

# STAGING REPORT – NEPEAN HOSPITAL REDEVELOPMENT STAGE 2 – SSD 16928008

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CPB CONTRACTORS

APRIL 2023

## Authorisation

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<b>Date:</b>	17/05/2023	<b>Date:</b>	17/05/2023

## Document Revision History

Revision	Date	Description
1.0	16/03/2023	For client review
2.0	03/04/2023	Final for submission
3.0	17/05/2023	Response to DPE comments

**Report Name:** Staging Report – Nepean Hospital Redevelopment Stage 2 –SSD 16928008

**Project No.:** 802

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# 1. INTRODUCTION

## 1.1 Background

Health Infrastructure NSW is responsible for delivering the Nepean Hospital Redevelopment Stage 2 (SSD 16928008) (NHRS2, 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:

- Demolition of parts of the existing North Block, the Total Asset Management facility and other satellite buildings
- Construction of a new seven storey health services building with an additional 78 overnight/in-patient beds
- Reconfiguration of the loading dock area and back-of-house functions
- Landscaping and other associated public domain and infrastructure works, including off-campus high voltage feeder upgrade, and;
- Barber Avenue upgrade and construction of new access road to the forecourt, port cochere and front-of-house area.

## 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 Project footprint is presented in Figure 1.

Redevelopment works for the Project include:

- The Stage 2 building, being predominantly a 7-storey building, with rooftop plant
- Demolition of parts of the existing North Block and other satellite buildings directly within the Stage 2 building footprint
- Demolition of the Total Asset Management (TAM) facility
- Reconfiguration of the loading dock area and back of house functions
- Landscaping and other associated at-grade works within the Stage 2 building's immediate vicinity including off campus High Voltage feeder upgrade, and;
- Barber Avenue upgrade and access road to the Stage 2 building's forecourt, port cochere, and front of house area.

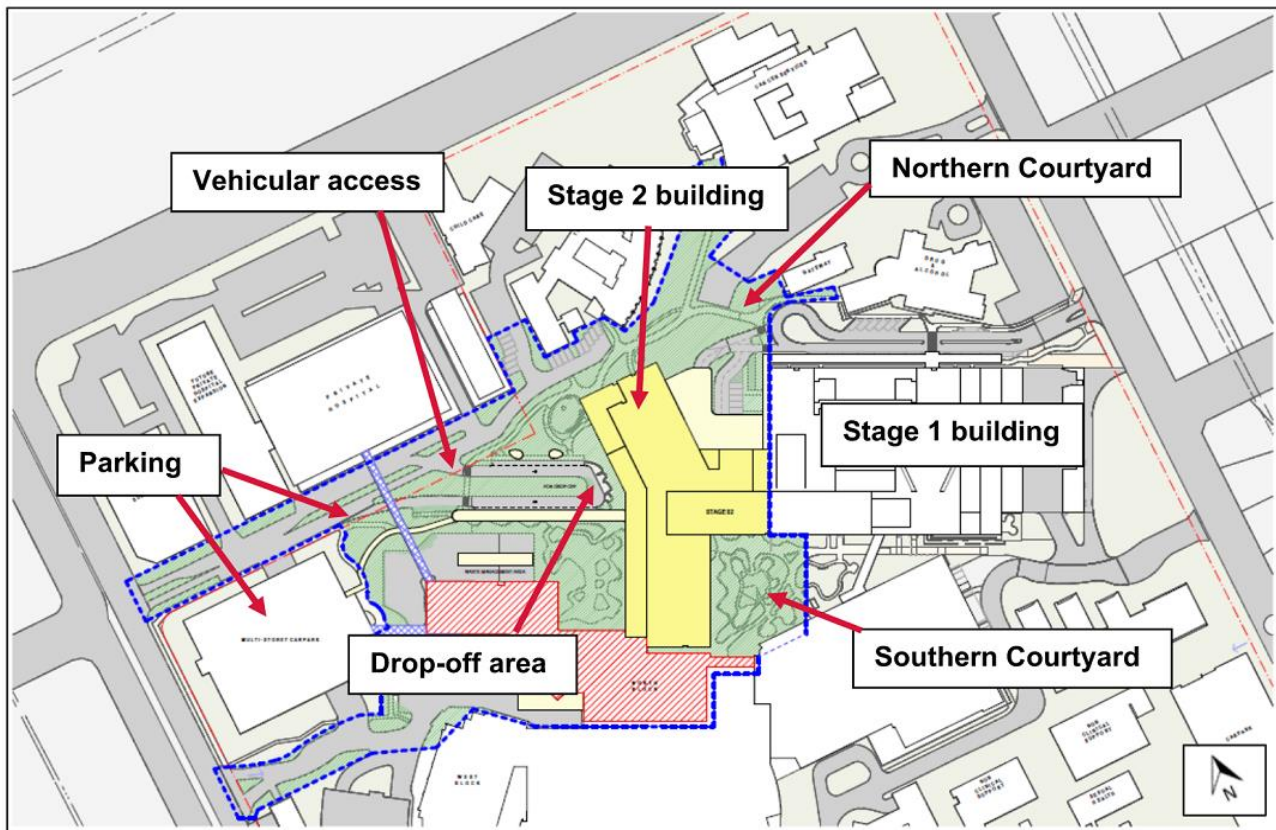


Figure 1: Project footprint – Stage 2 Nepean Hospital Redevelopment (Project EIS, 2021)

### 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 and Environment (the Department) in 2021 along with an accompanying Environmental Impact Statement. Consent was granted on 9 December 2022 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.

This Staging Report should be read in conjunction with the approved SSD 16928008 conditions of consent.

### 1.4 Purpose of this Staging Report

Condition A9 states that the Project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary.

This Staging Report has been prepared to facilitate the staged construction of the Project. Table 1 sets out how this Report has addressed the requirements relating to staging has been addressed.

Table 1: Compliance with conditions relating to staging

Ref	Requirement	How addressed
A9	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	This Report
A10	A Staging Report prepared in accordance with condition A9 must:	Section 2
	(a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;	Section 2
	(b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);	Section 2
	(c) specify how compliance with conditions will be achieved across and between each of the stages of the project;	Section 3.1 – 3.4 and Appendix A
	(d) specify how compliance with independent auditing requirements will be achieved across and between each of the operational stages of the project; and	Section 3.4
	(e) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	Section 3.5
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary	Section 3
A12	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report including independent auditing requirements.	Section 3 and Appendix A.

## 1.5 Need and Justification

Construction of the Project will not be completed all at once and, therefore, handover of specific portions of the Project are required in a staged manner. Staging represents the most efficient way in which to deliver this complex piece of public infrastructure, minimise the impact on existing hospital operations, and to maximise positive outcomes for the community.

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 design elements to evolve, be refined and optimized prior to their implementation or their potential impact occurring. It maximises opportunities for best practice design elements to be incorporated at an appropriate time in Project delivery
- minimise the likelihood of early construction activities (such as demolition, earthworks and structures) being delayed until 100% design of late-stage construction activities occur (such as mechanical ventilation or end of trip facilities). This maximises Project delivery opportunities and provides the greatest potential to minimize construction duration, where possible.

This staging approach ultimately provides NSW Health and its staff, patients and visitors with the fully functioning NHRS2 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 16928008.

### 2.1 Scope and timing of stages

The Project will be delivered six (6) stages, as described in Table 2, below. While each stage will commence at different times, each stage will have periods during which works may occur simultaneously. The Project lifetime is projected to be approximately 2 years, commencing in April of 2023 with areas becoming operational throughout 2024.

*Table 2: Proposed staging of construction and operations*

Stage	Stage Scope	Indicative Commencement Dates <sup>1</sup>	Indicative Completion Dates <sup>1</sup>
Stage 1	<p>Stage 1 will encompass the following scope of works:</p> <ul style="list-style-type: none"> <li>• Pre-construction works, design development, certification, and approvals</li> <li>• Demolition of Existing North block (to accommodate new tower footprint), Doctors Accommodation building, Hope Cottage building and Cancer Care Walkway, and;</li> <li>• Site clearing, excluding trees already approved for removal in Stage 1 SSD consent (SSD 8766).</li> </ul> <p>Note: No works above the slab on ground level will be completed as part of the stage 1 works.</p>	Quarter 2, 2023	Quarter 3, 2023
Stage 2	<p>Stage 2 will encompass the following scope of works:</p> <ul style="list-style-type: none"> <li>• Pre-construction works, design development, certification, and approvals</li> <li>• Bulk Excavation (all areas excluding areas at existing North block loading dock &amp; Total Asset Management Services building (TAMS), including demolition of existing retaining walls and remediation</li> <li>• In-ground onsite stormwater, including temporary and permanent stormwater and rainwater storage tanks</li> <li>• Piling, and;</li> <li>• Level 00 Slab on ground (inclusive of lift overrun &amp; kickers, core bases, footings etc.) North of grid 6, and Level 01 Slab on Ground South of grid 6.</li> </ul> <p>Note: No works above the slab on ground level will be completed as part of the stage 2 works.</p>	Quarter 3, 2023	Quarter 1, 2024



Stage	Stage Scope	Indicative Commencement Dates <sup>1</sup>	Indicative Completion Dates <sup>1</sup>
Stage 3	<p>Stage 3 will encompass the following scope of works:</p> <ul style="list-style-type: none"> <li>• Pre-construction works, design development, certification, and approvals</li> <li>• Hard &amp; Soft Demolition of Existing North block Pathology &amp; Pharmacy departments,</li> <li>• Demolition of loading dock to facilitate new loading dock area construction</li> <li>• Demolition of existing TAMS building</li> <li>• Bulk Excavation to new Loading Dock &amp; area occupied by existing TAMS building area (including demolition of existing retaining walls and remediation)</li> <li>• In-ground services for new loading dock, BOH and existing TAMS building areas</li> <li>• Level 01 Slab on Ground (inclusive of footings) for new loading dock, BOH &amp; Waste Management areas</li> <li>• Structural Steel Roof &amp; Awning to New loading dock &amp; waste management area</li> <li>• Façade to North block &amp; Loading dock extension</li> <li>• New services &amp; fitout works to North block new loading dock, BOH area &amp; waste management area</li> <li>• External Electrical switching station construction, and;</li> <li>• Barber Avenue Roadworks.</li> </ul>	Quarter 3, 2023	Quarter 4, 2024
Stage 4	<p>Stage 4 will encompass the following scope of works:</p> <ul style="list-style-type: none"> <li>• Design development, certification, and approvals</li> <li>• Remaining in-ground services e.g Fire hydrant, HV, sewer etc.</li> <li>• Installation of in-situ concrete structural works above Level 00 including the construction of columns, walls and suspended slabs and the fire isolated lift, stairway and service riser shafts</li> <li>• Installation of Blockwork associated with structural activities</li> <li>• Installation of Structural steel, and;</li> <li>• Installation of the roof structure of the building.</li> </ul>	Quarter 4, 2023	Quarter 3, 2024

Stage	Stage Scope	Indicative Commencement Dates <sup>1</sup>	Indicative Completion Dates <sup>1</sup>
Stage 5	Stage 5 will encompass the following scope of works: <ul style="list-style-type: none"> <li>Design development, certification, and approvals</li> <li>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</li> <li>Finishes – All internal finishes e.g partitions, joinery, ceilings, flooring, FF&amp;E and medical equipment etc</li> <li>Façade – This includes all the terracotta tiles, metal cladding, brickwork, and all associated external framing</li> <li>Removal of temporary link bridge</li> </ul>	Quarter 3, 2024	Quarter 2, 2025
Stage 6	Stage 6 will encompass the following scope of works: <ul style="list-style-type: none"> <li>Design development, certification, and approvals</li> <li>Utilities and services (e.g communications and gas) to authority infrastructure</li> <li>Public domain works including footpaths and awnings</li> <li>Minor earthworks</li> <li>General landscaping within the boundary including road/pavement construction</li> </ul>	Quarter 3, 2024	Quarter 2, 2025

**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 have been 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 5. All requirements to be complied with prior to and during operations will be complied with in full as stated by the conditions, unless otherwise approved by the Planning Secretary through an update to this Staging Report.

## 2.2 Indicative timing of occupancy certificates

The proposed timing of occupancy licences will occur from Quarter 3 2024 to Quarter 3 2025, subject, see Table 3.

To note, at this time the staging of operational requirements is not proposed. Refer Section 2.3.

*Table 3: Proposed timing of occupancy certificates*

Occupancy certificate	Scope	Indicative Dates <sup>1</sup>
OC1	Occupation Certificate for the Level 01 Mortuary refurbishment works milestone.	Quarter 3, 2024
OC2	Certificate for the Waste Management area refurbishment works milestone.	Quarter 3, 2024

Occupancy certificate	Scope	Indicative Dates <sup>1</sup>
OC3	Certificate for the Level 01 Loading Dock area refurbishment works milestone.	Quarter 4, 2024
OC4	Certificate for the Barber Avenue Civil works milestone.	Quarter 4, 2024
OC5	<p>The Project's Occupation and Practical Completion milestone.</p> <p>This will involve the handover (for training purposes only) of all components of the main tower, excluding the following areas which will be subject to separate handovers:</p> <ul style="list-style-type: none"> <li>- Retail Storerooms on North Block</li> </ul>	Quarter 2, 2025
OC6	<p>The completion of LHD validation and training, and the Project's Occupation and Practical Completion milestone for hospital operation excluding the following areas which will be subject to separate handovers:</p> <ul style="list-style-type: none"> <li>- Retail Storerooms on North Block</li> </ul>	Quarter 2, 2025
OC7	The Occupation Certificate for the Level 01 Retail storerooms on North block milestone	Quarter 3, 2025

Notes:

1. Dates noted above are indicative and may be impacted by changes to construction completion due to weather, undertaking inspections and obtaining necessary approvals.

## 2.3 Scope of works outside of this Staging Report

In addition to the construction stages detailed in Table 2, above, the early low impact works excluded from the definition of 'Construction' in SSD 16928008 (definitions, page 2 of the consent), will be undertaken to enable the remainder of the Project to run efficiently. This will include:

- building and road dilapidation surveys
- investigative drilling or investigative excavation
- 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.

Staging of requirements relating to operations is not proposed within this revision of the Staging Report. All requirements to be complied with prior to and during operations will be complied with in full as stated by the conditions, unless otherwise approved by the Planning Secretary through an update to this Staging Report.

## 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 management plans, periodic reviews and Independent Auditing.

No aspect of the staged approach to construction 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 construction stage.

Once this Staging Report is approved, the Project must be staged in accordance with the staging set out in this document.

### 3.2 Management Plans

A number of construction 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 plans applicable to construction Stages 1 to 6 include (but are not limited to):

- Construction Environmental Management Plan (condition of consent B15) and sub-plans:
- Construction Traffic and Pedestrian Management Sub-Plan (condition of consent B16)
- Construction Noise and Vibration Management Sub-Plan (condition of consent B17)
- Construction Waste and Management Sub-Plan (condition of consent B18)

These 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 (refer Section 3.3).

Management of environmental issues and compliance with the Project's conditions of consent will be achieved through implementation of the management plans required by the consent.

The key management plans applicable to operations include (but are not limited to):

- Green Travel Plan (condition of Consent D18)
- Stormwater Operation and Maintenance Plan (condition of Consent D21), and;
- Operational Waste Management Plan (condition of Consent D24).

To note operations has not been staged under this revision to the Staging Report. Refer Section 2.3.

### 3.3 Training and periodic review

Regular training is critical in ensuring the Project workforce understands and is committed to achieve compliance with the consent. In accordance with condition A24, the Project team will ensure that all employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of consent relevant to activities they carry out in respect of the Project.

Further, periodic review of Project documentation is key in ensuring that plans, strategies and programs required under the consent are adequate, fit for purpose and effective. In accordance with conditions A30 and A31, the Project team will review the strategies plans and programs required under the consent within three months of:

- the submission of an incident report under condition A26
- the submission of an Independent Audit under condition C40
- the approval of any modification of the conditions of this consent; or
- the issue of a direction of the Planning Secretary under condition A3 which requires a review,

The Planning Secretary and the Certifier must be notified in writing that a review is being carried out.

Following the review, if necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.

### 3.4 Auditing

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

As required by condition of consent C40, Independent Audits will be implemented on the Project in accordance with the Department's *Independent Audit Post Approval Requirements*. The Independent Audits assess compliance with the conditions of consent, along with the adequacy and implementation of Project plans, the handling and reporting of incidents and complaints and the environmental performance of the Project. Each Independent Audit report shall be submitted to the Department within two months of the audit site inspection, in accordance with condition C44.

The undertaking of Independent 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, temporary pedestrian diversions, light spill and noise and vibration. 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. These are summarised in Section 3.2 above.

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## APPENDIX A

### Compliance Matrix – SSD 16928008 Schedule 2: Conditions of Consent



Condition of Consent	Compliance Requirement	Project Stages (as per Table 2, above)						Comments																																																																																																																
		1	2	3	4	5	6																																																																																																																	
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	This condition will be complied with in full throughout.																																																																																																																
A2	<div>The development may only be carried out:<div>a) in compliance with the conditions of this consent; b) in accordance with all written directions of the Planning Secretary; c) generally, in accordance with the EIS and Response to Submissions; d) in accordance with the approved plans in the table below:</div><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>A0-103</td><td>B</td><td>Demolition Site Plan</td><td>12/11/2021</td></tr><tr><td>A0-502</td><td>C</td><td>North Block LV 01 – BOH demolition</td><td>14/04/2022</td></tr><tr><td>A0-104</td><td>D</td><td>Proposed Site Plan</td><td>07/10/2022</td></tr><tr><td>A0-200</td><td>E</td><td>General Arrangement Plan – Level 00</td><td>07/10/2022</td></tr><tr><td>A0-201</td><td>E</td><td>General Arrangement Plan – Level 01</td><td>07/10/2022</td></tr><tr><td>A0-202</td><td>E</td><td>General Arrangement Plan – Level 02</td><td>07/10/2022</td></tr><tr><td>A0-203</td><td>E</td><td>General Arrangement Plan – Level 03</td><td>07/10/2022</td></tr><tr><td>A0-204</td><td>E</td><td>General Arrangement Plan – Level 04</td><td>07/10/2022</td></tr><tr><td>A0-205</td><td>E</td><td>General Arrangement Plan – Level 05</td><td>07/10/2022</td></tr><tr><td>A0-206</td><td>E</td><td>General Arrangement Plan – Level 06</td><td>07/10/2022</td></tr><tr><td>A0-207</td><td>E</td><td>General Arrangement Plan – Level 07</td><td>07/10/2022</td></tr><tr><td>A0-208</td><td>E</td><td>General Arrangement Plan – Level 08</td><td>07/10/2022</td></tr><tr><td>A0-209</td><td>E</td><td>General Arrangement Plan – Level 09</td><td>07/10/2022</td></tr><tr><td>A0-503</td><td>C</td><td>North Block LV 01 – BOH proposed</td><td>14/04/2022</td></tr><tr><td>A0-301</td><td>C</td><td>Façade Elevation – North Elevation</td><td>14/04/2022</td></tr><tr><td>A0-302</td><td>C</td><td>Façade Elevation – South Elevation</td><td>14/04/2022</td></tr><tr><td>A0-303</td><td>C</td><td>Façade Elevation – West Elevation</td><td>14/04/2022</td></tr><tr><td>A0-304</td><td>C</td><td>Façade Elevation – East Elevation</td><td>14/04/2022</td></tr><tr><td>A0-311</td><td>C</td><td>Section A</td><td>14/04/2022</td></tr><tr><td>A0-312</td><td>C</td><td>Section B</td><td>14/04/2022</td></tr><tr><td>A0-313</td><td>C</td><td>Section C</td><td>14/04/2022</td></tr><tr><td>A0-314</td><td>C</td><td>Section D</td><td>14/04/2022</td></tr><tr><td>A0-315</td><td>C</td><td>Section E</td><td>14/04/2022</td></tr><tr><td>A0-316</td><td>C</td><td>Section F</td><td>14/04/2022</td></tr><tr><td>A0-317</td><td>C</td><td>Section G</td><td>14/04/2022</td></tr><tr><td>A0-505</td><td>B</td><td>Link Elevation</td><td>14/04/2022</td></tr></table></div>	Architectural Plans prepared by BVN				Dwg No.	Rev	Name of Plan	Date	A0-103	B	Demolition Site Plan	12/11/2021	A0-502	C	North Block LV 01 – BOH demolition	14/04/2022	A0-104	D	Proposed Site Plan	07/10/2022	A0-200	E	General Arrangement Plan – Level 00	07/10/2022	A0-201	E	General Arrangement Plan – Level 01	07/10/2022	A0-202	E	General Arrangement Plan – Level 02	07/10/2022	A0-203	E	General Arrangement Plan – Level 03	07/10/2022	A0-204	E	General Arrangement Plan – Level 04	07/10/2022	A0-205	E	General Arrangement Plan – Level 05	07/10/2022	A0-206	E	General Arrangement Plan – Level 06	07/10/2022	A0-207	E	General Arrangement Plan – Level 07	07/10/2022	A0-208	E	General Arrangement Plan – Level 08	07/10/2022	A0-209	E	General Arrangement Plan – Level 09	07/10/2022	A0-503	C	North Block LV 01 – BOH proposed	14/04/2022	A0-301	C	Façade Elevation – North Elevation	14/04/2022	A0-302	C	Façade Elevation – South Elevation	14/04/2022	A0-303	C	Façade Elevation – West Elevation	14/04/2022	A0-304	C	Façade Elevation – East Elevation	14/04/2022	A0-311	C	Section A	14/04/2022	A0-312	C	Section B	14/04/2022	A0-313	C	Section C	14/04/2022	A0-314	C	Section D	14/04/2022	A0-315	C	Section E	14/04/2022	A0-316	C	Section F	14/04/2022	A0-317	C	Section G	14/04/2022	A0-505	B	Link Elevation	14/04/2022	X	X	X	X	X	X	This condition will be complied with in full throughout.
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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:  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  b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and  c) the implementation of any actions or measures contained in any such document referred to in (a) above.	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). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	X	X	X	X	X	X	This condition will be complied with in full throughout.																																																																																																																				
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Condition of Consent	Compliance Requirement	Project Stages (as per Table 2, above)						Comments
		1	2	3	4	5	6	
A5	This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	X	-	-	-	-	-	This condition will be complied with post Stage 1.
Prescribed Conditions								
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 4, Division 2 of the EP&A Regulation.	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	This condition will be complied with in full throughout.
Evidence of Consultation								
A8	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; 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	This condition will be complied with in full throughout.
Staging								
A9	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	X	-	-	-	-	-	Staging report would only be required to be submitted prior to the issue of Stage 1 Crown Certificate and then only resubmitted if the staging report is amended or updated to reflect modified staging.
A10	A Staging Report prepared in accordance with condition A9 must: a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish. b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); c) specify how compliance with conditions will be achieved across and between each of the stages of the project;	X	-	-	-	-	-	Staging report would only be required to be submitted prior to the issue of Stage 1 Crown Certificate and then only resubmitted if the staging report is amended or updated to reflect modified staging.

Condition of Consent	Compliance Requirement	Project Stages (as per Table 2, above)						Comments
		1	2	3	4	5	6	
	d) specify how compliance with independent auditing requirements will be achieved across and between each of the operational stages of the project; and e) set out mechanisms for managing any cumulative impacts arising from the proposed staging.							
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	X	X	X	X	X	X	This condition will be complied with in full throughout.
A12	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report including independent auditing requirements.	X	X	X	X	X	X	This condition will be complied with in full throughout.
Staging, Combining and Updating Strategies, Plans or Programs								
A13	The Applicant may: a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	X	X	X	X	X	X	This condition will be complied with in full throughout, in the event Strategies, Plans or Programs are staged, combined, or updated separate to implementation of the Staging Report under A9-A12, or updated through A30/A31.
A14	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	X	X	X	X	X	X	This condition will be complied with in full throughout, in the event Strategies, Plans or Programs are staged, combined, or updated separate to implementation of the Staging Report under A9-A12, or updated through A30/A31.
A15	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	X	X	X	X	X	X	This condition will be complied with in full throughout, in the event Strategies, Plans or Programs are staged, combined, or updated

Condition of Consent	Compliance Requirement	Project Stages (as per Table 2, above)						Comments
		1	2	3	4	5	6	
								separate to implementation of the Staging Report under A9-A12, or updated through A30/A31.
A16	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	X	X	X	X	X	X	This condition will be complied with in full throughout, in the event Strategies, Plans or Programs are staged, combined, or updated separate to implementation of the Staging Report under A9-A12, or updated through A30/A31.
Structural Adequacy								
A17	<p>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.</p> <p>Notes:</p> <ul style="list-style-type: none"> <li>Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.</li> <li>Under section 21 of the Coal Mine Subsidence Compensation Act 2017, the Applicant is required to obtain the Chief Executive of Subsidence Advisory NSW's approval before carrying out certain development in a Mine Subsidence District.</li> </ul>	X	X	X	X	X	X	This condition will be complied with in full throughout.
External Walls and Cladding								
A18	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	-	-	X	-	X	-	This condition will be complied with during stages 3 and 5.
External Materials								
A19	<p>The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in Condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided:</p> <ol style="list-style-type: none"> <li>the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials;</li> <li>the quality and durability of any alternative material is the same standard as the approved external building materials; and</li> <li>a copy of any approved changes to the external colours and/or building materials is provided to the Planning Secretary for information.</li> </ol>	-	-	X	-	X	-	This condition will be complied with during stages 3 and 5.



Condition of Consent	Compliance Requirement	Project Stages (as per Table 2, above)						Comments
		1	2	3	4	5	6	
Applicability of Guidelines								
A20	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	This condition will be complied with in full throughout.
A21	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	This condition will be complied with in full throughout.
A22	<p>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&amp;A Act. This includes conditions in respect of incident notification, reporting and response, non- compliance notification, Site audit report and independent auditing.</p> <p>Note: For the purposes of this condition, as set out in the EP&amp;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.</p>	X	X	X	X	X	X	This condition will be complied with in full throughout.
Access to Information								
A23	<p>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:</p> <p>a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <p>i. the documents referred to in condition A2 of this consent;</p> <p>ii. all current statutory approvals for the development;</p> <p>iii. all approved strategies, plans and programs required under the conditions of this consent;</p> <p>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;</p> <p>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;</p> <p>vi. a summary of the current stage and progress of the development;</p> <p>vii. contact details to enquire about the development or to make a complaint;</p> <p>viii. a complaints register, updated monthly;</p> <p>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;</p>	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 2, above)						Comments
		1	2	3	4	5	6	
	x. any other matter required by the Planning Secretary; and b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.							
Compliance								
A24	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	This condition will be complied with in full throughout.
Incident Notification, Reporting and Response								
A25	The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.	X	X	X	X	X	X	This condition will be complied with in full throughout.
A26	Subsequent notification must be given and reports submitted in accordance with the requirements set out in <b>Appendix 2</b> .	X	X	X	X	X	X	This condition will be complied with in full throughout.
Non-Compliance Notification								
A27	The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.	X	X	X	X	X	X	This condition will be complied with in full throughout.
A28	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	This condition will be complied with in full throughout.
A29	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	This condition will be complied with in full throughout.
Revision of Strategies, Plans and Programs								
A30	Within three months of: a) the submission of an incident report under condition A26; b) the submission of an Independent Audit under condition C40 or C42; c) the approval of any modification of the conditions of this consent; or d) the issue of a direction of the Planning Secretary under condition A3 which requires a review,	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 2, above)						Comments
		1	2	3	4	5	6	
	the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.							
A31	<p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.</p> <p>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</p>	X	X	X	X	X	X	This condition will be complied with in full throughout.
PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION								
Notification of Commencement								
B1	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction at least 48 hours before those dates.	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 of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	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 this development consent.	X	X	X	X	X	X	Certified structural drawings will be submitted to the Certifier prior to commencement of each stage.
External Walls and Cladding								
B4	Prior to the commencement of façade construction, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	-	-	X	-	X		Design to be completed prior to Stage 3 and Stage 5.
Pre-Construction Dilapidation Report – Protection of Public Infrastructure								
B5	Prior to the commencement of construction, the Applicant must:	X	-	-	-	-		Design to be completed prior to Stage 1.



Condition of Consent	Compliance Requirement	Project Stages (as per Table 2, above)						Comments
		1	2	3	4	5	6	
	a) consult with the relevant owner and provider of services and infrastructure that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure. b) prepare a Pre-Construction Dilapidation Report identifying the condition of all public (non- residential) infrastructure and assets in the vicinity of the site (including roads, gutters and footpaths) that have potential to be affected; c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary when requested.							
Pre-Construction Survey – Adjoining Properties								
B6	Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of buildings that are likely to be impacted by the development.	X	-	-	-	-	-	The Applicant will consult relevant owners and providers to offer a pre-construction survey prior to commencement of construction, prior to Stage 1.
B7	Where the offer for a pre-construction survey is accepted (as required by condition B6), the Applicant must arrange for a survey to be undertaken by a suitably qualified and experienced expert prior to the commencement of vibration generating works that could impact on the identified buildings.	X	-	-	-	-	-	The Applicant will consult relevant owners and providers, conduct a dilapidation report and submit to relevant Authorities prior to Stage 1.
B8	Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition B7, the Applicant must: a) provide a copy of the relevant survey to the owner of each residential building surveyed in the form of a Pre-Construction Survey Report; b) submit a copy of the Pre-Construction Survey Report to the Certifier; and c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary when requested.	X	-	-	-	-	-	Survey to be completed and provided to the relevant owner prior to Stage 1 works commencing.
Ecologically Sustainable Development								
B9	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate to the Certifier that the ESD initiatives recommended by the ESD report (Ref. ESD SSDA SEARs Report, Revision 02, prepared by LCI and dated 11/11/2021) have been incorporated into the design of the development.	X	-	X	-	X	-	Correspondence from Certifier as to incorporation of ESD initiatives into design to be received prior to stages 1, 3 and 5
B10	The project is to achieve compliance with section 2.5.6 of the Health Infrastructure Engineering Services Guidelines dated 6 August 2021 (including Design Guidance Note No. 058) by attaining a minimum of 60 points in accordance with the ESD Evaluation Tool	-	-	X	-	X	-	A letter from the certifier that the project has obtained a minimum of 60 points to be

Condition of Consent	Compliance Requirement	Project Stages (as per Table 2, above)						Comments
		1	2	3	4	5	6	
								obtained prior to stages 3 and 5.
Outdoor Lighting								
B11	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that outdoor lighting being installed within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	-	-	X	-	X	-	Outdoor lighting installation will commence toward the end of Stage 3 and Stage 5.
Demolition								
B12	Prior to the commencement of construction, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.	X	-	X	-	-	-	This condition applies throughout stages 1 and 3.
Existing Helipad / Helicopter Operations During Construction								
B13	Prior to the commencement of construction, helipad / helicopter operations at the hospital 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 Certifier.	X	X	X	X	X	X	This condition applies prior to Stage 1 to all stages.
Environmental Management Plan Requirements								
B14	Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020). Notes: <ul style="list-style-type: none"><li>The Environmental Management Plan Guideline is available on the Planning Portal at: <a href="https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval">https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval</a></li><li>The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.</li></ul>	X	X	X	X	X	X	This condition applies prior to Stage 1 to cover all stages.
Construction Environmental Management plan								
B15	Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary for information. The CEMP must include, but not be limited to, the following: a) Details of:	X	X	X	X	X	X	This condition applies prior to Stage 1 to cover all stages.

Condition of Consent	Compliance Requirement	Project Stages (as per Table 2, above)						Comments
		1	2	3	4	5	6	
	<ul style="list-style-type: none"> <li>(i) Hours of work;</li> <li>(ii) 24-hour contact details of site manager;</li> <li>(iii) temporary site office arrangement;</li> <li>(iv) management of dust and odour to protect the amenity of the neighbourhood;</li> <li>(v) stormwater control and discharge;</li> <li>(vi) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; and</li> <li>(vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;</li> <li>b) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;</li> <li>c) Construction Traffic and Pedestrian Management Sub-Plan (see condition B16);</li> <li>d) Construction Noise and Vibration Management Sub-Plan (see condition B17); and</li> <li>e) Construction Waste Management Sub-Plan (see condition B18).</li> </ul>							
B16	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>a) be prepared by a suitably qualified and experienced person(s);</li> <li>b) be prepared in consultation with Council and TfNSW;</li> <li>c) detail: <ul style="list-style-type: none"> <li>(i) measures to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services;</li> <li>(ii) measures to ensure the safety of vehicles and pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs;</li> <li>(iii) heavy vehicle routes, access and parking arrangements;</li> <li>(iv) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, in accordance with the latest version of AS 2890.2; and</li> <li>(v) arrangements to ensure that construction vehicles enter and leave the site in a forward direction unless in specific exceptional circumstances under the supervision of accredited traffic controller(s).</li> </ul> </li> </ul>	X	X	X	X	X	X	This condition applies prior to Stage 1 to cover all stages.
B17	<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"> <li>a) be prepared by a suitably qualified and experienced noise expert;</li> <li>b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</li> </ul>	X	X	X	X	X	X	This condition applies prior to Stage 1 to cover all stages.

Condition of Consent	Compliance Requirement	Project Stages (as per Table 2, above)						Comments
		1	2	3	4	5	6	
	c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers, including existing patient care buildings within the hospital campus; d) include strategies that have been developed with stakeholders for managing high noise generating works; e) describe the consultation undertaken to develop the strategies in condition B17(d); f) include a complaints management system that would be implemented for the duration of the construction; and g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B14.							
B18	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the procedures for the management of waste including the following: a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use for materials to remain; b) information regarding the recycling and disposal locations; and c) confirmation of the contamination status of the development areas of the site based on the validation results.	X	X	X	X	X	X	This condition applies prior to Stage 1 to cover all stages.
B19	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: a) minimise the impacts of earthworks and construction on the local and regional road network; b) minimise conflicts with other road users; c) minimise road traffic noise; and d) ensure truck drivers use specified routes.	X	X	X	X	X	X	This condition applies prior to Stage 1 to cover all stages.
Construction Parking								
B20	Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be provided to the Planning Secretary for information.	X	X	X	X	X	X	This condition applies prior to Stage 1 works commencing and throughout all stages.
Soil and Water								
B21	Prior to the commencement of construction, the Applicant must: a) install erosion and sediment controls on the site to manage wet weather events; and b) divert existing clean surface water around operational areas of the site.	X	X	X	X	X	X	This condition applies prior to Stage 1 works commencing and throughout all stages.

Condition of Consent	Compliance Requirement	Project Stages (as per Table 2, above)						Comments
		1	2	3	4	5	6	
B22	Prior to the commencement of construction, erosion and sediment controls must be installed and maintained, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'.	X	X	X	X	X	X	This condition applies prior to Stage 1 works commencing and throughout all stages.
Operational Noise – Design of Mechanical Plant and Equipment								
B23	Prior to installation of mechanical plant and equipment: a) a detailed assessment of mechanical plant and equipment with compliance with the relevant project noise trigger levels as recommended in the Noise and Vibration Impact Assessment prepared by EMM and dated December 2021 must be undertaken by a suitably qualified person; and b) evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under (a) have been incorporated into the design to ensure the development will not exceed the recommended project noise trigger levels identified in the Noise and Vibration Impact Assessment prepared by EMM and dated December 2021.	-	-	X	-	X	-	This condition applies prior to the installation of mechanical plant and equipment in stages 3 and 5.
B24	Prior to the commencement of construction, the number and classes of ecosystem credits and species credits (like-for-like) set out in the BAM Biodiversity Credit Report contained in Appendix H of the Biodiversity Development Assessment Report, prepared by Total Earth Care and dated November 2022 must be retired.	X	-	-	-	-	-	This condition applies prior to Stage 1.
B25	The requirement to retire like-for-like ecosystem credits and species credits in condition B24 may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the number and classes of ecosystem credits and species credits.	X	-	-	-	-	-	This condition is triggered prior to Stage 1.
B26	Evidence of the retirement of credits in satisfaction of condition B24 or payment to the Biodiversity Conservation Fund in satisfaction of condition B25 must be provided to the Planning Secretary prior to commencement of construction.	X	-	-	-	-	-	This condition applies prior to Stage 1.
Operational Access and Service Vehicle Arrangements								
B27	Prior to the commencement of construction of the new vehicle access, evidence of compliance of the design of the access arrangements with the following requirements must be submitted to the Certifier: a) the swept path of the largest service vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, must be in accordance with the latest version of AS 2890.2.	X	-	-	-	-	-	This condition applies prior to Stage 1.
Public Domain Works								
B28	Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier.	-	-	X	-	X	-	Council approval and submission to certifier to occur prior to commencement of stages 3 and 5.

Condition of Consent	Compliance Requirement	Project Stages (as per Table 2, above)						Comments
		1	2	3	4	5	6	
Site Contamination								
B29	Prior to the commencement of construction, the Applicant must engage a NSW EPA-accredited Site Auditor to provide advice throughout the duration of works to ensure that any work required in relation to soil or groundwater contamination is appropriately managed.	X	X	X	X	X	X	This condition applies prior to Stage 1 works commencing and throughout all stages.
Barber Avenue On-Steet Parking								
B30	Prior to the commencement of the relevant road works on Barber Avenue:  a) on-street parking arrangements are to be redesigned and submitted to the Planning Secretary for approval demonstrating that the eastern most parallel on-street parking space on the southern side of Barber Avenue at its termination is wholly located within the road reservation; or  b) evidence is to be provided to the satisfaction of the Planning Secretary that a boundary adjustment or other agreement has been agreed to by Council and the Applicant in relation to the parking space not being wholly located within the road reserve.	-	-	X	-	-	-	This condition applies prior to Stage 3.
B31	Prior to the commencement of the relevant road works on Barber Avenue, swept path plans are to be submitted to the Planning Secretary for approval demonstrating that vehicles can safely turnaround to access the three parallel parking spaces at the eastern end of Barber Avenue, unless the spaces are redesigned as 90 degree spaces to satisfy condition B30(a), in which case the swept path plans are not required.	-	-	X	-	-	-	This condition applies prior to Stage 3.
B32	Prior to the commencement of the relevant road works on Barber Avenue, the two parallel on- street parking spaces within Barber Avenue between the new hospital entry and exit driveways are to be redesigned and constructed as four 90 degree spaces.	-	-	X	-	-	-	This condition applies prior to Stage 3.
PART C DURING CONSTRUCTION								
Site Notice								
C1	A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements:  a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size;  b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period;  c) the approved hours of work, the name of the builder, Certifier, structural engineer, 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(s); and  d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.	X	X	X	X	X	X	This condition applies throughout construction.
Operation of Plant and Equipment								



Condition of Consent	Compliance Requirement	Project Stages (as per Table 2, above)						Comments
		1	2	3	4	5	6	
C2	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	X	X	X	X	X	X	This condition applies throughout construction.
Demolition								
C3	Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B12	X	X	X	-	-	-	This condition applies to Stages 1-3.
Construction Hours								
C4	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 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	X	X	X	X	X	X	This condition applies throughout construction.
C5	Notwithstanding condition C4, provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours: a) between 7am and 8am, Saturdays; and b) between 1pm and 5pm, Saturdays.	X	X	X	X	X	X	This condition applies throughout construction.
C6	Construction activities may be undertaken outside of the hours in condition C4 and 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) for the delivery, set-up and removal of construction cranes, where notice of the crane- related works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or e) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works.	X	X	X	X	X	X	This condition applies throughout construction.
C7	Notification of such construction activities as referenced in condition C6 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	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	X	X	X	X	X	X	This condition applies throughout construction.

Condition of Consent	Compliance Requirement	Project Stages (as per Table 2, above)						Comments
		1	2	3	4	5	6	
	c) 9am to 12pm, Saturday.							
Implementation of Management Plans								
C9	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	X	X	X	X	X	X	This condition applies throughout construction.
Construction Traffic								
C10	All construction vehicles (excluding site personnel vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.	X	X	X	X	X	X	This condition applies throughout construction.
Hoarding Requirements								
C11	The following hoarding requirements must be complied with: a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.	X	X	X	X	X	X	This condition applies throughout construction.
No Obstruction of Public Way								
C12	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.	X	X	X	X	X	X	This condition applies throughout construction.
Construction Noise Limits								
C13	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (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 Sub-Plan.	X	X	X	X	X	X	This condition applies throughout construction.
C14	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 C4.	X	X	X	X	X	X	This condition applies throughout construction.
C15	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	X	X	X	X	X	X	This condition applies throughout construction.
Vibration Criteria								



Condition of Consent	Compliance Requirement	Project Stages (as per Table 2, above)						Comments
		1	2	3	4	5	6	
C16	Vibration caused by construction at any residence or structure outside the site must be limited to: a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	X	X	X	X	X	X	This condition applies throughout construction.
C17	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 C16	X	X	X	X	-	-	This condition applies to Stages 1-3. No vibration intensive works in stages 5-6.
C18	The limits in conditions C16 and C17 apply unless otherwise outlined in a Construction Noise and Vibration Management Sub-Plan, approved as part of the CEMP required by condition B17 of this consent.		X	X	X	X	X	This condition applies throughout construction.
Tree Removal and Fauna Protection								
C19	For the duration of construction works: a) within one week prior to any removal of vegetation a pre-clearance survey is required to be undertaken by a qualified ecologist to identify, number and flag hollow-bearing trees and other habitat features such as nests or hollow logs proposed to be removed. The results of the pre-clearance survey are to be submitted to the Certifier to inform tree clearance protocols; b) during any tree removal, an experienced and qualified ecologist is to be present to re-locate any displaced fauna that may be disturbed during this activity. All non-habitat vegetation is to be cleared first to allow appropriate space for the felling of habitat trees and retrieval of any fauna that may be present within habitat trees. Trees with hollows are to be lopped in such a way that the risk of injury or mortality to fauna is minimised, such as top-down lopping, with lopped sections gently lowered to the ground, or by lowering whole trees to the ground with the “grab” attachment of a machine. Any injured fauna is to be appropriately cared for and released on site when re-habilitated; c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Arboricultural Development Assessment Report (prepared by Moore Trees and dated 25 November 2021); 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; and e) mitigation measures outlined in Table 6-1 of the submitted Biodiversity Assessment Report by Total Earth Care dated November 2022 must be implemented.	X	X	X	X	X	X	This condition applies throughout construction.
Air Quality								

Condition of Consent	Compliance Requirement	Project Stages (as per Table 2, above)						Comments
		1	2	3	4	5	6	
C20	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	X	X	X	X	X	X	This condition applies throughout construction.
C21	During construction, the Applicant must ensure that: <ul style="list-style-type: none"> <li>a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust;</li> <li>b) all trucks entering or leaving the site with loads have their loads covered;</li> <li>c) trucks associated with the development do not track dirt onto the public road network;</li> <li>d) public roads used by these trucks are kept clean; and</li> <li>e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</li> </ul>	X	X	X	X	X	X	This condition applies throughout construction.
Soil and Water								
C22	All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.	X	X	X	X	X	X	This condition applies throughout construction.
Imported Fill								
C23	The Applicant must: <ul style="list-style-type: none"> <li>a) ensure that only VENM, ENM, or other material that meets the requirements of a relevant order and exemption issued by the EPA, is brought onto the site;</li> <li>b) keep accurate records of the volume and type of fill to be used; and</li> <li>c) make these records available to the Certifier upon request.</li> </ul>	X	X	X	-	-	X	This condition applies to Stages 1-3, and 6. No material import is required for stages 4 and 5.
Disposal of Seepage and Stormwater								
C24	Adequate provisions must be made to collect and discharge stormwater drainage during construction to the satisfaction of Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	X	X	X	X	X	X	This condition applies throughout construction.
Emergency Management								
C25	The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.	X	X	X	X	X	X	This condition applies prior to Stage 1 and throughout construction.
Stormwater Management System								

Condition of Consent	Compliance Requirement	Project Stages (as per Table 2, above)						Comments
		1	2	3	4	5	6	
C26	<p>Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must:</p> <ul style="list-style-type: none"> <li>a) be designed by a suitably qualified and experienced person(s);</li> <li>b) be generally in accordance with the conceptual design in Appendix G of the EIS, being Stormwater and Flooding Assessment SSDA SEARS Conditions Report and accompanying stormwater drawings, prepared by Meinhardt Bonacci and dated November 2021, were appropriate;</li> <li>c) be in accordance with applicable Australian Standards; and</li> <li>d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.</li> </ul>	X	-	-	-	-	-	This condition applies prior to Stage 1 and throughout construction.
Aboriginal Cultural Heritage								
C27	Construction must be undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by Comber Consultants and dated November 2021.	X	X	X	X	X	X	This condition applies throughout construction.
Unexpected Finds Protocol – Aboriginal Heritage								
C28	<p>In the event that surface disturbance identifies a new Aboriginal object:</p> <ul style="list-style-type: none"> <li>a) all works must halt in the immediate area to prevent any further impacts to the object(s);</li> <li>b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects;</li> <li>c) the site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW under Department of Premier and Cabinet and the management outcome for the site included in the information provided to AHIMS;</li> <li>d) the Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites; and</li> <li>e) works may only recommence with the written approval of the Planning Secretary.</li> </ul>	X	X	X	X	-	X	This condition applies to Stages 1-3, and 6. No ground disturbance is occurring for stage 5.
Unexpected Finds Protocol – Historic heritage								
C29	<p>If any unexpected archaeological relics are uncovered during the work, then:</p> <ul style="list-style-type: none"> <li>a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary;</li> <li>b) depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area as determined in consultation with Heritage NSW; and</li> <li>c) works may only recommence with the written approval of the Planning Secretary</li> </ul>	X	X	X	X	-	X	This condition applies to Stages 1-3, and 6. No ground disturbance is occurring for stage 5.

Condition of Consent	Compliance Requirement	Project Stages (as per Table 2, above)						Comments
		1	2	3	4	5	6	
Waste Storage and Processing								
C30	All waste generated during construction must be always secured and maintained within designated waste storage areas and must not leave the site onto neighbouring public or private properties.	X	X	X	X	X	X	This condition applies to all Stages throughout construction.
C31	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	This condition applies to all Stages throughout construction.
C32	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	This condition applies to all Stages throughout construction.
C33	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	X	X	X	X	X	X	This condition applies to all Stages throughout construction.
C34	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	X	X	X	X	X	X	This condition applies to all Stages throughout construction.
Outdoor Lighting								
C35	The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	X	X	X	X	X	X	This condition applies to all Stages throughout construction.
Site Contamination								
C36	Remediation of the site must be carried out in accordance with the Remediation Action Plan prepared by JK Environments and dated 14 December 2021 and any variations to the Remediation Action Plan approved by an NSW EPA-accredited Site Auditor.	-	X	X	-	-	X	This condition applies to Stages 2,3 and 6.
C37	Where remediation is carried out / completed in stages, a NSW EPA-accredited Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s).	-	X	X	-	-	X	This condition applies to Stages 2,3 and 6.
C38	If work is to be carried out / completed in stages, a NSW EPA-accredited Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s).	-	X	X	-	-	X	This condition applies to Stages 2,3 and 6.
C39	The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site that would result in significant contamination.	X	X	X	X	X	X	This condition applies to all Stages throughout construction.

Condition of Consent	Compliance Requirement	Project Stages (as per Table 2, above)						Comments
		1	2	3	4	5	6	
Independent Environmental Auditing								
C40	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	X	X	X	X	X	X	This condition applies to all Stages throughout construction.
C41	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	X	X	X	X	X	X	This condition applies throughout construction.
C42	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified in the Independent Audit Post Approval Requirements, upon giving at least 4 week’s notice (or timing) to the Applicant of the date upon which the audit must be commenced.	X	X	X	X	X	X	This condition applies to all Stages throughout construction.
C43	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: <div><div>a) review and respond to each Independent Audit Report prepared under condition C40 of this consent, or condition C42 where notice is given by the Planning Secretary;</div><div>b) submit the response to the Planning Secretary; and</div><div>c) make each Independent Audit Report, and response to it, publicly available within 60 days of submission to the Planning Secretary, unless otherwise agree by the Planning Secretary.</div></div>	X	X	X	X	X	X	This condition applies to all Stages throughout construction.
C44	Independent Audit Reports and the Applicant’s response to audit findings must be submitted to the Planning Secretary within two months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	X	X	X	X	X	X	This condition applies to all Stages throughout construction.
C45	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent 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	X	X	X	This condition applies to all Stages throughout construction.
PART D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE								
Notification of Occupation								
D1	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage	-	-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this Staging Report.
External Walls and Cladding								



Condition of Consent	Compliance Requirement	Project Stages (as per Table 2, above)						Comments
		1	2	3	4	5	6	
D2	Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	-	-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this Staging Report.
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.	-	-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this Staging Report.
Works as Executed Plans								
D4	Prior to the commencement of operation, works-as-executed plans signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier. A copy of the works-as-executed plans shall be submitted to Penrith City Council's Engineering Department	-	-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this Staging Report.
Warm Water Systems and Cooling Systems								
D5	The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	-	-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this Staging Report.
Outdoor Lighting								
D6	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: <ul style="list-style-type: none"> <li>a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and</li> <li>b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.</li> </ul>	-	-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this Staging Report.
Mechanical Ventilation								
D7	Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with: <ul style="list-style-type: none"> <li>(a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and</li> <li>(b) any dispensation granted by Fire and Rescue NSW</li> </ul>	-	-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this Staging Report.

Condition of Consent	Compliance Requirement	Project Stages (as per Table 2, above)						Comments
		1	2	3	4	5	6	
Operational Noise – Design of Mechanical Plant and Equipment								
D8	Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the assessment undertaken under condition B23 have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the project noise trigger levels identified in the Noise and Vibration Impact Assessment prepared by EMM and dated December 2021.	-	-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this Staging Report.
Fire Safety Certification								
D9	Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	-	-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this Staging Report.
Structural Inspection Certificate								
D10	<p>Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the Planning Secretary and the Council after:</p> <p>a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and</p> <p>b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.</p>	-	-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this Staging Report.
Post-Construction Dilapidation Report – Protection of Public Infrastructure								
D11	<p>Prior to the commencement of operation, the Applicant must engage a suitably qualified and experienced expert to prepare a Post-Construction Dilapidation Report. This Report must:</p> <p>a) ascertain whether the construction works created any structural damage to public infrastructure by comparing the results of the Post-Construction Dilapidation Report with the Pre-Construction Dilapidation Report required by condition B5 of this consent;</p> <p>b) have, if it is decided that there is no structural damage to public infrastructure, the written confirmation from the relevant public authority that there is no adverse structural damage to their infrastructure (including roads).</p> <p>c) be submitted to the Certifier;</p> <p>d) be forwarded to Council for information; and</p> <p>e) be provided to the Planning Secretary when requested</p>	-	-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this Staging Report.
Repair of Public Infrastructure								

Condition of Consent	Compliance Requirement	Project Stages (as per Table 2, above)						Comments
		1	2	3	4	5	6	
D12	<p>Unless the Applicant and the relevant public authority agree otherwise, the Applicant must:</p> <ul style="list-style-type: none"> <li>a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or</li> <li>b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development; and/or</li> <li>c) pay compensation for the damage as agreed with the owner of the public infrastructure.</li> </ul> <p>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions of this consent</p>	-	-	-	-	-	-	To be complied in the event damage to public infrastructure.
Road Damage								
D13	Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant	-	-	-	-	-	-	Operational staging to be To be complied with prior to any operations if any damage has occurred, unless approved through an update to this Staging Report.
Post-Construction Survey – Adjoining Properties								
D14	<p>Where a pre-construction survey has been undertaken in accordance with condition B7, prior to the commencement of operation the Applicant must engage a suitably qualified and experienced expert to undertake a post-construction survey and prepare a Post-Construction Survey Report. This Report must:</p> <ul style="list-style-type: none"> <li>a) document the results of the post-construction survey and compare it with the preconstruction survey to ascertain whether the construction works caused any damage to buildings surveyed in accordance with condition B7;</li> <li>b) be provided to the owner of the relevant buildings surveyed;</li> <li>c) be provided to the Certifier; and</li> <li>d) be provided to the Planning Secretary when requested.</li> </ul>	-	-	-	-	-		To be complied with prior to any operations, unless approved through an update to this Staging Report.
D15	Where the Post-Construction Survey Report determines that damage to the identified property occurred as a result of the construction works, the Applicant must repair, or pay the full costs associated with repairing the damaged buildings, within an agreed timeline between the owner of the identified property and the Planning Secretary. Alternatively, the Applicant may pay compensation for the damage as agreed with the property owner.	-	-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this Staging Report.
Roadworks								
D16	Prior to the commencement of operation, the Applicant must complete the road upgrade works on Barber Avenue to the satisfaction of Council. The Applicant must obtain approval for the works under section 138 of the Roads Act 1993.	-	-	-	-	-		To be complied with prior to any operations, unless approved through an update to this Staging Report.



Condition of Consent	Compliance Requirement	Project Stages (as per Table 2, above)						Comments
		1	2	3	4	5	6	
Bicycle Parking and End-of-Trip facilities								
D17	<p>Prior to the commencement of operation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier:</p> <ul style="list-style-type: none"><li>a) the provision of a minimum 140 bicycle parking spaces;</li><li>b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance;</li><li>c) the provision of end-of-trip facilities for staff; and</li><li>d) appropriate pedestrian and cyclist advisory signs are to be provided.</li></ul> <p>Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.</p>	-	-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this Staging Report.
Green Travel Plan								
D18	<p>Prior to the commencement of operation, an updated Green Travel Plan (GTP) incorporating both Stage 1 and Stage 2 of the Nepean Hospital redevelopment, must be submitted to the Certifier to promote the use of active and sustainable transport modes and a copy be provided to the Planning Secretary for information. The plan must:</p> <ul style="list-style-type: none"><li>a) be prepared by a suitably qualified traffic consultant in consultation with Council and (Sydney Coordination Office) Transport for NSW;</li><li>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;</li><li>c) include specific tools and actions to help achieve the objectives and mode share targets;</li><li>d) 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</li><li>e) 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 behaviors of users of the development.</li></ul>	-	-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this Staging Report.
D19	<p>Prior to the commencement of operation, the nominated employee(s) of the health services facility responsible for implementing the GTP and its ongoing review must be provided to Transport for NSW and the Planning Secretary for information.</p>	-	-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this Staging Report.
Utilities and Services								

Condition of Consent	Compliance Requirement	Project Stages (as per Table 2, above)						Comments
		1	2	3	4	5	6	
D20	Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994	-	-	-	-	-		To be complied with prior to any operations, unless approved through an update to this Staging Report.
Stormwater Operation and Maintenance Plan								
D21	Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the Certifier. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following: <ul style="list-style-type: none"> <li>a) maintenance schedule of all stormwater quality treatment devices;</li> <li>b) record and reporting details;</li> <li>c) relevant contact information; and</li> <li>d) work health and safety requirements</li> </ul>	-	-	-	-	-		To be complied with prior to any operations, unless approved through an update to this Staging Report.
Signage								
D22	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.	-	-	-	-	-		To be complied with prior to any operations, unless approved through an update to this Staging Report.
D23	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.	-	-	-	-	-		To be complied with prior to any operations, unless approved through an update to this Staging Report.
Operational Waste Management Plan								
D24	Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must: <ul style="list-style-type: none"> <li>a) detail the type and quantity of waste to be generated during operation of the development;</li> <li>b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009);</li> <li>c) detail the materials to be reused or recycled, either on or off site; and</li> <li>d) include the Management and Mitigation Measures included in Nepean Hospital Stage 2 - Waste Management Plan prepared by MRA and dated 15 November 2021.</li> </ul>	-	-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this Staging Report.
Site Contamination								

Condition of Consent	Compliance Requirement	Project Stages (as per Table 2, above)						Comments
		1	2	3	4	5	6	
D25	Prior to the commencement of operation, the Applicant must submit a Section A1 Site Audit Statement or a Section A2 Site Audit Statement accompanied by an Environmental Management Plan prepared by a NSW EPA accredited Site Auditor. The Section A1 or A2 Site Audit Statement must verify the relevant part of the site is suitable for the intended land use and be provided, along with any Environmental Management Plan to the Planning Secretary and the Certifier.	-	-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this Staging Report.
Landscaping								
D26	Prior to the commencement of operation, landscaping of the site must be completed in accordance with landscape plan(s) listed in condition A2(d).	-	-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this Staging Report.
D27	Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping on-site and submit it to the Certifier. The Plan must describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping	-	-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this Staging Report.
Private Infrastructure Works Adjacent to Barber Avenue								
D28	Prior to the commencement of operation, a revised design for the pedestrian ramp, retaining wall and stormwater pipe that encroach on the current Barber Avenue road reservation (the area shown hatched on plan ALL-00010123 – Barber Avenue Edited Design dated 15/11/22 and attached as Appendix 3 of this consent) is to be submitted to the Planning Secretary for approval. The revised design is to demonstrate that all private infrastructure is located within the hospital site unless evidence is submitted to the satisfaction of the Planning Secretary that Council has agreed to or granted approval/consent for the private infrastructure referred to above (or part thereof) to be constructed within Council land.	-	-	-	-	-	-	To be complied with prior to any operations, unless approved through an update to this Staging Report.
PART E POST OCCUPATION								
Operation of Plant and Equipment								
E1	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	-	-	-	-	-	-	To be complied with during any operations, unless approved through an update to this Staging Report.
Warm Water Systems and Cooling Systems								
E2	The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease	-	-	-	-	-	-	To be complied with during any operations, unless approved through an update to this Staging Report.

Condition of Consent	Compliance Requirement	Project Stages (as per Table 2, above)						Comments
		1	2	3	4	5	6	
Environmental Management Plan								
E3	Upon completion of remediation works, the Applicant must manage the site in accordance with the Environmental Management Plan approved by the Site Auditor (if any) under condition D25 and any on-going maintenance of remediation notice issued by EPA under the Contaminated Land Management Act 1997	-	-	-	-	-	-	To be complied with upon completion of remediation works, unless approved through an update to this Staging Report.
Operational Noise Limits								
E4	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Noise and Vibration Impact Assessment prepared by EMM and dated December 2021.	-	-	-	-	-	-	To be complied with during any operations, unless approved through an update to this Staging Report.
E5	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry (2017) 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 or other timeframe agreed to by the Planning Secretary to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in Noise and Vibration Impact Assessment prepared by EMM and dated December 2021. 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.	-	-	-	-	-	-	To be complied with within 2 months of any operations, unless approved through an update to this Staging Report.
Unobstructed Driveways and Parking Areas								
E6	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.	-	-	-	-	-	-	To be complied with during any operations, unless approved through an update to this Staging Report.
Green Travel Plan								
E7	The updated Green Travel Plan required by condition D18 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.	-	-	-	-	-	-	To be complied with during any operations, unless approved through an update to this Staging Report.
Fire Safety Certificate								
E8	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation the Certifier and Planning Secretary are to be provided with a report from the Applicant by a suitably qualified and	-	-	-	-	-	-	To be complied with within 6 months of any operations,

Condition of Consent	Compliance Requirement	Project Stages (as per Table 2, above)						Comments
		1	2	3	4	5	6	
	experienced expert demonstrating that the project attains the minimum number of ESD points as required by condition B10 of this consent.							unless approved through an update to this Staging Report.
Outdoor Lighting								
E9	Notwithstanding condition D6, 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.	-	-	-	-	-	-	To be complied with during any operations, unless approved through an update to this Staging Report.
Landscaping								
E10	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D27 for the duration of occupation of the development.	-	-	-	-	-	-	To be complied with during any operations, unless approved through an update to this Staging Report.
E11	The Applicant must store all chemicals, fuels and oils used on-site in accordance with: a) the requirements of all relevant Australian Standards; and b) the EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual' if the chemicals are liquids	-	-	-	-	-	-	To be complied with during any operations, unless approved through an update to this Staging Report.
E12	In the event of an inconsistency between the requirements of condition E11(a) and E11(b), the most stringent requirement must prevail to the extent of the inconsistency.	-	-	-	-	-	-	To be complied with during any operations, unless approved through an update to this Staging Report.
Dangerous Goods								
E13	Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with all relevant Australian Standards.	-	-	-	-	-	-	To be complied with during any operations, unless approved through an update to this Staging Report.
Discharge Limits								
E14	The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters.	-	-	-	-	-	-	To be complied with during any operations, unless approved through an update to this Staging Report.
Stormwater Maintenance								

Condition of Consent	Compliance Requirement	Project Stages (as per Table 2, above)						Comments
		1	2	3	4	5	6	
E15	The constructed stormwater structures and treatment measures must be maintained by the property owner in perpetuity.	-	-	-	-	-	-	To be complied with during any operations, unless approved through an update to this Staging Report.

