



STAGING REPORT – NEPEAN HOSPITAL REDEVELOPMENT STAGE 1 SSD 8766

CPB CONTRACTORS

APRIL 2022

Authorisation

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1. INTRODUCTION

1.1 Background

Health Infrastructure NSW is responsible for delivering the Nepean Hospital Integrated Ambulatory Services Redevelopment Stage 1 (SSD 8766) (NHRS1, or the Project).

The Project forms part of a wider program for the delivery of contemporary and expanded hospital services, and integrated community healthcare facilities for the Nepean Blue Mountains Local Health District. The Project will also help to strengthen the Nepean Hospital's position as a leading tertiary, teaching, research and referral hospital in NSW.

The overall aims of the Project include:

- To cater for future service demand created by the region's ageing population and increased incidence of chronic disease
- Improve the efficiency and effectiveness of service delivery through better patient flows
- Integrated care and elimination of service duplication
- Provide asset replacement capable of enhancing functionality and capacity
- Develop and strengthen research capacities
- Develop a facility to enable staff/clinicians to implement contemporary models of care to better meet the needs of the community; and
- Attract and retain a skilled and sustainable workforce at Nepean Hospital.

1.2 The Project

The Project site is situated at 35-65 Derby Street, Kingswood, approximately 40km west of the Sydney Central Business District, within the Penrith City Council Local Government Area. The original Project footprint is presented in Figure 1.

Redevelopment works for the Project include:

- A new clinical services block
- A new and expanded Emergency Department
- Expanded and upgraded medical imaging
- At least 12 new operating theatres
- 18 birthing suites in new accommodation (increase of ten)
- A new Neonatal Intensive Care Unit
- More than 200 overnight beds in new accommodation
- A new Helipad
- New Community Health Services (St Mary's, excluding land acquisition); and
- Expansion of medical oncology services.

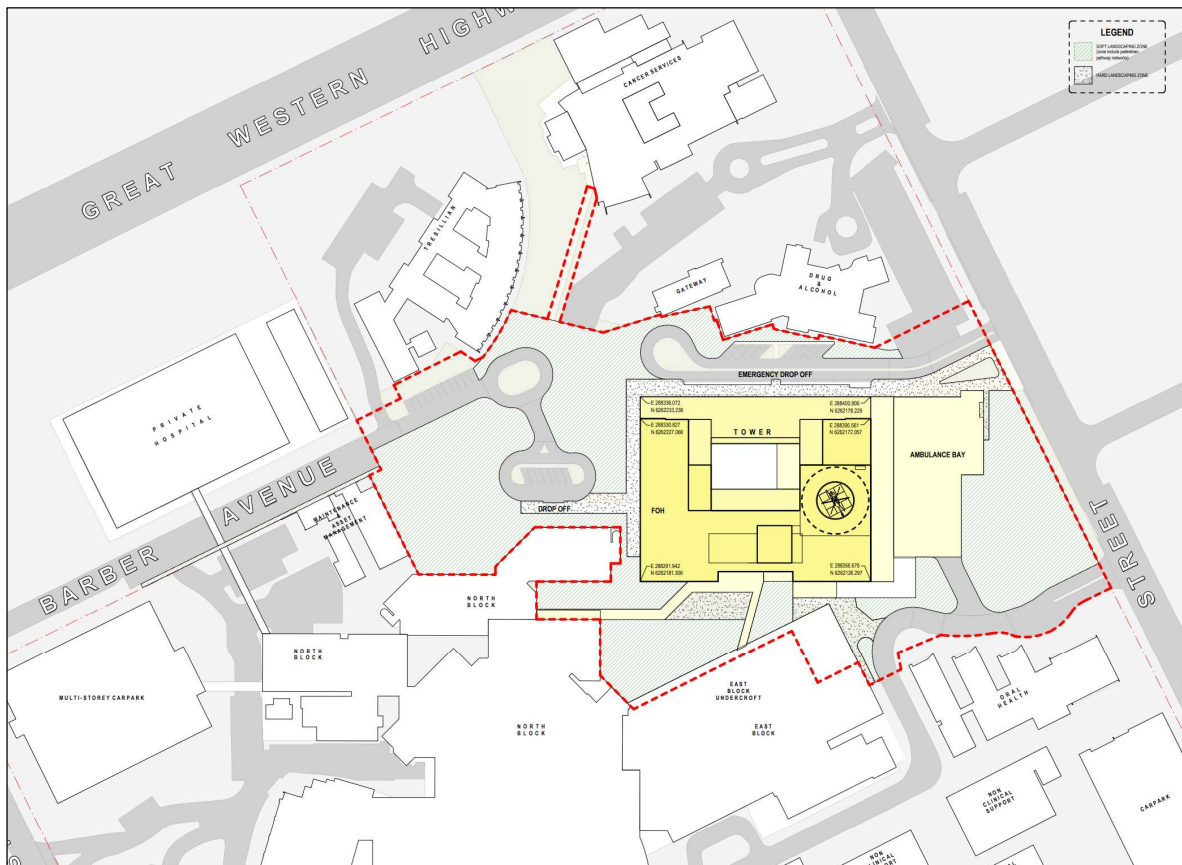


Figure 1: Project footprint – Original Stage 1 Nepean Hospital Redevelopment (Project EIS)

1.3 Statutory Context

The Project is classified as State Significant Development (SSD) by virtue of it exceeding the \$30 million threshold in Schedule 1 of the *State Environmental Planning Policy (State and Regional Development) 2011* (SEPP SRD).

An application for consent was lodged with the now NSW Department of Planning Industry and Environment (the Department) in 2018 along with an accompanying Environmental Impact Statement. Consent was granted on 25 February 2019 under Section 4.38 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), SSD 8766, subject to a set of Conditions of Consent.

Five modifications have been lodged since consent was granted. A summary of each of the modifications is set out below.

Modification 1

Modification 1 (Mod 1) sought to amend condition of consent B10 – Unexpected Contamination Procedure to allow for on-site remediation (in accordance with an approved Remedial Action Plan (RAP)). Mod 1 was approved on 25 June 2019.

Modification 2

Mod 2 sought to gain approval to design refinements to the Project, including relocation and consolidation of plant to lower levels of the building, adjustments to some floor-to-floor heights, and minor external changes to the façade, parapets, helipad, and signage. Mod 2 was approved on 10 October 2019.

Modification 3

Mod 3 sought to amend condition of consent B9 – Site Contamination so as to allow for the staging of the Project's Site Audit Report and Section A Site Audit Statement. Due to site constraints, three distinct stages for site auditing were proposed comprising: Stage 2a Main site; Stage 2b Childcare Centre; and Stage 2c Hope Cottage. Mod 3 was approved on 14 August 2019.

Modification 4

Mod 4 sought to establish staging of the Project by amending conditions required to be met at the commencement of construction. In order to allow for a staged approach, these conditions would be met at different intervals throughout the Project lifetime. Mod 4 was approved on 1 December 2019.

Modification 5

Mod 5 sets out minor design refinements, including changes to building bridge links, internal and external landscaping, rooftop and at-grade plant facilities, patient parking and the western façade configuration. The Mod 5 application was submitted on 15 September 2021 and approved on 14 October 2021.

Documents relating to the assessment and determination of the Project and its modifications are located at the Department's major projects website. <https://www.planningportal.nsw.gov.au/major-projects/project/12546>

This Staging Report should be read in conjunction with the approved SSD 8766 conditions of consent (as modified through Modifications 1 – 5) and the Applicants Contractors' Compliance Audit Report.

1.4 Purpose of this Staging Report

The staging of construction and operations requires preparation of a Staging Report, approved by the Planning Secretary and implemented in accordance with condition A23 to A26. On 11 April 2022, the Department approved revision 17b of this Staging Report, prepared to address the staged approach to commencement of operations and associated implications to addressing conditions of consent.

Construction of the Project will not be completed all at once and, therefore, handover of specific portions of the building are required in a staged manner. This in turn creates a staged approach to the commencement of operations and thus the staged triggering of operational conditions of consent, as set out in Part D and Part E of Schedule 2 of SSD 8766 (including Mod 1 to 5), as detailed in Section 2, below, and in the decant plan included in Appendix B.

Stages 9 and 10 have been created which incorporate the two Hospital "Go-Live" Operational milestone dates. These operational milestone dates are the dates from which the hospital

1.5 Need and Justification

Staging represents the most efficient way in which to deliver this complex public infrastructure project, minimise the impact on existing hospital operations, and to maximise positive outcomes for the community.

Implementation of previous revisions of this Staging Report enabled early construction activities (such as demolition, earthworks and structures) to proceed without completion of 100% design of late-stage construction activities (such as mechanical ventilation or end of trip facilities) occurs. This maximised Project delivery opportunities and provided the greatest potential to minimize construction duration, where possible, to the benefit of the surrounding community and to the hospital community.

This revision of the Staging Report has been prepared to incorporate the planned approach to operational staging, with the aim of resulting in better outcomes for the operators and users of the future hospital. The Staging Report reduces administrative burden on the Department, the Certifying Authority and the proponent by allowing requirements to be delivered in a systematic manner, aligned with the works themselves, whilst still complying with the conditions of the consent.

Its implementation will enable:

- The NHRS1 to commence operations in a progressive manner once all relevant infrastructure required to operate each portion of the building is complete, and
- Non-key activities, specifically landscaping, courtyard upgrades, café fit out, and delivery of the full quota of car and bicycle parking, to be completed following commencement of operations of the NHRS1.

This staging approach ultimately provides NSW Health and its staff, patients and visitors with the fully functioning NHRS1 in a timely manner.

2. STAGING

This section details the Project's proposed approach to staging of construction and operations of the Nepean Hospital Development, in accordance with the conditions detailed in schedule 2 of SSD 8766 (including Mod 1 to 5).

2.1 Scope and timing of stages

The Project will be delivered over eleven (11) stages, as described in Table 1, below. While each stage will commence at different times, each stage will have periods during which works may occur contemporaneously. The Project lifetime is projected to be approximately 20 months, commencing in May of 2019 with areas becoming progressively operational throughout 2022.

The commencement of operations will occur over three (3) stages, as described in Table 1. The majority of the hospital will become operational in May 2022 (Stage 9), with some areas becoming operational in October 2022 (Stage 10). The decant plan associated with the 'Go Live' milestones (Stages 9 and 10) is included in Appendix C, which details the dates when specific aspects of the development become operational.

Table 1: Proposed staging of construction and operations

Stage	Stage Scope	Indicative Commencement Dates ¹	Indicative Completion Dates ¹
Stage 1	<p>Stage 1 will encompass the following scope of works:</p> <ul style="list-style-type: none"> Pre-construction works, design development, certification, and approvals Bulk Excavation including demolition of existing retaining walls and remediation (per Mod 3 approved staging: 2a Main Works) In-ground onsite stormwater Piling Level 00 Slab on ground (inclusive of lift overrun, core bases, footings etc.) <p>Note: No works above the L00 slab level will be completed as part of the stage 1 works.</p>	Quarter 2, 2019	Quarter 4, 2019
Stage 2	<p>Stage 2 will encompass the following scope of works:</p> <ul style="list-style-type: none"> Design development, certification, and approvals Remaining in-ground services including gas, HV, sewer etc. Installation of in-situ concrete structural works above Level 00 and up to Level 14 including the construction of columns, walls and suspended slabs and the fire isolated lift, stairway and service riser shafts and helipad structure Installation of Blockwork associated with structural activities Installation of Structural steel Installation of the roof structure of the building Rainwater harvesting design 	Quarter 3, 2019	Quarter 2, 2022

Stage	Stage Scope	Indicative Commencement Dates ¹	Indicative Completion Dates ¹
Stage 3	<p>Stage 3 will encompass the following scope of works:</p> <ul style="list-style-type: none"> Design development, certification, and approvals Services – The installation and commissioning of all services within the building including gas, electrical, hydraulic, pneumatic tube, medical gas, stormwater, sewer, and all mechanical equipment such as ductwork, cooling towers and lifts Helipad services, lighting, and finishes Finishes – All internal partitions, joinery, FF&E and medical equipment Façade – This includes all the terracotta tiles, metal cladding, brickwork, and all associated external framing 	Quarter 4, 2019	Quarter 2, 2022
Stage 4	<p>Stage 4 will encompass the following scope of works:</p> <ul style="list-style-type: none"> Design development, certification, and approvals Demolition of the existing Child Care building (post decant to new building elsewhere on the existing campus) and construction of new structures and roadways Remediation works (per Mod 3 approved staging: 2b Child Care) Piling foundation works to Child Care area Minor earthworks In-ground services installation including gas, electrical, hydraulic, pneumatic tube, medical gas, stormwater, and sewer (excluding communications and gas connections to authority infrastructure) General landscaping within the boundary including road/pavement construction, footpaths, lighting, signage, and kerb and gutter. 	Quarter 3, 2020	Quarter 2, 2022
Stage 5	<p>Stage 5 will encompass the following scope of works:</p> <ul style="list-style-type: none"> Design development, certification, and approvals Utilities and services (communications and gas) to authority infrastructure Public domain works including footpath. 	Quarter 3, 2020	Quarter 2, 2022
Stage 6 ²	<p>Stage 6 will encompass the following scope of works:</p> <ul style="list-style-type: none"> Internal fit out to Level 05 and Level 07 	Quarter 2, 2021	Quarter 2, 2022
Stage 7	<p>Stage 7 will encompass the following scope of works:</p> <ul style="list-style-type: none"> Bicycle parking and end-of-trip facilities 	Quarter 3, 2021	Quarter 2, 2022

Stage	Stage Scope	Indicative Commencement Dates ¹	Indicative Completion Dates ¹
Stage 8	<p>Stage 8 aligns with the Project's Practical Completion milestone. This will involve the handover (for training purposes only) of all of the main tower, excluding the following areas:</p> <ul style="list-style-type: none"> • Level 05 and Level 07 • NWOW Level 01 • Level 01 MRI shielding below Level 02 Imaging • B38 Bike Parking and End-Of-Trip Facilities. 	15 February 2022	N/A
Stage 9	<p>Stage 9 aligns with the Project's 'Go Live Milestone 1'. This Milestone will run from 10/05/2022 to 18/05/2022. Construction of the following aspects of the development will be completed at this Stage:</p> <ul style="list-style-type: none"> • Level 05 and Level 07 • NWOW Level 01 • Level 01 MRI shielding below Level 02 Imaging • B38 Bike Parking and End-Of-Trip Facilities. <p>In addition, Stage 9 involves the staged operation of the following areas of the development (as per the Decant Plan in Appendix B):</p> <ul style="list-style-type: none"> • Birth Unit and NICU • Level 2 – DOSA and endoscopy • Level 3 – Theatres • Level 4 – CSSD • Level 7d – W4c • Level 8c – S4EP • Level 9d – S4EA • Level 10c – N1f • Level 10d – W3b • Level 11c – W4b • Level 12c – W4a • Level 9c and 11d will be a combination of both wards N2f and W5a <p>As noted below, 1,901 car parking spaces (for staff and visitors) will be available at this Stage, with an additional 108 spaces to be constructed following decommissioning of the temporary helipad (ensuring compliance with Condition D11). This is anticipated to be completed by March 2023.</p>	10 May 2022	N/A

Stage	Stage Scope	Indicative Commencement Dates ¹	Indicative Completion Dates ¹
Stage 10	<p>Stage 10 aligns with the Project's 'Go Live Milestone 2'. This Milestone will run from 11/10/2022 to 12/10/2022. Stage 10 involves the staged operation of the following areas of the development (as per the Decant Plan in Appendix B):</p> <ul style="list-style-type: none"> Level 0 – ED and Sat Imaging Level 5 – Cath Lab, CCU, and ECHO Level 7c – W5b <p>As noted below, 1,901 car parking spaces (for staff and visitors) will be available at this Stage, with an additional 108 spaces to be constructed following decommissioning of the temporary helipad (ensuring compliance with condition D11). This is anticipated to be completed by March 2023.</p>	11 October 2022	N/A
Stage 11	<p>Stage 11 is the forecourt and will encompass the following scope of works:</p> <ul style="list-style-type: none"> Demolition of Hope Cottage, Doctors' Accommodation, Parts of North Block, Administration Building, Total Asset Management (TAM), Ancillary structures, hard stand and minor at-grade car parking areas and the Northern half (and possibly the entirety) of the covered walkway from North Block to the Cancer Centre. 	2nd Quarter 2022	4th Quarter 2022

Notes:

- Dates noted above are indicative and may be impacted by changes to construction completion due to weather and obtaining necessary approvals. Each stage will not commence operations until the requisite approvals are obtained.
- Building and hospital commissioning, inspections, certification in accordance Parts D and E of the consent and handover to the Local Health district will occur after the completion of Stage 6.

2.2 Condition D11

The staging approach detailed in Table 1 above impacts on the timing of compliance for Stages 9 and 10 per condition of Approval D11:

Unless otherwise agreed by the Planning Secretary, occupation or commencement of use of the building must not occur until evidence to the satisfaction of the Planning Secretary is submitted demonstrating that a minimum of 2,009 car parking spaces are available to staff and visitors on the site.

At the commencement of Stage 9 (10 May 2022), the Nepean Hospital Campus will have a total of 1901 car spaces available to staff and visitors. This is 108 spaces less than the requirement set out in condition D11. The remaining 108 car spaces plan to be constructed on top of the existing Multi Storey Carpark (MSCP) within the Hospital Campus. Currently, the existing operational hospital helipad is located on the roof of this MSCP. This helipad will not be decommissioned until the existing Helipad on the Stage 1 tower (this SSDA) is commissioned in October 2022.

Following the decommissioning of the MSCP helipad works will commence for the construction of the 108 additional carparking spaces. As this is outside the footprint of the current SSDA, this work

will be completed under a separate approval pathway. The works are anticipated to take approx. 5 months to complete and targeted to be operational in April 2023. At this point the 2,009 car spaces requirement will be achieved satisfying condition D11.

2.3 Scope of works outside of this Staging Report

In addition to the construction stages detailed in Table 1, above, the early low impact works excluded from the definition of 'Construction' in SSD 8766, were undertaken to enable the remainder of the Project to run efficiently. These works include:

- Building and road dilapidation
- Surveys investigative drilling, investigative excavation, or Archaeological Salvage
- Establishing temporary site offices (in locations identified by the conditions of this consent)
- Installation of environmental impact mitigation measures, fencing, enabling works, and
- Minor adjustments to services or utilities.

3. MANAGING COMPLIANCE AND POTENTIAL IMPACTS

3.1 Approach

The Project is committed to meeting its obligations and being a good neighbour.

Management of environmental issues and compliance with the conditions of consent relating to operations will be achieved through the implementation of Project operational management plans, compliance monitoring and reporting, and hazard auditing.

No aspect of the staged approach to construction and operations will affect the ability of the Project to comply with the conditions of consent. All triggered conditions of consent will be complied with at each Stage, within the timing specified in the Compliance Matrix in Appendix A. An 'X' and orange shading in the Compliance Matrix denotes a condition that is triggered at and applicable to a particular Operations Stage.

3.2 Management Plans

A number of management plans are required by the Project conditions of consent and are to be developed in accordance with the CPB Contractors management systems (including EMS), conditions of consent requirements, relevant standards and guidelines and best practice.

The Project management plans outline the requirements of the Project and ensure compliance with the conditions of consent and manage potential environmental and community impacts that may arise from the carrying out of the development.

The key management strategies and plans applicable to construction Stages 1 to 7 include (but are not limited to):

- Community Communications Strategy (condition of consent B13)
- Construction Environmental Management Plan (condition of consent B20) and sub-plans:
 - Construction Traffic and Pedestrian Management Sub-Plan (condition of consent B22)
 - Construction Noise and Vibration Management Sub-Plan (condition of consent B23)
 - Construction Waste and Management Sub-Plan (condition of consent B24)
 - Construction Soil and Water Management Sub-Plan (condition of consent B25)
 - Flood Emergency Response Sub-Plan (condition of consent B26).

These strategies and plans have been prepared for construction as a whole and will not require updating to cater for the staging described in this Report. Updates to the documents may occur where opportunities for improvement have been identified to ensure ongoing compliance is achieved and impacts are appropriately managed.

Management of environmental issues and compliance with the Project's operational conditions of consent will be achieved through implementation of the NSW Health management systems, the

management plans required by the consent, and compliance monitoring and reporting and independent auditing.

The key management strategies and plans applicable to operations Stages 8 to 10 include (but are not limited to):

- Green Travel Plan (condition of Consent D9)
- Stormwater Quality Management Plan (condition of Consent D17)
- Operational Waste Management Plan (condition of Consent D29)
- Landscape Management Plan (condition of Consent D33)
- Community Communication Strategy (conditions of Consent B13 and E2).

The plans, strategies and programs for the operations phase have not been staged and are still suitable to manage the risks and compliance requirements for these stages.

3.3 Compliance Monitoring and Reporting

In accordance with condition of consent B40 the Project has developed a Compliance Monitoring and Reporting Program in accordance with Department's *Compliance Reporting Post Approval Requirements 2018*. It sets out the methodology of periodic monitoring and reporting of compliance with each condition of consent applicable to the Scope of the development being carried out. This will ensure the Project undertakes the appropriate internal checks on compliance throughout each stage and prior to the next.

The Compliance Monitoring and Reporting Program includes a compliance matrix that captures each condition of consent, the Scope or stage to which it relates, the monitoring methodology to track compliance and the evidence used to demonstrate compliance.

In accordance with condition of consent B41, the Compliance Monitoring and Reporting Program and the Department's *Compliance Reporting Post Approval Requirements 2018*, the Project has, and will continue to, prepare Compliance Reports throughout the delivery of the Project. These include:

- Pre-Construction Compliance Report (single report)
- Construction Compliance Report (reported 6-monthly for duration of construction)
- Pre-Operational Compliance Report (single report)
- Operation Compliance Report (reported annually for duration of operations unless otherwise approved under condition of consent B43).

In undertaking this reporting:

- all requirements in the conditions of consent that apply to each stage of the Project are identified and the approach for assessing compliance with them is considered, and where possible, documented, before the commencement of each stage
- the Project's performance in terms of compliance with the conditions of consent is evaluated and is communicated at various stages during the carrying out of the development
- the reporting obligations required by the conditions of consent are met, and

- opportunities for improvement are identified and adopted.

A compliance matrix is presented in Appendix A. It identifies the timing of which each condition of consent is triggered and must be complied with. As noted above, an 'X' and orange shading in the Compliance Matrix denotes a condition that is triggered at and/or applicable to a particular Project stage. The Compliance Reports are required to reflect the timing shown in Appendix A, of this Staging Report as approved.

3.4 Auditing

Independent Audits provide a valuable tool in ensuring compliance is achieved and opportunities for improvement are realised.

An Independent Audit Program was developed for the Project in accordance with condition of consent C40 and captured the audit frequencies set out in condition of consent C41 and the Department's *Independent Audit Post Approval Requirements*. The Program sets out when Independent Audits need to be undertaken.

As required by condition of consent C43, Independent Audits have been, and will continue to be, implemented on the Project in accordance with the Independent Audit Program and the methodologies and reporting requirements in the Department's *Independent Audit Post Approval Requirements*.

Furthermore, in accordance with condition of consent E10, within twelve months after the commencement of operation and every three years thereafter, a comprehensive Hazard Audit of the development must be conducted. These audits are to be carried out in accordance with the Department's Hazardous Industry Planning Advisory Paper No. 5, '*Hazard Audit Guidelines*'.

The undertaking of Independent Audits and Hazard Audits for the Project will not be impacted by implementing a staged approach, as proposed in this report.

3.5 Cumulative Impact

Impacts associated with the delivery and operations of the Project include traffic, parking and access, light spill, noise and built form and amenity impacts. These impacts in isolation or cumulatively would be unchanged as a result of the proposed staging and remain the same as those assessed by the Department prior to consent.

The Project would continue to manage the potential impacts through implementation of the Project plans, strategies and protocols identified within the conditions of consent.

APPENDIX A:

Compliance Matrix – SSD 8766 Schedule 2: Conditions of Consent (including Mod 1 to 5)

Condition of Consent	Compliance Requirement	Project Stages (as per Table 1, above)											Comment																																																																								
		1	2	3	4	5	6	7	8	9	10	11																																																																									
PART A ADMINISTRATIVE CONDITIONS																																																																																					
Obligation to Minimise Harm to the environment																																																																																					
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	X	X	X	X	X	X	X	X	X	X	X	This condition will be complied with in full throughout.																																																																								
A2	<p>The development may only be carried out:</p> <p>(a) in compliance with the conditions of this consent;</p> <p>(b) in accordance with all written directions of the Planning Secretary;</p> <p>(c) generally in accordance with the EIS and Response to Submissions;</p> <p>(d) <u>generally in accordance with the section 4.55 modification application (SSD 8766 MOD 2) prepared by planning Pty Ltd, dated 5 August 2019;</u> [SSD-8766-Mod-2]</p> <p>(e) <u>generally in accordance with the section 4.55 modification application (SSD 8766 MOD 4) document titled Response to Request for Additional Information – Nepean Hospital Redevelopment - SSD 8766 Mod 4 prepared by Health Infrastructure and Wolf Peak, dated 21 and 25 November 2019 respectively;</u> [SSD-8766-Mod-4]</p> <p>(f) <u>generally in accordance with the Section 4.55 modification application (SSD-8766-Mod-5) document titled Modification report Nepean Hospital Stage 1 Redevelopment SSD DA 8766 – Mod 5 prepared by planning, dated September 2021; and</u> [SSD-8766-Mod-5]</p> <p>(g) (e) in accordance with the approved plans in the table below:</p> <table><tr><th colspan="4">Architectural Plans prepared by BVN</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>A0-106</td><td>B</td><td>Demolition Plan</td><td>14/11/2018</td></tr><tr><td>A0-108</td><td>B</td><td>Proposed Site Plan</td><td>14/11/2018</td></tr><tr><td>A0-200</td><td>B</td><td>Lv-00 Floor Plan</td><td>14/11/2018</td></tr><tr><td>A0-201</td><td>B</td><td>Lv-01 Floor Plan</td><td>14/11/2018</td></tr><tr><td>A0-202</td><td>B</td><td>Lv-02 Floor Plan</td><td>14/11/2018</td></tr><tr><td>A0-203</td><td>B</td><td>Lv-03 Floor Plan</td><td>14/11/2018</td></tr><tr><td>A0-204</td><td>B</td><td>Lv-04 Floor Plan</td><td>14/11/2018</td></tr><tr><td>A0-205</td><td>B</td><td>Lv-05 Floor Plan</td><td>14/11/2018</td></tr><tr><td>A0-206</td><td>B</td><td>Lv-06 Floor Plan</td><td>14/11/2018</td></tr><tr><td>A0-207</td><td>B</td><td>Lv-07 Floor Plan</td><td>14/11/2018</td></tr><tr><td>A0-208</td><td>B</td><td>Lv-08 Floor Plan</td><td>14/11/2018</td></tr><tr><td>A0-209</td><td>B</td><td>Lv-09 Floor Plan</td><td>14/11/2018</td></tr><tr><td>A0-210</td><td>B</td><td>Lv-10 Floor Plan</td><td>14/11/2018</td></tr><tr><td>A0-211</td><td>B</td><td>Lv-11 Floor Plan</td><td>14/11/2018</td></tr><tr><td>A0-212</td><td>B</td><td>Lv-12 Floor Plan</td><td>14/11/2018</td></tr><tr><td>A0-213</td><td>B</td><td>Lv-13 Floor Plan</td><td>14/11/2018</td></tr></table>	Architectural Plans prepared by BVN				Dwg No.	Rev	Name of Plan	Date	A0-106	B	Demolition Plan	14/11/2018	A0-108	B	Proposed Site Plan	14/11/2018	A0-200	B	Lv-00 Floor Plan	14/11/2018	A0-201	B	Lv-01 Floor Plan	14/11/2018	A0-202	B	Lv-02 Floor Plan	14/11/2018	A0-203	B	Lv-03 Floor Plan	14/11/2018	A0-204	B	Lv-04 Floor Plan	14/11/2018	A0-205	B	Lv-05 Floor Plan	14/11/2018	A0-206	B	Lv-06 Floor Plan	14/11/2018	A0-207	B	Lv-07 Floor Plan	14/11/2018	A0-208	B	Lv-08 Floor Plan	14/11/2018	A0-209	B	Lv-09 Floor Plan	14/11/2018	A0-210	B	Lv-10 Floor Plan	14/11/2018	A0-211	B	Lv-11 Floor Plan	14/11/2018	A0-212	B	Lv-12 Floor Plan	14/11/2018	A0-213	B	Lv-13 Floor Plan	14/11/2018	X	X	X	X	X	X	X	X	X	X	X	This condition will be complied with in full throughout.
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A0-206	B	Lv-06 Floor Plan	14/11/2018																																																																																		
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Condition of Consent	Compliance Requirement				Project Stages (as per Table 1, above)											Comment
					1	2	3	4	5	6	7	8	9	10	11	
	A0-214	B	Lv-14 Floor Plan	14/11/2018												
	A0-215	B	Lv-15 Roof Plan	14/11/2018												
	A0-216	B	Lv-B1 Floor Plan	14/11/2018												
	A0-220	A	Lv-00 General Arrangement	14/11/2018												
	A0-221	A	Lv-01 General Arrangement	14/11/2018												
	A0-222	A	Lv-02 General Arrangement	14/11/2018												
	A0-223	A	Lv-03 General Arrangement	14/11/2018												
	A0-224	A	Lv-04 General Arrangement	14/11/2018												
	A0-225	A	Lv-05 General Arrangement	14/11/2018												
	A0-226	A	Lv-06 General Arrangement	14/11/2018												
	A0-227	A	Lv-07 General Arrangement	14/11/2018												
	A0-228	A	Lv-08 General Arrangement	14/11/2018												
	A0-229	A	Lv-09 General Arrangement	14/11/2018												
	A0-230	A	Lv-10 General Arrangement	14/11/2018												
	A0-231	A	Lv-11 General Arrangement	14/11/2018												
	A0-232	A	Lv-12 General Arrangement	14/11/2018												
	A0-233	A	Lv-13 General Arrangement	14/11/2018												
	A0-234	A	Lv-14 General Arrangement	14/11/2018												
	A0-235	A	Lv-Roof General Arrangement	14/11/2018												
	A0-236	A	Lv-B1 General Arrangement	14/11/2018												
	A0-300	B	Elevations—North	14/11/2018												
	A0-301	B	Elevations—South	14/11/2018												
	A0-302	B	Elevations—West	14/11/2018												
	A0-303	B	Elevations—East	14/11/2018												
	A0-310	B	Building Sections	14/11/2018												
	A0-311	B	Building Sections	14/11/2018												
	A0-350	B	Material Sample Board	14/11/2018												
	Landscape Plans prepared by Arcadia Landscape Architecture															
	Dwg No.	Rev	Name of Plan	Date												
	101	B	Plant Schedule	21/08/2018												
	102	B	Landscape Level 01 Forecourt	21/08/2018												
	103	B	Landscape Level 01 Courtyard 2	21/08/2018												
	104	B	Landscape Level 0 Atrium	21/08/2018												
	105	B	Landscape Level 0 PECC Courtyard	21/08/2018												
	106	B	Landscape Level 06	21/08/2018												
	-	4	Vision Overall Master Plan	August 2018												
	-	4	Vision Stage One Landscape Plan	August 2018												
	-	4	Vision Rooftop Landscape Plan	August 2018												
	Concept stormwater, sediment and erosion control plan prepared by Bonacci															
	Dwg No.	Rev	Name of Plan	Date												
	NHR-BON-DRW-CIV-TB1 0000001	C	Drawing Register and Construction Notes	4/10/2018												

Condition of Consent	Compliance Requirement				Project Stages (as per Table 1, above)											Comment
					1	2	3	4	5	6	7	8	9	10	11	
	NHR-BON-DRW-CIV-TB1 0001001	C	Soil and Water Management Plan Sheet 1	4/10/2018												
	NHR-BON-DRW-CIV-TB1 0001002	C	Soil and Water Management Plan Sheet 2	4/10/2018												
	NHR-BON-DRW-CIV-TB1 0001100	B	Soil and Water Management Details	1/06/2018												
	NHR-BON-DRW-CIV-TB1 0002001	D	Bulk Earthworks Plan Sheet 1	16/07/2018												
	NHR-BON-DRW-CIV-TB1 0002002	D	Bulk Earthworks Plan Sheet 2	24/07/2018												
	NHR-BON-DRW-CIV-TB1 0002101	B	Bulk Earthworks Longitudinal Sections Sheet 1	01/06/2018												
	NHR-BON-DRW-CIV-TB1 0002102	C	Bulk Earthworks Longitudinal Sections Sheet 2	01/06/2018												
	NHR-BON-DRW-CIV-TB1 0002103	C	Bulk Earthworks Longitudinal Sections Sheet 3	01/06/2018												
	NHR-BON-DRW-CIV-TB1 0002104	B	Bulk Earthworks Longitudinal Sections Sheet 4	01/06/2018												
	NHR-BON-DRW-CIV-TB1 0002105	B	Bulk Earthworks Longitudinal Sections Sheet 5	01/06/2018												
	NHR-BON-DRW-CIV-TB1 0002106	B	Bulk Earthworks Longitudinal Sections Sheet 6	10/04/2018												
	NHR-BON-DRW-CIV-TB1 0003001	B	Siteworks and Stormwater Drainage Plan - Sheet 1	01/06/2018												
	NHR-BON-DRW-CIV-TB1 0003002	C	Siteworks and Stormwater Drainage Plan - Sheet 2	23/07/2018												
	NHR-BON-DRW-CIV-TB1 0003011	A	Stormwater Drainage Longitudinal Sections Sheet 1	01/06/2018												
	Architectural Plans prepared by BVN															
	Dwg No.	Rev	Name of Plan	Date												
	A0-108	D	Proposed Site Plan	19/7/2021												
	A0-110	A	Proposed Site Plan with Demo	19/7/2021												
	A0-200	D	Lv 00 Floor Plan	19/7/2021												
	A0-201	D	Lv 01 Floor Plan	19/7/2021												
	A0-202	D	Lv 02 Floor Plan	19/7/2021												
	A0-203	D	Lv 03 Floor Plan	19/7/2021												
	A0-204	D	Lv 04 Floor Plan	19/7/2021												

Condition of Consent	Compliance Requirement				Project Stages (as per Table 1, above)											Comment
					1	2	3	4	5	6	7	8	9	10	11	
	A0-205	C	Lv 05 Floor Plan	9/7/2019												
	A0-206	C	Lv 06 Floor Plan	9/7/2019												
	A0-207	C	Lv 07 Floor Plan	9/7/2019												
	A0-208	C	Lv 08 Floor Plan	9/7/2019												
	A0-209	C	Lv 09 Floor Plan	9/7/2019												
	A0-210	C	Lv 10 Floor Plan	9/7/2019												
	A0-211	C	Lv 11 Floor Plan	9/7/2019												
	A0-212	C	Lv 12 Floor Plan	9/7/2019												
	A0-213	D	Lv 13 Floor Plan	19/7/2021												
	A0-214	D	Lv 14 Floor Plan	19/7/2021												
	A0-215	D	Lv 15 Roof Plan	19/7/2021												
	A0-216	C	Lv B1 Floor Plan	9/7/2019												
	A0-220	C	Lv 00 General Arrangement	19/7/2021												
	A0-221	C	Lv 01 General Arrangement	19/7/2021												
	A0-222	C	Lv 02 General Arrangement	19/7/2021												
	A0-223	C	Lv 03 General Arrangement	19/7/2021												
	A0-224	C	Lv 04 General Arrangement	19/7/2021												
	A0-225	B	Lv 05 General Arrangement	9/7/2019												
	A0-226	B	Lv 06 General Arrangement	9/7/2019												
	A0-227	B	Lv 07 General Arrangement	9/7/2019												
	A0-228	B	Lv 08 General Arrangement	9/7/2019												
	A0-229	B	Lv 09 General Arrangement	9/7/2019												
	A0-230	B	Lv 10 General Arrangement	9/7/2019												
	A0-231	B	Lv 11 General Arrangement	9/7/2019												
	A0-232	B	Lv 12 General Arrangement	9/7/2019												
	A0-233	C	Lv 13 General Arrangement	19/7/2021												
	A0-234	C	Lv 14 General Arrangement	19/7/2021												
	A0-235	C	Lv Roof General Arrangement	19/7/2021												
	A0-236	B	Lv B1 General Arrangement	9/7/2019												
	A0-300	C	Elevations – North	9/7/2019												
	A0-301	D	Elevations – South	24/9/2019												
	A0-302	E	Elevations – West	19/7/2021												
	A0-303	D	Elevations – East	24/9/2019												
	A0-310	C	Building Sections	9/7/2019												
	A0-311	E	Building Sections	19/7/2021												
	A0-350	C	Material Sample Board	9/7/2019												
	Landscape Plans prepared by Arcadia Landscape Architecture															
	Dwg No.	Rev	Name of Plan	Date												
	101	E	Planting Schedule	06/10/2021												
	102	E	Landscape Level 01 Forecourt ED Entry and Atrium	06/10/2021												
	103	E	Landscape Level 01 Southern Courtyard 2	06/10/2021												
	104	E	Landscape level 0 Atrium Maternity Drop Off and NWOW	06/10/2021												
	105	E	Landscape level 05, 06 & 07 4-PECC Courtyard	06/10/2021												
	106	D	Landscape level 05, 06, and 07	03/09/2019												
	107	D	Landscape Streetscape	03/09/2019												
	108	E	Landscape Streetscape	06/10/2021												
	3.0	6	Vision Overall Master Plan	October 2021												
	3.2	6	Vision Stage One Landscape Plan	October 2021												
	3.3	6	Vision Rooftop Landscape Plan	October 2021												
	Concept stormwater, sediment and erosion control plan prepared by Bonacci															
	Dwg No.	Rev	Name of Plan	Date												

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A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: <div>(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; and</div> <div>(b) the implementation of any actions or measures contained in any such document referred to in (a) above.</div>				X	X	X	X	X	X	X	X	X	X	X	This condition will be complied with in full throughout.																																																								
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or to A2(deg). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) or to A2(deg), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict. <div>[SSD-8766-Mod-2] [SSD-8766-Mod-5]</div>				X	X	X	X	X	X	X	X	X	X	X	This condition will be complied with in full throughout.																																																								
Limits of Consent																																																																								
A5	This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.				X	X	X	X	X	X	X	X	X	X	X	This condition will be complied with in full throughout.																																																								

Condition of Consent	Compliance Requirement	Project Stages (as per Table 1, above)											Comment
		1	2	3	4	5	6	7	8	9	10	11	
Prescribed Conditions													
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	X	X	X	X	X	X	X	X	X	X	X	This condition will be complied with in full throughout.
Planning Secretary as Moderator													
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.	X	X	X	X	X	X	X	X	X	X	X	This condition will be complied with in full throughout.
Long Service Levy													
A8	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	X	X	X	X	X	X	X	X	X	X	X	This condition will be complied with in full throughout. The LSL pertaining to the value of the works in that Stage will be paid prior to relevant Crown Certification Approval.
Legal Notices													
A9	Any advice or notice to the consent authority must be served on the Planning Secretary.	X	X	X	X	X	X	X	X	X	X	X	This condition will be complied with in full throughout.
Evidence of Consultation													
A10	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved	X	X	X	X	X	X	X	X	X	X	X	This condition will be complied with in full throughout.
Staging, Combining and Upgrading Strategies, Plans or Programs													
A11	With the approval of the Planning Secretary, the Applicant may: (a) prepare and submit any strategy, 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 or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program); (b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and (c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and 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).	X	X	X	X	X	X	X	X	X	X	X	This condition will be complied with in full throughout.
A12	If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	X	X	X	X	X	X	X	X	X	X	X	This condition will be complied with in full throughout.

Condition of Consent	Compliance Requirement	Project Stages (as per Table 1, above)											Comment
		1	2	3	4	5	6	7	8	9	10	11	
A13	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	X	X	X	X	X	X	X	X	X	X	X	This condition will be complied with in full throughout.
Demolition													
A14	Demolition work must comply with <i>Australian Standard AS 2601-2001 The demolition of structures</i> (Standards Australia, 2001). The work plans required by AS 2601-2001 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 Certifying Authority before the commencement of works.	X	-	-	X	-	-	-	-	-	-	X	This condition is applicable to Stages 1, 3, and 11.
Structural Adequacy													
A15	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.	X	X	X	X	X	X	X	X	X	X	X	This condition will be complied with in full throughout.
External Walls and Cladding													
A16	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	-	-	X	-	-	-	-	-	-	-	X	This condition is applicable to Stages 3 and 11.
Applicability of Guidelines													
A17	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.	X	X	X	X	X	X	X	X	X	X	X	This condition will be complied with in full throughout.
A18	However, 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.	X	X	X	X	X	X	X	X	X	X	X	This condition will be complied with in full throughout.
Monitoring and Environmental Audits													
A19	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, noncompliance notification, Site audit report and independent auditing. <i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>	X	X	X	X	X	X	X	X	X	X	X	This condition will be complied with in full throughout.
Access to Information													
A20	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development;	X	X	X	X	X	X	X	X	X	X	X	Updated information will be uploaded as required throughout the construction process as new information becomes available and prior to commencing each Stage.

Condition of Consent	Compliance Requirement	Project Stages (as per Table 1, above)											Comment
		1	2	3	4	5	6	7	8	9	10	11	
	(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.												
Compliance													
A21	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.	X	X	X	X	X	X	X	X	X	X	X	This condition will be complied with in full throughout.
Temporary Western Façade													
A22	<u>Within 36 months after the commencement of operation, the Applicant must return any sections of the temporary façade on the western elevation of the building that are not required for connection to any future building, to the permanent façade as per materials and finishes shown on plan A0-305 prepared by BVN dated 27/9/2019, provided as part of the section 4.55 modification application (SSD 8766 MOD 2).</u> [SSD-8766-Mod-2]	-	-	-	-	-	-	-	X	-	-	-	The contractor is to address this condition within 36 months after the commencement of Operations Stage 1.
Staging													
A23	<u>The project may be constructed and operated in stages. Where staged construction or operation is proposed, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted for the approval of the Planning Secretary.</u>	X	X	X	X	X	X	X	X	X	X	X	This condition will be complied with in full throughout.
A24	<u>A Staging Report prepared in accordance with condition A23 must:</u> (a) <u>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;</u> (b) <u>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);</u> (c) <u>specify how compliance with conditions will be achieved across and between each of the stages of the project; and</u> (d) <u>set out mechanisms for managing any cumulative impacts arising from the proposed staging.</u>	X	X	X	X	X	X	X	X	X	X	X	This condition will be complied with in full throughout.
A25	<u>Where staging is proposed, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.</u>	X	X	X	X	X	X	X	X	X	X	X	This condition will be complied with in full throughout.

Condition of Consent	Compliance Requirement	Project Stages (as per Table 1, above)											Comment
		1	2	3	4	5	6	7	8	9	10	11	
A26	<u>Where staging is proposed, the terms of this approval 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.</u> [SSD-8766-Mod-4]	X	X	X	X	X	X	X	X	X	X	X	This condition will be complied with in full throughout.
Advisory Notes													
AN1	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	Noted.											
PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION													
Notification of Commencement													
B1	The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	X	X	X	X	X	X	X	X	X	X	X	Contractor to notify the Department at least 48 hours prior to the commencement each project Stage.
B2	If the construction or operation of the development is to be staged, the Department 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.	X	X	X	X	X	X	X	X	X	X	X	Contractor to notify the Department at least 48 hours prior to the commencement each project Stage.
Certified Drawings													
B3	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with: <div>(a) the relevant clauses of the BCA; and (b) this development consent.</div>	X	X	X	X	X	X	X	-	-	-	X	Certified structural drawings will be submitted to the Certifier prior to commencement of each staged.
Reflectivity													
B4	The building materials used on the facades of all buildings will be designed so as not to result in glare that causes discomfort or threatens the safety of pedestrians or drivers. A report/statement demonstrating consistency with this requirement will be submitted to the satisfaction of the Certifying Authority prior to the commencement of facade works.	-	-	X	-	-	-	-	-	-	-	X	Design to be completed prior to Stage 3 and Stage 11.
External Walls and Cladding													
B5	Prior to the commencement of construction, the Applicant must provide the Certifying Authority 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.	-	-	X	-	-	-	-	-	-	-	X	Design to be completed prior to Stage 3 and Stage 11.
B6	The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	-	-	X	-	-	-	-	-	-	-	X	Copy of documentation will be provided to Planning Secretary within seven days after Certifier has accepted.
Protection of Public Infrastructure													
B7	Before the commencement of construction, the Applicant must: <div>(a) consult with 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;</div> <div>(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and</div>	X	-	-	-	-	-	-	-	-	-	X	The Applicant will consult relevant owners and providers, conduct a dilapidation report and submit to relevant Authorities prior to Stage 1 and Stage 11.

Condition of Consent	Compliance Requirement	Project Stages (as per Table 1, above)											Comment
		1	2	3	4	5	6	7	8	9	10	11	
	(c) submit a copy of the dilapidation report to the Planning Secretary, Certifying Authority and Council.												
Site Contamination													
B8	Remediation approved as part of this development consent must be carried out in accordance with the Remedial Action Plan (54794/118777 - Rev O) dated 9/11/2018 and prepared by JBS & G.	X	-	-	X	-	-	-	-	-	-	X	Mod 3, approved on 14 August 2019, amended B9 to allow for 3 x distinct stages for the Project's Site Audit Report and Section A Site Audit Statement. Main site works remediation will be completed in Stage1 and the Childcare Centre completed in Stage 4. Hope Cottage will be completed after new Main Tower works are commissioned and operating as described for Stage 11. Contamination assessments for Stage 11 are ongoing.
B9	Prior to the commencement of earthworks, Upon completion of each stage of remedial works, in accordance with the Site Audit Report – Staging Plan prepared by JBS&G and dated 12.08.2019 , the Applicant must submit a Site Audit Report and Section A Site Audit Statement for the relevant part of the site prepared by a NSW EPA accredited Site Auditor. The Site Audit Report and Section A Site Audit Statement must verify the relevant part of the site is suitable for the hospital land use and be provided to the satisfaction of the Certifying Authority. [SSD-8766-Mod-3]	X	-	-	X	-	-	-	-	-	-	X	Site Audit Report and Section A Site Audit Statement will be prepared at completion of relevant stage of remedial works per Mod 3 approval and issued to the Certifying Authority. Contamination assessments for Stage 11 are ongoing.
Unexpected Contamination Procedure													
B10	Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition B20 and must ensure any material identified as contaminated must be disposed off-site, with where any material identified as contaminated is to be disposed off-site , the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site. [SSD-8766-Mod-1]	X	-	-	X	-	-	-	-	-	-	X	Contamination assessments for Stage 11 are ongoing.
Utilities and Services													
B11	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	X	X	X	X	X	-	-	-	-	-	X	Consultation with the Energy, Water and Gas provider will be ongoing from stage 5 and Stage 8 and be completed with the relevant approvals issued prior to Stage 5 being completed. Negotiations for telecommunication services provisions will be ongoing through Stages 1-5 and Stage 11 and consultation completed with the relevant approvals issued prior to Stage 5 and Stage 11.

Condition of Consent	Compliance Requirement	Project Stages (as per Table 1, above)											Comment
		1	2	3	4	5	6	7	8	9	10	11	
B12	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	X	X	X	X	X	-	-	-	-	-	X	Written advice will be obtained from the approved electrical supply authority, approved telecommunications carrier and approved gas carrier prior to the completion of Stage 5 and Stage 11.
Community Communication Strategy													
B13	A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must: (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.	X	X	X	X	X	X	X	X	X	X	X	The Communication Strategy will be prepared prior to commencement of Stage 1.
B14	The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than two weeks before the commencement of any work.	X	X	X	X	X	X	X	X	X	X	X	This condition will be complied with in full throughout.
B15	Work for the purposes of the development must not commence until the Community Communication Strategy has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.	X	X	X	X	X	X	X	X	X	X	X	This condition will be complied with in full throughout.
Ecologically Sustainable Development													
B16	Within 6 months of the commencement of construction, the Applicant must register for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifying Authority unless the NSW Health Engineering Services Guidelines are updated demonstrating equivalency with an accredited rating scheme to the satisfaction of the Planning Secretary. <u>Prior to the commencement of above ground works, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either:</u> (a) <u>registering for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifying Authority; or</u> (b) <u>seeking approval from the Planning Secretary for an alternative certification process.</u> [SSD-8766-Mod-4]	-	X	-	-	-	-	-	-	-	-	-	Applicant will provide accredited equivalency rating scheme as detailed and agreed with Planning Secretary.

Condition of Consent	Compliance Requirement	Project Stages (as per Table 1, above)											Comment
		1	2	3	4	5	6	7	8	9	10	11	
Outdoor Lighting													
B17	Prior to commencement of construction, all outdoor lighting within the site must comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Lighting must comply with any recommendations of the review undertaken under Condition B44 to ensure the ongoing safe operation of the existing helipad on the site. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority.	-	-	X	X	-	-	-	-	-	-	X	Outdoor lighting installation will commence toward the end of Stage 3 and Stage 11.
Access for People with Disabilities													
B18	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	-	-	X	X	-	-	-	-	-	-	X	Detailed design and construction of accessible elements will commence during Stage 3. Design compliance evidence will be issued to Certifier prior to the commencement of Stage 3 and Stage 11.
Environmental Management Plan Requirements													
B19	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: (a) detailed baseline data; (b) details of: (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); (ii) any relevant limits or performance measures and criteria; and (iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures; (c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; (d) a program to monitor and report on the: (i) impacts and environmental performance of the development; (ii) effectiveness of the management measures set out pursuant to paragraph (c) above; (e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible; (f) a program to investigate and implement ways to improve the environmental performance of the development over time; (g) a protocol for managing and reporting any: (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); (ii) complaint; (iii) failure to comply with statutory requirements; and (h) a protocol for periodic review of the plan. <i>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</i>	X	X	X	X	X	X	X	-	-	-	X	Plan developed prior to Stage 1 for Stage 1 – 7. Plan developed for Stage 11.

Condition of Consent	Compliance Requirement	Project Stages (as per Table 1, above)											Comment
		1	2	3	4	5	6	7	8	9	10	11	
Construction Environmental Management Plan													
B20	<p>The Applicant must prepare a Construction Environmental Management Plan (CEMP) and it 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 4282-1997 Control of the obtrusive effects of outdoor lighting;</p> <p>(viii) community consultation and complaints handling;</p> <p>(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B22);</p> <p>(c) Construction Noise and Vibration Management Sub-Plan (see condition B23);</p> <p>(d) Construction Waste Management Sub-Plan (see condition B24);</p> <p>(e) Construction Soil and Water Management Sub-Plan (see condition B25);</p> <p>(f) Flood Emergency Response (see condition B26);</p> <p>(g) an unexpected finds protocol for contamination and associated communications procedure;</p> <p>(h) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;</p> <p>(i) 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; and</p>	X	X	X	X	X	X	X	-	-	-	X	<p>Plan developed prior to Stage 1 for Stage 1 – 7.</p> <p>Plan developed for Stage 11.</p>
B21	<p>The Applicant must not commence construction of the development until the CEMP is approved by the Certifying Authority and a copy submitted to the Planning Secretary.</p>	X	X	X	X	X	X	X	-	-	-	X	<p>Plan developed prior to Stage 1 for Stage 1 – 7.</p> <p>Plan developed for Stage 11.</p>
B22	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) be prepared in consultation with relevant road authority;</p> <p>(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;</p> <p>(d) detail heavy vehicle routes, access and parking arrangements;</p> <p>(e) include a Driver Code of Conduct to:</p> <p>(i) minimise the impacts of earthworks and construction on the local and regional road network;</p> <p>(ii) minimise conflicts with other road users;</p> <p>(iii) minimise road traffic noise; and</p> <p>(iv) ensure truck drivers use specified routes;</p> <p>(f) include a program to monitor the effectiveness of these measures; and</p> <p>(g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.</p>	X	X	X	X	X	X	X	-	-	-	X	<p>Plan developed prior to Stage 1 for Stage 1 – 7.</p> <p>Plan developed for Stage 11.</p>

Condition of Consent	Compliance Requirement	Project Stages (as per Table 1, above)											Comment
		1	2	3	4	5	6	7	8	9	10	11	
B23	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in <i>EPA's Interim Construction Noise Guideline</i> (DECC, 2009); (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (d) include strategies that have been developed with the community for managing high noise generating works; (e) describe the community consultation undertaken to develop the strategies in condition B23(d); and (f) include a complaints management system that would be implemented for the duration of the construction. 	X	X	X	X	X	X	X	-	-	-	X	Plan developed prior to Stage 1 for Stage 1 – 7. Plan developed for Stage 11.
B24	<p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; (b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works. 	X	X	X	X	X	X	X	-	-	-	X	Plan developed prior to Stage 1 for Stage 1 – 7. Plan developed for Stage 11.
B25	<p>The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified expert, in consultation with Council; (b) describe all erosion and sediment controls to be implemented during construction; (c) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site); (d) detail all off-Site flows from the Site; and (e) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI). 	X	X	X	X	X	X	X	-	-	-	X	Plan developed prior to Stage 1 for Stage 1 – 7. Plan developed for Stage 11.
B26	<p>The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced person(s); (b) address the provisions of the Floodplain Risk Management Guideline (OEH, 2007); (c) include details of: <ul style="list-style-type: none"> (i) the flood emergency responses for both construction and operation phases of the development; (ii) predicted flood levels; (iii) flood warning time and flood notification; (iv) assembly points and evacuation routes; (v) evacuation and refuge protocols; and (vi) awareness training for employees and contractors, and students. 	X	X	X	X	X	X	X	-	-	-	X	Plan developed prior to Stage 1 for Stage 1 – 7. Plan developed for Stage 11.

Condition of Consent	Compliance Requirement	Project Stages (as per Table 1, above)											Comment
		1	2	3	4	5	6	7	8	9	10	11	
Construction Parking													
B27	Prior to the commencement of construction, the Applicant must provide sufficient parking facilities for heavy vehicles on-site (unless alternative parking is agreed to in writing from the relevant road authority) and ensure that construction traffic associated with the development minimises on-street parking or the use of public parking facilities.	X	X	X	X	X	X	X	-	-	-	X	Plan developed prior to Stage 1 for Stage 1 – 7. Plan developed for Stage 11.
Road Design and Traffic Facilities													
B28	All roads and traffic facilities must be designed to meet the requirements of Council or RMS (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.	-	-	-	X	-	-	-	-	-	-	X	Required permits and approvals will be obtained prior to commencing Stage 4 and Stage 11.
Stormwater Management System													
B29	<p>Prior to the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must:</p> <p>(a) be designed by a suitably qualified and experienced person(s);</p> <p>(b) be generally in accordance with the conceptual design in the EIS as modified in the RtS and the section 4.55 modification application (SSD 8766 MOD 2);</p> <p>(c) be in accordance with applicable Australian Standards;</p> <p>(d) be designed in accordance with Council's Stormwater Drainage for Building Developments and Water Sensitive Urban Design Policy. The stormwater drainage plans must include site specific cross-sections and plan view details for all stormwater treatment measures;</p> <p>(e) ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines;</p> <p>(f) divert existing clean surface water around operational areas of the site;</p> <p>(g) direct all sediment laden water in overland flow away from the leachate management system;</p> <p>(h) prevent cross-contamination of clean and sediment or leachate laden water.</p> <p>[SSD-8766-Mod-2]</p>	X	-	-	-	-	-	-	-	-	-	-	Plan developed prior to Stage 1 applies for the whole development
Operational Noise – Design of Mechanical Plant and Equipment													
B30	Prior to commencement of construction, the Applicant must incorporate the noise mitigation recommendations in the Acoustic Assessment (Rev 9) prepared by Acoustic Logic dated 15/11/2018, into the detailed design drawings. The Certifying Authority must verify that all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Acoustic Assessment (Rev 9) prepared by Acoustic Logic dated 15/11/2018.	-	-	X	-	-	-	-	-	-	-	-	This condition will be satisfied prior to commencement of Stage 3.
Biodiversity													
B31	<p>Prior to any clearing or construction works, the Applicant must purchase and 2 ecosystem credits to offset the removal of native vegetation on site. The ecosystem credits must be determined in accordance with the OEH's Framework for Biodiversity Assessment (FBA) and the Biobanking Assessment Methodology 2014 (BBAM).</p> <p><i>Note: If the Applicant seeks a variation to the offset rules, the Applicant must demonstrate that reasonable steps have been taken to find like-for-like offsets in accordance with Section 10.5.4.2 of the FBA and Appendix A of the OEH's NSW Biodiversity Offsets Policy for Major Projects 2014</i></p>	X	-	-	-	-	-	-	-	-	-	-	This condition is triggered at Stage 1.

Condition of Consent	Compliance Requirement	Project Stages (as per Table 1, above)											Comment
		1	2	3	4	5	6	7	8	9	10	11	
Construction and Demolition Waste													
B32	The Applicant must notify the RMS Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site, prior to the commencement of the removal of any waste material from the site.	X	-	-	-	-	-	-	-	-	-	-	Plan developed prior to Stage 1 applies for the whole development.
Operational Waste Storage and Processing													
B33	Prior to the commencement of construction, the Applicant must obtain agreement from Council for the design of the operational waste storage area where waste removal is undertaken by Council. [SSD-8766-Mod-4]	N/A											
Mechanical Ventilation													
B34	All mechanical ventilation systems must be designed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 <i>The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and AS/NZS 3666.1:2011 <i>Air handling and water systems of buildings– Microbial</i> control to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction.	-	-	X	-	-	-	-	-	-	-	X	This condition will be satisfied prior to commencement of Stage 3 and Stage 11.
Rainwater Harvesting													
B35	Prior to the commencement of construction, the Applicant must ensure that a rainwater reuse/harvesting system for the development is developed for the site. A rainwater re-use plan must be prepared and certified by an experienced hydraulic engineer.	-	X	-	-	-	-	-	-	-	-	-	This condition is triggered at Stage 2.
Roadworks and Access													
B36	Prior to the commencement of construction, the Applicant must submit design plans to the satisfaction of the relevant roads authority which demonstrate that the proposed accesses to the development are designed to accommodate the turning path of the largest vehicle accessing the site.	X	-	-	X	-	-	-	-	-	-	X	The applicant will commence construction of the Northern Road during Stage 1. New roadways will also be constructed following the demolition of Childcare.
Car Parking and Service Vehicle Layout													
B37	Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction: (a) all vehicles must enter and leave the Site in a forward direction; (b) minimum of 59 on-site car parking spaces for use during operation of the development and designed in accordance with the latest version of AS2890.1; (c) the swept path of the longest vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with AUSTROADS; and (d) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.	-	-	-	X	-	-	-	-	-	-	X	This condition is triggered at Stage 4 and Stage 11.
Bicycle Parking and End-of-Trip Facilities													
B38	Compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction: (a) the provision of a minimum 25 bicycle parking spaces;	-	-	-	-	-	-	-	X	X	-	-	This condition would be closed out at Stage 9.

Condition of Consent	Compliance Requirement	Project Stages (as per Table 1, above)											Comment
		1	2	3	4	5	6	7	8	9	10	11	
	(b) the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; (c) the provision of end-of-trip facilities for staff in accordance with the ESD Design & As Built rating tool; (d) appropriate pedestrian and cyclist advisory signs are to be provided; and (e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.												
Public Domain Works													
B39	Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifying Authority that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifying Authority.	-	-	-	-	X	-	-	-	-	-	-	Staging remains unchanged from that approved under Nepean Hospital Staging Report Rev 16.
Compliance Reporting													
B40	No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	X	-	-	-	-	-	-	-	-	-	-	Staging remains unchanged from that approved under Nepean Hospital Staging Report Rev 16.
B41	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	X	X	X	X	X	X	X	X	X	X	X	NB. Operational phase Compliance Reporting is to be undertaken at intervals no greater than 52 weeks from the date of commencement of operation (annually) or if in care & maintenance, from the commencement date of care and maintenance (annually). This requirement will be triggered at operations Stage 8.
B42	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.	X	X	X	X	X	X	X	X	X	X	X	NB. Operational phase Compliance Reports are to be made publicly available 60 days after submitting it to the Department. The Department and Certifying Authority are to be notified of this in writing at least 7 days prior.
B43	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	-	-	-	-	-	-	-	X	X	X	-	This Condition will apply throughout operations.
Existing Helipad / Helicopter Operations During Construction													
B44	Prior to the commencement of construction, helipad / helicopter operations at the site are to be reviewed by a suitably qualified and experienced aviation professional in consultation with relevant stakeholders. The review must consider the proposed construction methodology including plant and equipment to be used (including lighting and cranes) and recommend changes to the construction methodology and / or flight paths where required to ensure safe ongoing helicopter operations at the site. A report summarising the outcome of the review must be submitted to the Certifying Authority.	X	-	-	-	-	-	-	-	-	-	-	Staging remains unchanged from that approved under Nepean Hospital Staging Report Rev 16.

Condition of Consent	Compliance Requirement	Project Stages (as per Table 1, above)											Comment
		1	2	3	4	5	6	7	8	9	10	11	
Proposed Helipad Design													
B45	Prior to the construction of the proposed helipad, a report prepared by a suitably qualified and experienced aviation professional must be submitted to the satisfaction of the Certifying Authority which states that the design of the helipad incorporates the relevant details outlined in Civil Aviation Safety Authority Civil Aviation Advisory Publication CAAP 92-2(2) <i>Guidelines for the establishment</i> and other relevant National and International guidelines	-	X	-	-	-	-	-	-	-	-	-	Staging remains unchanged from that approved under Nepean Hospital Staging Report Rev 16.
Proposed Helipad Operations													
B46	Prior to the construction of the helipad, future ongoing helicopter operations to the site are to be reviewed by a suitably qualified and experienced aviation professional. Proposed flight paths to the helipad shall be identified in consultation with relevant stakeholders in accordance with Civil Aviation Safety Authority Civil Aviation Advisory Publication CAAP 92-2(2) <i>Guidelines for the establishment</i> and other relevant National and International guidelines. A report summarising the outcome of the review and a Three-dimensional Visual Flight Rules Approach and Departure Path and Transitional Surface Survey must be submitted to the satisfaction of Certifying Authority and a copy submitted to the Department and Council.	-	X	-	-	-	-	-	-	-	-	-	Staging remains unchanged from that approved under Nepean Hospital Staging Report Rev 16.
PART C DURING CONSTRUCTION													
Approved Plans to be On-site													
C1	A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.	X	X	X	X	X	X	X	-	-	-	X	This condition applies throughout construction.
Site Notice													
C2	A site notice(s): <div>(a) must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer.</div> <div>(b) is to satisfy all but not be limited to, the following requirements:<div>(i) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;</div><div>(ii) the notice is to be durable and weatherproof and is to be displayed throughout the works period;</div><div>(iii) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and</div><div>(iv) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.</div></div>	X	X	X	X	X	X	X	-	-	-	X	This condition applies throughout construction.
Operation of Plant and Equipment													
C3	All plant and equipment used on site, or to monitor the performance of the development must be: <div>a) maintained in a proper and efficient condition; and</div> <div>b) operated in a proper and efficient manner.</div>	X	X	X	X	X	X	X	-	-	-	X	This condition applies throughout construction.

Condition of Consent	Compliance Requirement	Project Stages (as per Table 1, above)											Comment
		1	2	3	4	5	6	7	8	9	10	11	
Demolition													
C4	Demolition work must comply with <i>Australian Standard AS 2601-2001</i> The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 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 Certifying Authority before the commencement of works.	X	X	X	X	X	X	X	-	-	-	X	This condition applies throughout construction.
Construction Hours													
C5	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 7am and 5pm, Saturdays. No work may be carried out on Sundays or public holidays.	X	X	X	X	X	X	X	-	-	-	X	This condition applies throughout construction.
C6	Activities may be undertaken outside of the hours in condition C5 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works.	X	X	X	X	X	X	X	-	-	-	X	This condition applies throughout construction.
C7	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	X	X	X	X	X	X	X	-	-	-	X	This condition applies throughout construction.
C8	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	X	X	X	X	X	X	X	-	-	-	X	This condition applies throughout construction.
Implementation of Management Plans													
C9	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	X	X	X	X	X	X	X	-	-	-	X	This condition applies throughout construction.
Construction Traffic													
C10	All construction vehicles (excluding worker vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping, unless directed by traffic control.	X	X	X	X	X	X	X	-	-	-	X	This condition applies throughout construction.
Road Occupancy Licence													
C11	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	X	X	X	X	X	X	X	-	-	-	X	This condition applies throughout construction.
SafeWork Requirements													
C12	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	X	X	X	X	X	X	X	-	-	-	X	This condition applies throughout construction.

Condition of Consent	Compliance Requirement	Project Stages (as per Table 1, above)											Comment
		1	2	3	4	5	6	7	8	9	10	11	
Hoarding Requirements													
C13	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application; and (c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	X	X	X	X	X	X	X	-	-	-	X	This condition applies throughout construction.
No Obstruction of Public Way													
C14	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.	X	X	X	X	X	X	X	-	-	-	X	This condition applies throughout construction.
Construction Noise Limits													
C15	The development must be constructed to achieve the construction noise management levels detailed in the <i>Interim Construction Noise Guideline</i> (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	X	X	X	X	X	X	X	-	-	-	X	This condition applies throughout construction.
C16	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C5.	X	X	X	X	X	X	X	-	-	-	X	This condition applies throughout construction.
C17	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers	X	X	X	X	X	X	X	-	-	-	X	This condition applies throughout construction.
C18	Any noise generated during construction of the development must not be offensive noise within the meaning of the <i>Protection of the Environment Operations Act 1997</i> or exceed approved noise limits for the site.	X	X	X	X	X	X	X	-	-	-	X	This condition applies throughout construction.
C19	To provide a noise barrier during works, a Temporary 2.7m high solid noise screen around the perimeter of the child care centre area is to be erected and managed during the demolition and construction.	X	X	X	X	X	X	X	-	-	-	X	This condition applies throughout construction.
Vibration Criteria													
C20	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> (DEC, 2006) (as may be updated or replaced from time to time)	X	X	X	X	X	X	X	-	-	-	X	This condition applies throughout construction.
C21	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C20.	X	X	X	X	X	X	X	-	-	-	X	This condition applies throughout construction.

Condition of Consent	Compliance Requirement	Project Stages (as per Table 1, above)											Comment
		1	2	3	4	5	6	7	8	9	10	11	
C22	The limits in conditions C20 and C21 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B23 of this consent.	X	X	X	X	X	X	X	-	-	-	X	This condition applies throughout construction.
Detailed Site Investigation													
C23	Following the demolition of any existing structures, infrastructure and in ground utilities, the Applicant is to carry out further investigation of soil contamination (including within the footprint and immediate surrounds of those structures, infrastructures and utilities prior to undertaking any construction) to address any contamination with regard to the following: (a) NSW EPA Sampling Design Guidelines; (b) Guidelines for the NSW Site Auditor Scheme (3rd edition) 2017; (c) Guidelines for Consultants Reporting on Contamination Sites, 2011; and (d) The National Environment Protection (Assessment of Contamination) Measure.	X	X	X	X	X	X	X	-	-	-	X	This condition applies throughout construction following demolition of any existing structures, infrastructure, and ground utilities.
C24	The RAP must be updated based on the findings of the further site investigation constructed once existing buildings are demolished on the site.	X	X	X	X	X	X	X	-	-	-	X	This condition applies throughout construction as required based on results from further investigations.
Tree Protection													
C25	For the duration of the construction works: (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; (c) all trees on the site that are not approved for removal must be suitably protected during construction as per recommendations of the Arboricultural Development Assessment Report prepared by Moore Trees Arboricultural Services dated 26/11/2018; and (d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.	X	X	X	X	X	X	X	-	-	-	X	This condition applies throughout construction.
Dust Minimisation													
C26	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	X	X	X	X	X	X	X	-	-	-	X	This condition applies throughout construction.
C27	During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and land stabilisation works are carried out progressively on site to minimise exposed surfaces.	X	X	X	X	X	X	X	-	-	-	X	This condition applies throughout construction.

Condition of Consent	Compliance Requirement	Project Stages (as per Table 1, above)											Comment
		1	2	3	4	5	6	7	8	9	10	11	
Air Quality Discharges													
C28	The Applicant must install and operate equipment in line with best practice to ensure that the development complies with all load limits, air quality criteria/air emission limits and air quality monitoring requirements as specified in the EPL applicable to the site.	X	X	X	X	X	X	X	-	-	-	X	This condition applies throughout construction.
Erosion and Sediment Control													
C29	All erosion and sediment control measures, must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment.	X	X	X	X	X	X	X	-	-	-	X	This condition applies throughout construction.
Imported Soil													
C30	The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the [Department/Certifying Authority] upon request. [SSD-8766-Mod-2]	X	X	X	X	X	X	X	-	-	-	X	This condition applies throughout construction.
Disposal of Seepage and Stormwater													
C31	Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the <i>Protection of the Environment Operations Act 1997</i> .	X	X	X	X	X	X	X	-	-	-	X	This condition applies throughout construction.
Unexpected Finds Protocol – Aboriginal Heritage													
C32	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and OEH to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of OEH.	X	X	X	X	X	X	X	-	-	-	X	This condition applies throughout construction in the event of unexpectedly finding an Aboriginal object.
Unexpected Finds Protocol – Historic Heritage													
C33	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the OEH Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of Heritage Division of the OEH.	X	X	X	X	X	X	X	-	-	-	X	This condition applies throughout construction in the event of unexpectedly finding a relic.
Waste Storage and Processing													
C34	Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	X	X	X	X	X	X	X	-	-	-	X	This condition applies throughout construction.
C35	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	X	X	X	X	X	X	X	-	-	-	X	This condition applies throughout construction.

Condition of Consent	Compliance Requirement	Project Stages (as per Table 1, above)											Comment
		1	2	3	4	5	6	7	8	9	10	11	
C36	The body of any vehicle or trailer used to transport waste or excavation spoil must be covered before leaving the premises to prevent any spillage or escape of any dust, waste of spoil. Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises.	X	X	X	X	X	X	X	-	-	-	X	This condition applies throughout construction.
C37	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	X	X	X	X	X	X	X	-	-	-	X	This condition applies throughout construction.
Handling of Asbestos													
C38	The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – ‘Transportation and management of asbestos waste’ must also be complied with.	X	X	X	X	X	X	X	-	-	-	X	This condition applies throughout construction.
Independent Environmental Audit													
C39	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	X	X	X	X	X	X	X	-	-	-	X	This condition applies throughout construction prior to commencement of preparation of Independent Audit Program or commencement of an Independent Audit.
C40	No later than four weeks before the date notified for the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	X	X	X	X	X	X	X	-	-	-	X	This condition applies throughout construction. Independent Audit Program to be submitted prior to commencement of Stage 1 and then applies throughout construction.
C41	Table 1 of the Independent Audit Post Approval Requirements (Department 2009) is amended so that the frequency of audits required in the construction phase is: (a) An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and (b) A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.	X	X	X	X	X	X	X	-	-	-	X	Within 8 weeks of the commencement of Stage 1 construction, 6 months afterwards, then at frequencies set out in the Independent Audit Program.
C42	In all other respects Table 1 remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks’ notice to the applicant of the date upon which the audit must be commenced.	X	X	X	X	X	X	X	X	X	X	X	This condition will be complied with in full throughout, at frequencies set out in the Independent Audit Program.
C43	Independent Audits of the development must be carried out in accordance with: (a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C39 of this consent; and (b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018)	X	X	X	X	X	X	X	X	X	X	X	This condition will be complied with in full throughout.
C44	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C41 of this consent; (b) submit the response to the Department and the Certifying Authority; and	X	X	X	X	X	X	X	X	X	X	X	This condition will be complied with in full throughout, following completion of each audit.

Condition of Consent	Compliance Requirement	Project Stages (as per Table 1, above)											Comment
		1	2	3	4	5	6	7	8	9	10	11	
	(c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.												
C45	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	-	-	-	-	-	-	-	X	X	X	-	This condition will apply throughout operations.
Incident Notification, Reporting and Response													
C46	The Department must be notified in writing to compliance@planning.nsw.gov.au 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.	X	X	X	X	X	X	X	X	X	X	X	This condition will be complied with in full throughout. To be addressed immediately following a notifiable incident.
C47	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1 .	X	X	X	X	X	X	X	X	X	X	X	This condition will be complied with in full throughout. To be addressed within 7 days of following a notifiable incident.
Non-Compliance Notification													
C48	The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	X	X	X	X	X	X	X	X	X	X	X	This condition will be complied with in full throughout. To be addressed within 7 days of becoming aware of a non-compliance.
C49	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.	X	X	X	X	X	X	X	X	X	X	X	This condition will be complied with in full throughout.
C50	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	X	X	X	X	X	X	X	X	X	X	X	This condition will be complied with in full throughout.
Revision of Strategies, Plans and Programs													
C51	Within three months of: (a) the submission of a compliance report under condition B40; (b) the submission of an incident report under condition C46; (c) the submission of an Independent Audit under condition C43; (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 Department and the Certifying Authority must be notified in writing that a review is being carried out.	X	X	X	X	X	X	X	-	-	-	X	This condition applies throughout construction. To be addressed within 3 months of each of the milestones set out in this condition.
C52	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review. <i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i>	X	X	X	X	X	X	X	-	-	-	X	This condition applies throughout construction. If triggered, must be addressed within 6 months of the review.

Condition of Consent	Compliance Requirement	Project Stages (as per Table 1, above)											Comment
		1	2	3	4	5	6	7	8	9	10	11	
Operational Noise – Design of Mechanical Plant and Equipment													
C53	<p>Prior to commencement of the installation and associated construction of plant and equipment, a detailed operational noise and vibration impact assessment shall be submitted to the Certifying Authority and the Department. The assessment must:</p> <p>(a) prepared by a suitably qualified person.</p> <p>(b) detail the operational noise and vibration sources and activities, including mechanical plant.</p> <p>(c) outline all feasible and reasonable noise and vibration mitigation and management measures to be implemented.</p> <p>(d) demonstrate that noise levels will not exceed the recommended operational noise levels identified in the Acoustic Assessment Report (Rev 9) prepared by Acoustic Logic dated 15/11/2018.</p> <p>The Applicant must incorporate the noise mitigation recommendations in the Acoustic Assessment Report (Rev 9) prepared by Acoustic Logic dated 15/11/2018 into the detailed design drawings.</p> <p>The Certifying Authority must verify that all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Acoustic Report.</p>	X	X	X	X	X	X	X	-	-	-	X	This condition applies throughout construction, prior to the installation of mechanical plant and equipment.
PART D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE													
Notification of Occupation													
D1	The date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before occupation. If the operation of the development is to be staged, the Department 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.	-	-	-	-	-	-	-	X	-	-	-	Department to be notified one month prior to occupation of the NHRS1, at each of the identified operations Stages. Notice has been issued for Stage 8. Notice to be issued prior to the 30/03/2022 for Stage 9 and condition will be closed prior to Stage 9.
External Walls and Cladding													
D2	Prior to the occupation of the building, the Applicant must provide the Certifying Authority 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.	-	-	-	-	-	-	-	-	X	-	-	Contractor to provide compliance documentation prior to occupation of the NHRS1. This condition will be closed during Stage 9, as follows: <ul style="list-style-type: none">In May 2022 for the Main Tower, andBefore the end of Q2 2022 for the Maternity Access Walkway.
D3	The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	-	-	-	-	-	-	-	-	X	-	-	Contractor to provide compliance documentation relating to occupation of the NHRS1 that is given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it. This condition will be closed during Stage 9, anticipated before the end of Q2 2022..

Condition of Consent	Compliance Requirement	Project Stages (as per Table 1, above)											Comment
		1	2	3	4	5	6	7	8	9	10	11	
Post-construction Dilapidation Report													
D4	<p>Prior to occupation of the building, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:</p> <p>a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure.</p> <p>b) to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifying Authority 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.</p>	-	-	-	-	-	-	-	-	X	-	-	All documentation will be finalised and issued to Council and the Certifying Authority during Stage 9, once construction work is complete (anticipated before the end of Q2 2022).
Protection of Public Infrastructure													
D5	<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</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 that needs to be relocated as a result of the development.</p> <p><i>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required by this consent.</i></p>	-	-	-	-	-	-	-	-	X	-	-	The contractor will obtain confirmation from Council that no assets have been damaged, or items have been rectified. This will be undertaken during Stage 9, once construction work is complete (anticipated before the end of Q2 2022).
Utilities and Services													
D6	<p>Prior to occupation of the building, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the <i>Sydney Water Act 1994</i>.</p>	-	-	-	-	-	-	-	-	X	-	-	Contractor to obtain Compliance Certificate for water and sewerage infrastructure servicing prior to occupation of NHRS1. This Condition will be closed at Stage 9 once the requirements of this condition have been satisfied.
Roadworks and Access													
D7	<p>The Applicant must complete the new Somerset Street access works prior to operation of the development to the satisfaction of Council.</p>	-	-	-	-	-	-	-	-	X	-	-	This condition will be closed during Stage 9 once the requirements of this condition have been satisfied and construction work is complete (anticipated before the end of Q2 2022).
Works as Executed Plans													
D8	<p>Prior to occupation of the building, works-as-executed drawings signed by a registered surveyor demonstrating that is in accordance with Council’s Engineering Construction Specification for Civil Works, Water Sensitive Urban Design Technical Guidelines and Stormwater Drainage for Building Developments, and finished ground levels have been constructed as approved, must be submitted to the Certifying Authority.</p>	-	-	-	-	-	-	-	-	X	-	-	Contractor to provide compliance prior to occupation at each of the operations Stages, as relevant. Following the completion of the public domain works this condition will be closed (anticipated before the end of Q2 2022).

Condition of Consent	Compliance Requirement	Project Stages (as per Table 1, above)											Comment
		1	2	3	4	5	6	7	8	9	10	11	
D9	<p>Prior to the commencement of operation, a Green Travel Plan (GTP), must be prepared and be submitted to the Secretary to promote the use of active and sustainable transport modes. The plan must:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified traffic consultant in consultation with (Sydney Coordination Office) Transport for NSW; (b) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP; (c) set out measures to encourage staff to park in dedicated staff car parks; (d) outline facilities and measures to promote public transport usage, car share schemes and employee incentives; (e) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; and (f) describe pedestrian and bicycle linkages and end of trip facilities available on-site. (g) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of staff to and from hospital. 	-	-	-	-	-	-	-	-	X	-	-	Contractor to provide compliance documentation. This condition will be closed during Stage 9 once the requirements of this condition have been satisfied and construction work is complete (anticipated before the end of Q2 2022). Implementation of the Green Travel Plan during operations is addressed in condition E6.
Mechanical Ventilation													
D10	<p>Following completion, installation and testing of all mechanical ventilation systems, the Applicant must provide evidence to the satisfaction of the Certifying Authority, prior to the final occupation, that the installation and performance of the mechanical systems complies with:</p> <ul style="list-style-type: none"> (a) the BCA; (b) <i>AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and other relevant codes; (c) the development consent and any relevant modifications; and (d) any dispensation granted by the NSW Fire Brigade. 	-	-	-	-	-	-	-	-	X	-	-	<p>Completion, installation and testing of all mechanical ventilation systems will be closed out during Stage 9 as follows:</p> <ul style="list-style-type: none"> • In May 2022 for the Main Tower, and • Before the end of Q2 2022 for the Maternity Access Walkway.
Car Parking Arrangements													
D11	Unless otherwise agreed by the Planning Secretary, occupation or commencement of use of the building must not occur until evidence to the satisfaction of the Planning Secretary is submitted demonstrating that a minimum of 2,009 car parking spaces are available to staff and visitors on the site.	-	-	-	-	-	-	-	-	-	-	-	<p>This condition will be addressed at a later time as provision of parking spaces relies on the existing helipad on top of the existing Multi Storey Carpark (MSCP) to be decommissioned once the tower helipad goes live. Following this, additional levels are to be constructed on top of the existing MSCP. The anticipated date for achieving the minimum 2,009 car parking spaces (and closing out of this Condition) is March 2023. Up until this point, 1,901 parking spaces will be available. See section 2, above.</p>
D12	Prior to the occupation of the building, a car parking wayfinding strategy must be submitted to the Certifying Authority which details proposed measures, such as the installation of signage, to advise of, and direct drivers to, the various car parking facilities available across the site.	-	-	-	-	-	-	-	-	X	-	-	This condition will be closed prior to occupation in Stage 9.

Condition of Consent	Compliance Requirement	Project Stages (as per Table 1, above)											Comment
		1	2	3	4	5	6	7	8	9	10	11	
Road Damage													
D13	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 is to be met in full by the Applicant prior to commencement of use of any stage of the development.	-	-	-	-	-	-	-	-	X	-	-	During Stage 9, the contractor will obtain confirmation of Council that no assets have been damaged, or items have been rectified. This will be addressed once construction work is complete (anticipated before the end of Q2 2022).
Fire Safety Certification													
D14	Prior to the final 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.	-	-	-	-	-	-	-	-	X	-	-	The contractor is required to submit a fire safety certificate at Stage 9. This condition will be closed during Stage 9 as follows: <ul style="list-style-type: none">In May 2022 for the Main Tower, andBefore the end of Q2 2022 for the Maternity Access Walkway.
Structural Inspection Certificate													
D15	A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority prior to the occupation of the relevant parts of any new or refurbished buildings. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: <ul style="list-style-type: none">(a) the site has been periodically inspected and the Certifying Authority 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.	-	-	-	-	-	-	-	-	X	-	-	Some structural items will be completed as part of Stage 9. This condition will be closed during Stage 9 as follows: <ul style="list-style-type: none">In May 2022 for the Main Tower, andBefore the end of Q2 2022 for the Maternity Access Walkway.
Compliance with Food Code													
D16	Where relevant, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 <i>Design, construction and fit-out of food premises</i> . The Applicant must provide evidence of receipt of the certificate to the satisfaction of the Certifying Authority prior to occupation.	-	-	-	-	-	-	-	-	-	X	-	It is assumed that this condition will be addressed at Stage 10, however this is dependent upon finalisation of vendor contract for the coffee stand being installed as part of the Project.
Stormwater Quality Management Plan													
D17	Prior to occupation of the building, an Operation and Maintenance Plan (OMP) is to be prepared to ensure proposed stormwater quality measures remain effective. The OMP must contain the following: <ul style="list-style-type: none">(a) maintenance schedule of all stormwater quality treatment devices;(b) record and reporting details;(c) relevant contact information; and(d) Work Health and Safety requirements.	-	-	-	-	-	-	-	-	X	-	-	Contractor to prepare compliance documentation at Stage 9. Documentation will apply throughout all operational stages.
D18	Details demonstrating compliance must be submitted to the Certifying Authority prior to occupation.	-	-	-	-	-	-	-	-	X	-	-	Contractor to provide compliance documentation to the Certifying Authority prior to Stage 9, before occupation.

Condition of Consent	Compliance Requirement	Project Stages (as per Table 1, above)											Comment
		1	2	3	4	5	6	7	8	9	10	11	
Rainwater Harvesting													
D19	A signed works-as-executed Rainwater Re-use Plan must be provided to the Certifying Authority prior to occupation of the building.	-	-	-	-	-	-	-	-	X	-	-	Contractor to provide compliance documentation to the Certifying Authority at Stage 9. This condition will be closed at Stage 9 once the requirements of this condition have been satisfied.
Warm Water Systems and Cooling Systems													
D20	The installation, operation and maintenance of warm water systems and water cooling systems (as defined under the <i>Public Health Act 2010</i>) must comply with the <i>Public Health Act 2010</i> , Public Health Regulation 2012 and Parts 1 and 2 (or Part 3 if a Performance-based water cooling system) of <i>AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance</i> and the NSW Health Code of Practice for the Control of Legionnaires’ Disease.	-	-	-	-	-	-	-	-	X	-	-	Contractor to provide compliance documentation. This condition will be closed at Stage 9 once the requirements of this condition have been satisfied.
Outdoor Lighting													
D21	To ensure that lighting of the building is sympathetic to the suburban environment and does not emphasise the scale of the building, the Applicant must prepare a lighting strategy for the proposed building in consultation with Council. The strategy shall be submitted to the satisfaction of the Certifying Authority prior to the occupation of the building and a copy provided to the Department and Council.	-	-	-	-	-	-	-	-	X	-	-	Contractor to provide compliance documentation to Certifying Authority prior to occupation at Stage 9. This condition will be closed at Stage 9 once the requirements of this condition have been satisfied.
D22	The Applicant must ensure the installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers. Outdoor lighting must: <div>(a) comply with the latest version of AS 4282-1997 - <i>Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997); and (b) be mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.</div>	-	-	-	-	-	-	-	-	X	-	-	This condition will be closed during Stage 9 as follows: <ul style="list-style-type: none">In May 2022 for the Main Tower, andBefore the end of Q2 2022 for the Maternity Access Walkway.
D23	The Applicant shall ensure that the installed lighting associated with the development achieves the objective of not causing distraction to helicopter operations associated with the proposed helipad having regard to the advice of a suitably qualified and experienced aviation professional and relevant National and International guidelines.	-	-	-	-	-	-	-	-	X	-	-	Contractor to provide compliance documentation at Stage 9. This condition will be closed at Stage 9 once the requirements of this condition have been satisfied.
D24	Upon installation of outdoor lighting, but before it is finally commissioned, the Applicant must submit to the Certifier evidence from a qualified practitioner demonstrating compliance in accordance with conditions D21and D22.	-	-	-	-	-	-	-	-	X	-	-	This condition will be closed during Stage 9 as follows: <ul style="list-style-type: none">In May 2022 for the Main Tower, andBefore the end of Q2 2022 for the Maternity Access Walkway.
Signage													
D25	Way-finding signage and signage identifying the location of staff car parking must be installed prior to occupation.	-	-	-	-	-	-	-	-	X	-	-	Contractor to install final Signage during Stage 9 once the maternity access if completed (anticipated before the end of Q2 2022).

Condition of Consent	Compliance Requirement	Project Stages (as per Table 1, above)											Comment
		1	2	3	4	5	6	7	8	9	10	11	
D26	Bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas prior to occupation.	-	-	-	-	-	-	-	-	X	-	-	Contractor to install final Signage during Stage 9, once the maternity access is completed (anticipated before the end of Q2 2022).
D27	'Do not drink' signage on non-potable water used for toilet flushing and to new hose taps and irrigation systems for landscaped areas must be installed within the site prior to occupation.	-	-	-	-	-	-	-	-	X	-	-	Contractor to install 'Do not drink' signage during Stage 9. This condition will be closed at Stage 9 once the requirements of this condition have been satisfied.
D28	Prior to occupation, installation of flood warning signs on the north-eastern corner of the site to prevent access from Great Western Highway during major flood events.	-	-	-	-	-	-	-	-	X	-	-	Contractor to install flood warning signs on the north-eastern corner of the site prior to completion of Stage 9. This condition will be closed at Stage 9 once the requirements of this condition have been satisfied.
Operational Waste Management Plan													
D29	<p>Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Department/Certifying Authority. The Waste Management Plan must:</p> <ul style="list-style-type: none"> (a) detail the type and quantity of waste to be generated during operation of the development; (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the <i>Protection of the Environment Operations Act 1997</i>, <i>Protection of the Environment Operations (Waste) Regulation 2014</i> and the <i>Waste Classification Guideline</i> (Department of Environment, Climate Change and Water, 2009); (c) detail the materials to be reused or recycled, either on or off site; and (d) include the Management and Mitigation Measures included in Section 11 of the EIS. 	-	-	-	-	-	-	-	-	X	-	-	Waste Management Plan to be provided prior to completion of Stage 9 but will apply to all operational Stages.

Condition of Consent	Compliance Requirement	Project Stages (as per Table 1, above)											Comment	
		1	2	3	4	5	6	7	8	9	10	11		
Validation Report														
D30	<p>The Applicant must prepare a Validation Report for the development. The Validation Report must:</p> <p>(a) be prepared by an appropriately qualified environmental consultant and reviewed by an EPA accredited Site Auditor;</p> <p>(b) be submitted to EPA, the Planning Secretary and the Certifying Authority for information one month after the completion of remediation works;</p> <p>(c) be prepared in accordance with the RAP and the Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (OEHL, 2011);</p> <p>(d) include, but not be limited to:</p> <p>(i) comment on the extent and nature of the remediation undertaken;</p> <p>(ii) describe the location, nature and extent of any remaining contamination on site;</p> <p>(iii) sampling and analysis plan and sampling methodology;</p> <p>(iv) results of sampling of treated material, compared with the treatment criteria;</p> <p>(v) details of the volume of treated material emplaced within the containment cell and its location;</p> <p>(vi) results of any validation sampling, compared to relevant guidelines/criteria;</p> <p>(vii) discussion of the suitability the remediated areas for the intended land use; and</p> <p>(viii) any other requirement relevant to the project.</p>	-	-	-	-	-	-	-	-	-	X	-	-	Validation report needs to capture all the works, and the report needs to collate all the dockets for imported/exported material for Stage 9. Documentation must be submitted to EPA, the Planning Secretary and the Certifying Authority for information one month after the completion of remediation works. This Condition will be closed prior to completion of Stage 9.
Site Audit Report and Site Audit Statement														
D31	Prior to occupation of the building, the Applicant must obtain from an EPA accredited Site Auditor, a Site Audit Statement and a Site Audit Report which demonstrates that the site is suitable for its intended use(s).	-	-	-	-	-	-	-	-	-	X	-	-	This condition will be closed following completion of validation report prior to completion of Stage 9.
D32	Within 3 months of submission of the Validation Report required by condition D30, the Applicant must demonstrate to the satisfaction of the Certifying Authority that the Site Auditor has submitted a Site Audit Report and Site Audit Statement to EPA in accordance with the requirements of EPA’s <i>Guidelines for the NSW Site Auditor Scheme</i> (3rd Edition) 2017.	-	-	-	-	-	-	-	-	-	X	-	-	Contractor to provide compliance documentation to the Certifying Authority within 3 months of submission of the Validation Report required by condition D30. This condition will be closed in Stage 9.
Landscaping														
D33	<p>Prior to occupation of the building, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Certifying Authority. The plan must:</p> <p>(a) detail the species to be planted on-site;</p> <p>(b) describe the monitoring and maintenance measures to manage revegetation and landscaping works;</p> <p>(c) be consistent with the Applicant’s Management and Mitigation Measures at EIS;</p> <p>(d) provide for the planting of 222 228 trees as per the Landscape Plans and Plant Schedule prepared by Arcadia Landscape Architecture dated 24/08/2018 03/09/2019.</p> <p>[SSD-8766-Mod-2]</p>	-	-	-	-	-	-	-	-	-	X	-	-	Contractor to provide compliance documentation. Documentation to be provided at operations Stage 9 but will apply throughout all operational stages.

Condition of Consent	Compliance Requirement	Project Stages (as per Table 1, above)											Comment
		1	2	3	4	5	6	7	8	9	10	11	
D34	The Applicant must not commence operation until the Landscape Management Plan is submitted to the Certifying Authority.	-	-	-	-	-	-	-	-	X	-	-	Contractor to provide compliance documentation to Certifying Authority prior to commencement of occupation at operations Stage 9.
Ecologically Sustainable Development													
D35	Within 6 months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star As Built rating unless updated NSW Health Engineering Guidelines are accepted by the Planning Secretary. Evidence of the certification or other evidence as agreed with the Planning Secretary in updated NSW Health Engineering Services Guidelines must be provided to the Certifying Authority and the Planning Secretary. <u>Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifying Authority and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under Condition B16, evidence of compliance of implementation must be provided to the Planning Secretary and Certifying Authority.</u> [SSD-8766-Mod-4]	-	-	-	-	-	-	-	-	X	X	-	Completion of this condition requires ESD information from the first 6-months of operations (commencing in Stage 9). As such, this Condition will be closed within 6-months of operations.
Easements													
D36	A drainage easement is to be dedicated over the existing drainage infrastructure that drains Barber Avenue through the hospital grounds to Somerset Street. The drainage easement widths are to be in accordance with Council's Stormwater Drainage Specification for Building Developments.	-	-	-	-	-	-	-	-	X	-	-	This condition will be triggered at Stage 9 and will be complied with throughout operations.
Hospital Shuttle Bus													
D37	A report with revised shuttle bus schedule, including pick up and drop off points is to be provided to the Certifying Authority and the Planning Secretary. This report should demonstrate compliance with disability access requirement at the pick-up and drop-off points, timing and integration with public transport services and provide waiting areas that have weather protection.	-	-	-	-	-	-	-	-	X	-	-	This condition will be triggered at Stage 9 and will be complied with throughout operations.
Wind Tunnel Testing													
D38	Prior to the occupation of the building, details of compliance with the recommendations within the Pedestrian wind Environment Statement prepared by Windtech dated 6/04/2018 is to be submitted to the Certifying Authority.	-	-	-	-	-	-	-	-	X	-	-	Contractor to provide compliance documentation during Stage 9. This condition will be closed once all landscaping is completed around the maternity access (anticipated before the end of Q2 2022).
PART E POST OCCUPATION													
Operation of Plant and Equipment													
E1	All plant and equipment used on site, or to monitor the performance of the development must be: (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner.	-	-	-	-	-	-	-	-	X	X	-	Part E conditions will be triggered at Stage 9 and will be complied with throughout operations.

Condition of Consent	Compliance Requirement	Project Stages (as per Table 1, above)											Comment
		1	2	3	4	5	6	7	8	9	10	11	
Community Communication Strategy													
E2	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	-	-	-	-	-	-	-	-	X	X	-	The Community Communication Strategy will be implemented for a minimum of 12 months following the completion of construction in operations Stage 9.
Operational Noise Limits													
E3	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Acoustic Assessment Report (Rev) prepared by Acoustic Logic and dated 15/11/2018.	-	-	-	-	-	-	-	-	X	X	-	Part E conditions will be triggered at Stage 9 and will be complied with throughout operations.
E4	The Applicant must undertake short term noise monitoring in accordance with the <i>Noise Policy for Industry</i> where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in Acoustic Assessment Report (Rev) prepared by Acoustic Logic and dated 15/11/2018. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.	-	-	-	-	-	-	-	-	X	X	-	Part E conditions will be triggered at Stage 9 and will be complied with throughout operations. Evidence must show that the monitoring report was submitted to the Planning Secretary within two months of the commencement of operation of use of each operational stage.
Unobstructed Driveways and Parking Areas													
E5	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.	-	-	-	-	-	-	-	-	X	X	-	Part E conditions will be triggered at Stage 9 and will be complied with throughout operations.
Green Travel Plan													
E6	The Green Travel Plan required by condition D9 of this consent must be updated annually and implemented.	-	-	-	-	-	-	-	-	X	X	-	As noted above, the preparation of the Green Travel Plan will be triggered in operations Stage 9. This Plan will be implemented throughout operations and will be updated annually.
Outdoor Lighting													
E7	Notwithstanding Condition D21, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	-	-	-	-	-	-	-	-	X	X	-	Part E conditions will be triggered at Stage 9 and will be complied with throughout operations.
Fire Safety Certificate													
E8	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council’s Fire Safety Statement.	-	-	-	-	-	-	-	-	X	X	-	Part E conditions will be triggered at Stage 9 and will be complied with throughout operations.

Condition of Consent	Compliance Requirement	Project Stages (as per Table 1, above)											Comment	
		1	2	3	4	5	6	7	8	9	10	11		
Landscaping														
E9	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D33 for the duration of occupation of the development.	-	-	-	-	-	-	-	-	X	X	-	Part E conditions will be triggered at Stage 9 and will be complied with throughout operations.	
Hazard Audit														
E10	Within twelve months after the commencement of operation and every three years thereafter, or at such intervals as the Planning Secretary may agree, the Applicant must carry out a comprehensive Hazard Audit of the development. Division 9.4 of Part 9 of the EP&A Act applies to these audits, which are for the purpose of hospital. The audits must: <div><div>(a)</div>be carried out at the Applicant’s expense by a qualified person or team, who have been approved by the Planning Secretary and are independent of the development; <div>(b)</div>be carried out in accordance with the Department’s Hazardous Industry Planning Advisory Paper No. 5, ‘Hazard Audit Guidelines’; and <div>(c)</div>include a review of the site Safety Management System and a review of all entries made in the incident register since the previous audit.</div>	-	-	-	-	-	-	-	-	-	X	X	-	Part E conditions will be triggered at Stage 9 and will be complied with throughout operations. The first Hazard Audit is to take place within 12 months of operations Stage 9.
E11	Within one month of completing each audit carried out in accordance with condition C43, the Applicant must submit a report to the satisfaction of the Planning Secretary for information. The audit report must be accompanied by a program for the implementation of all recommendations made in the audit report. If the Applicant intends to defer the implementation of a recommendation, reasons must be documented.	-	-	-	-	-	-	-	-	-	X	X	-	Part E conditions will be triggered at Stage 9 and will be complied with throughout operations. Within one month of completing each audit carried, a report must be submitted to the Planning Secretary.
Hazards and Risk														
E12	The Applicant must store all chemicals, fuels and oils used on-site in accordance with: <div><div>(a)</div>the requirements of all relevant Australian Standards; and <div>(b)</div>the NSW EPA’s <i>Storing and Handling of Liquids: Environmental Protection – Participants Manual</i>’ if the chemicals are liquids.</div>	-	-	-	-	-	-	-	-	-	X	X	-	Part E conditions will be triggered at Stage 9 and will be complied with throughout operations.
E13	In the event of an inconsistency between the requirements of condition E12(a), the most stringent requirement must prevail to the extent of the inconsistency	-	-	-	-	-	-	-	-	-	X	X	-	Part E conditions will be triggered at Stage 9 and will be complied with throughout operations.
Dangerous Goods														
E14	The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department of Planning’s <i>Hazardous and Offensive Development Application Guidelines – Applying SEPP 33</i> at all times.	-	-	-	-	-	-	-	-	-	X	X	-	Part E conditions will be triggered at Stage 9 and will be complied with throughout operations.
Discharge Limits														
E15	The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided for in an EPL.	-	-	-	-	-	-	-	-	-	X	X	-	Part E conditions will be triggered at Stage 9 and will be complied with throughout operations.
Bunding														
E16	The Applicant must store all chemicals, fuels and oils used on-site in appropriately banded areas in accordance with the requirements of all relevant Australian Standards, and/or EPA’s <i>Storing and Handling of Liquids: Environmental Protection – Participants Manual</i> (Department of Environment and Climate Change, 2007)	-	-	-	-	-	-	-	-	-	X	X	-	Part E conditions will be triggered at Stage 9 and will be complied with throughout operations.

APPENDIX B:

Hospital's Operational Decant Plan

Revised Move / Decant Plan 2022

Week 1

MONDAY	GO –LIVE DATE TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
9/5/2022	10/5/2022	11/5/2022	12/5/2022	13/5/2022
	Lv 11c – W4b Lv 9c & 11d will be a combination of both wards N2f and W5a	Lv 10c – N1f Lv 10d – W3b		

Week 2

SATURDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
14/5/2022	16/5/2022	17/5/2022	18/5/2022	19/5/2022	20/5/2022
Lv 3 – Theatres Lv 4 – CSSD Lv 2 – DOSA & ENDOSCOPY		Birth Unit NICU Lv 8c – S4EP Lv 9d – S4EA	Lv 7d – W4c Lv 12c – W4a		

Week 3

MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY
	11/10/2022	12/10/2022		
Note – not moving until October 2022				
	Lv 7c – W5b Lv 0 – Sat - Imaging Lv 5 – CCU	Lv 0 – ED Lv 5 – Cath Lab Lv 5 – ECHO		

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