not re-commence until clearance has been received from the heritage consultant. <u>Unexpected Heritage Finds Guideline - 3TP-SD-115</u></p>
38.	<p>Heritage interpretation strategy</p> <p>Prior to the commencement of demolition of the Store building or associated structures, a Heritage Interpretation Strategy (HIS) shall be prepared to enable the heritage significance of the Store to be incorporated into the project and future commercial development of the site. The HIS shall:</p> <ul style="list-style-type: none"> a) include opportunities, principles and strategies for interpretation to be incorporated into both the project and the future commercial development of the site b) be prepared by a suitably qualified heritage specialist in accordance with the relevant OEH guidelines and in consultation with Council and the heritage reference group for the site (refer Condition 41) c) include proposals for heritage fabric to be reused and/or incorporated and/or interpreted into the detailed design of the project and the future commercial development of the site d) measures to ensure the safe storage of salvaged items to facilitate reuse e) include recommendations regarding the installation of heritage interpretive signage f) recommendations regarding the recording and archival of oral histories for the Store. <p>The HIS is to be submitted to the ADEM for approval at least 14 days prior to the commencement of demolition of the Store building or associated structures (or as is otherwise agreed to by the ADEM).</p>
39.	<p>Archival recording</p> <p>Archival recording of the Store building shall be undertaken in accordance with OEH (Heritage Division) guidelines prior to its removal. The archival recording is to include photographic recording as well as 3D/ laser scanning and oral histories.</p> <p>A copy of the archival recording shall be placed in Newcastle City Council library so that a complete record of the original location of the Store building is available for public access.</p>
40.	<p>Heritage reuse</p> <p>A moveable heritage survey, salvage strategy and adaptive reuse strategy is to be completed for all of the structures and buildings associated with the Store prior to any demolition work commencing on the site. The survey and strategy is to be prepared by a suitably qualified heritage specialist in accordance with the relevant OEH guidelines and in consultation with Council. The heritage survey, salvage strategy and adaptive reuse strategy is to be submitted to the ADEM for approval at least 14 days prior to the commencement of demolition of the Store building or associated structures (or as is otherwise agreed to by the ADEM).</p>

No	Condition
41.	<p>Heritage reference group</p> <p>A heritage reference group for the site will be established prior to work commencing. The reference group would be involved in the preparation of the Heritage Interpretation Strategy for the site. The membership and terms of reference of the group will be established by Transport for NSW.</p>
	Lighting
42.	<p>Lighting scheme</p> <p>A lighting scheme for the construction and operation of the Project is to be developed by a suitably qualified lighting designer and prepared in accordance with AS 1158 “<i>Road Lighting</i>” and AS 4282 “<i>Control of the Obtrusive Effect of Outdoor Lighting</i>”. The lighting scheme shall address the following as relevant:</p> <ul style="list-style-type: none"> a) consideration of lighting demands of different areas b) strategic placement of lighting fixtures to maximise ground coverage c) use of LED lighting d) minimising light spill by directing lighting into the interchange e) control systems for lighting that dim or switch-off lights settings according to the amount of daylight the zone is receiving f) motion sensors to control low traffic areas g) allowing the lighting system to use low light or switch off light settings while meeting relevant lighting Standards requirements, and h) ensuring security and warning lighting is not directed at neighbouring properties. <p>The proposed lighting scheme is to be submitted to and accepted by TfNSW's Urban Design Team.</p>
	Urban design and landscaping
43.	<p>Urban design and landscaping plan</p> <p>The Proponent shall prepare an urban design and landscaping plan (UDLP) which demonstrates design excellence in the essential urban design requirements of the Project, as evident in the following matters:</p> <ul style="list-style-type: none"> a) the appropriateness of the proposed design with respect to the existing surrounding landscape, built form, behaviours and use-patterns b) materials, finishes, colour schemes and maintenance procedures including graffiti control for new walls, barriers and fences c) location and design of pedestrian and bicycle pathways, street furniture including relocated bus and taxi facilities, bicycle storage (where relevant), telephones and lighting equipment d) landscape treatments and street tree planting to integrate with surrounding streetscape e) design detail that is sympathetic to the amenity and character of heritage items

No	Condition
	<p>located within or adjacent to the Project site</p> <ul style="list-style-type: none"> f) opportunities for public art created by local artists to be incorporated, where considered appropriate, into the Project g) total water management principles to be integrated into the design where considered appropriate h) design measures included to meet TfNSW's <i>NSW Sustainable Design Guidelines - Version 4.0 (TP-ST-114)</i> i) identification of design and landscaping aspects that will be open for community input j) any other matters which the conditions require the UDLP to address. <p>The UDLP shall be:</p> <ul style="list-style-type: none"> i. prepared prior to the finalisation of the Project's concept design ii. prepared in consultation with councils and relevant stakeholders iii. prepared by a registered architect and/or landscape architect iv. accepted by TfNSW's Urban Design Team.
44.	<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.