



**NGH**

# Staging Report

## Paediatric Services Building (SSD – 10349252)

February 2023

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# 1. Introduction

## 1.1 Background

Health Infrastructure NSW is responsible for the delivery of a new Paediatric Services Building (PSB), approved State Significant Development (SSD – 10349252) as part of the broader Children's Hospital at Westmead Stage 2 Redevelopment (CHW2)..

The PSB will be an important addition to the Westmead Health Precinct, enhancing the provision and quality of paediatric health services to the growing Western Sydney population. The PSB development also provides opportunity to renew and improve the CHW Forecourt, provides for a new front entry and improved street frontage and enables a more cohesive main entrance connecting existing CHW, adjoining research facilities and the PSB.

The proposed works will enable the expansion and replacement of the existing paediatric services at the CHW , providing additional surgery, inpatient and critical care services.

## 1.2 Project Overview

The new PSB will be located within the Children's Hospital at Westmead (CHW) Campus located at corner of Hawkesbury Road and Hainsworth Street, Westmead NSW 2145.

The land subject to the proposed works is legally referred to as Lot 101 in Deposited Plan 1119583, owned by NSW Health Administration Corporation (HAC). The site contained the former P17 carpark.

The project consists of the following activities:

- Construction of a new PSB to contain the following uses:
  - The PSB will contain the following uses: perioperative and interventional services, neonatal and paediatric intensive care units, cancer centre, acute inpatient beds, back of house and parent facilities; and
  - Alterations and additions to existing Kids Research (KR) and Central Acute Services Building (CASB) buildings adjoining the PSB to create a connected ground plane and bridge links to the PSB
- Extension of the existing CHW medical gas compound
- Construction of a new pedestrian canopy link across the CHW Forecourt, connecting the PSB with the existing hospital entrance
- CHW Forecourt works to provide a redeveloped ground plane / forecourt landscaped area extending from Hawkesbury Road to the PSB entrance
- A new ground plane / forecourt landscaped area extending from Hawkesbury Road to the proposed PSB
- Tree removal to enable construction of the project
- Pathology expansion and refurbishment.



Figure 1-1 Indicative Site Plan

Source: Environmental Impact Statement (SSD-10349252), Architectus (2021)

### 1.3 Statutory Context

The proposed development has an estimated development cost of greater than \$30 million, hence it qualifies as State Significant Development (SSD) under clause 4.36 of the State Environmental Planning Policy (State and Regional Development) 2011 (SEPP SRD).

An application for development consent was lodged with the NSW Department of Planning, Industry and Environment (DPIE) in April 2021 along with an accompanying Environmental Impact Statement (EIS). The Development Application was granted approval on 17 December 2021 under Section 4.38 of the Environmental Planning and Assessment Act 1979 (EP&A Act), SSD - 10349252, subject to prescribed Conditions of Approval (CoA).

This Staging Report has been prepared to comply with the relevant CoA addressing project staging as follows:

- A10. *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).*
- A11. *A Staging Report prepared in accordance with condition A10 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; and*

*(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.*

- A12. Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.*
- A13. 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.*

## 2. Staging Details

### 2.1 Construction Staging

The Paediatric Services Building (PSB), approved State Significant Development (SSD – 10349252) scope will be constructed in five stages. The intent of this Staging Report is to identify the five distinct construction stages, allowing for commencement of each Stage in line with the forecast commencement dates detailed below on page 6.

The construction stages are as per the following:

#### Stage 1 – Early Work

- Earthworks
- Remediation
- Site Validation
- Inground structure and infrastructure.

#### Stage 2 – PSB Main Work

- Remediation (where required)
- Construction of PSB
- Facade finished and Services fit out
- External works – landscaping, access treatments (including Fire Brigade Access)
- Completion and Handover.

The Stage 2 - PSB Main Works are divided into relevant sub-stages as applicable to the requisite issuing of Construction Certificates. The following table summarises these sub-stages.

Table 1-1 Stage 2 Construction Certificate Breakdown

| Stage 2<br>(sub-stages) | Stage scope of works                                                                                                                                                                                                                                                                              | Commencement<br>(Quarter (Q)/Year) | Completion<br>(Quarter (Q)/Year) |
|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|----------------------------------|
| <b>Stage 2.1</b>        | <ul style="list-style-type: none"> <li>• Design development, certification and approvals</li> <li>• Substructure slabs on ground</li> <li>• Inground services</li> <li>• Waterproofing in ground</li> </ul>                                                                                       | Q3 2022                            | Q4 2022                          |
| <b>Stage 2.2</b>        | <ul style="list-style-type: none"> <li>• Design development, certification and approvals</li> <li>• Main Building Super Structure</li> </ul>                                                                                                                                                      | Q3 2022                            | Q4 2022                          |
| <b>Stage 2.3</b>        | <ul style="list-style-type: none"> <li>• Design development, certification and approvals</li> <li>• Facade</li> </ul>                                                                                                                                                                             | Q1 2023                            | Q3 2023                          |
| <b>Stage 2.4a</b>       | <ul style="list-style-type: none"> <li>• Design development, certification and approvals</li> <li>• Building Fit-out &amp; Services - Plantroom Level 2</li> <li>• Building Fit-out &amp; Services - Plantroom Level 5</li> <li>• Building Fit-out &amp; Services - Plantroom Level 14</li> </ul> | Q1 2023                            | Q3 2023                          |
| <b>Stage 2.4b</b>       | <ul style="list-style-type: none"> <li>• Design development, certification and approvals</li> <li>• Building Fit-out &amp; Services - Level 2</li> <li>• Building Fit-out &amp; Services - Level 3</li> <li>• Building Fit-out &amp; Services - Level 9</li> </ul>                                | Q1 2023                            | Q3 2023                          |

| Stage 2<br>(sub-stages) | Stage scope of works                                                                                                                                                                                                                                         | Commencement<br>(Quarter (Q)/Year) | Completion<br>(Quarter (Q)/Year) |
|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|----------------------------------|
| <b>Stage 2.4c</b>       | <ul style="list-style-type: none"> <li>Design development, certification and approvals</li> <li>Building Fit-out &amp; Services - Level 4</li> <li>Building Fit-out &amp; Services - Level 7</li> <li>Building Fit-out &amp; Services - Level 8</li> </ul>   | Q1 2023                            | Q2 2023                          |
| <b>Stage 2.4d</b>       | <ul style="list-style-type: none"> <li>Design development, certification and approvals</li> <li>Building Fit-out &amp; Services - Level 1</li> <li>Building Fit-out &amp; Services - Level 11</li> <li>Building Fit-out &amp; Services - Level 12</li> </ul> | Q2 2023                            | Q3 2023                          |
| <b>Stage 2.4e</b>       | <ul style="list-style-type: none"> <li>Design development, certification and approvals</li> <li>Building Fit-out &amp; Services - Level 6</li> <li>Building Fit-out &amp; Services - Level 13</li> </ul>                                                     | Q2 2023                            | Q3 2023                          |
| <b>Stage 2.5</b>        | <ul style="list-style-type: none"> <li>Design development, certification and approvals</li> <li>External Works including on grade Car Park</li> </ul>                                                                                                        | Q3 2023                            | Q4 2023                          |
| <b>Stage 2.6</b>        | <ul style="list-style-type: none"> <li>Design development, certification and approvals</li> <li>Signage</li> </ul>                                                                                                                                           | Q3 2022                            | Q3 2023                          |

### **Stage 3 – Forecourt Early Works**

- Demo & Clearing
- Civil Earthworks
- Inground structure (Canopy, Retail Pod 2, Galleria and Play Equipment)
- Inground services (Fire, Hydraulic, Electrical and Communications)
- Roads, pavements, paths and hard landscape
- Soil, plantings and soft landscape Primary feature totem lighting fittings
- Security and wireless systems to surrounding structures

### **Stage 4 – Forecourt Main Works**

- Retail pods – above ground structure and façade
- Outdoor Canopy
- Furniture
- Play Equipment
- Cold Shell of Retail Pod 2 only

### **Stage 5 – Pathology Expansion**

The existing pathology department located within Block 5 is to be refurbished including the following scope of works:

- Infill masonry walls
- Infill roof slab within the existing concrete frame.
- Fit-out of pathology department.

The Forecourt work will not commence or reach completion in line with the construction schedule for Stages 1 and 2.



Stages 1, 2, 3, 4 and 5 will be delivered as separate packages of scope. As such, delivering compliance against some conditions of approval, particularly in relation to construction certification requirements, will require a staged approach.

The Stage 1 – Early Works for the PSB are programmed to be undertaken over approximately eight (8) months commencing Q1 2022, with Completion and Handover in Q4 2022 (weather pending).

The Stage 2 – Main Works for the PSB are programmed to be undertaken over approximately twenty (24) months commencing Q1 2023, with Completion and Handover in Q2 2025.

The Stage 3 and 4 – CHW Forecourt works are expected to be completed in Q4 2023, however at the time of writing this report the works have not been formally scheduled. It is noted that to avoid program delays the civil works contractor may provide access to the main works contractor to completed areas of the site to commence main works activities.

The Stage 5 Pathology Expansion are expected to commence in Q1 2023, with completion and handover in Q4 2023.

This Staging Report has been updated, including moving the PSB main works to Stage 2 and adding Stages 3 – 5 to the Condition Compliance Matrix (Appendix A). This now includes the Forecourt works and Pathology Expansion. The updated Staging report will be provided to the DPIE prior to commencement of this stage.

## **2.2 Operations Staging**

The Stage 3 and 4 Forecourt scope of work is expected to be completed in Q4 2023. The Forecourt will become operational prior to completion of the Stage 2 - PSB Main Works. As such, the operation of the Forecourt represents the first stage of operation under the approved SSD-10349252. This Staging Report will be updated with further detail if there are any changes to the construction schedule, including any required updates to the Condition Compliance Matrix (Appendix).

There is no proposal to stage the operation of the PSB itself once Completion and Handover is achieved, upon which time the PSB will be functional and operational.

### **3. Compliance with CoA**

The approved development (SSD-10349252) is subject to prescribed CoA in relation to:

- Administrative requirements
- Requirements to be met prior to construction
- Requirements to be met during construction
- Requirements to be met prior Operation (and/or Occupation)
- Requirements to be met post Occupation

Appendix A provides the CoA as a staging matrix to identify at which point of the project delivery requirements are needed to be met.

## 4. Cumulative Impact

It is not envisaged that the proposed staging will lead to any cumulative impacts for the PSB project.

Stage 2 Main Works construction of the PSB will follow the Stage 1 Early Works once areas are completed and the site has been validated to confirm adequate completion of works for site handover. It is noted that to avoid program delays the civil works contractor may provide access to the main works contractor to completed areas of the site to commence main works activities.

The PSB will enable the expansion and replacement of existing paediatric services at CHW, providing additional surgery and critical care services. The PSB will be an important addition to the Westmead Health Precinct, enhancing the provision and quality of paediatric health services to the growing Western Sydney population. The PSB development also provides opportunity to renew and improve the CHW forecourt, provides a new front entry and improved street frontage and enable a more cohesive main entrance connecting existing CHW, adjoining research facilities and the PSB.

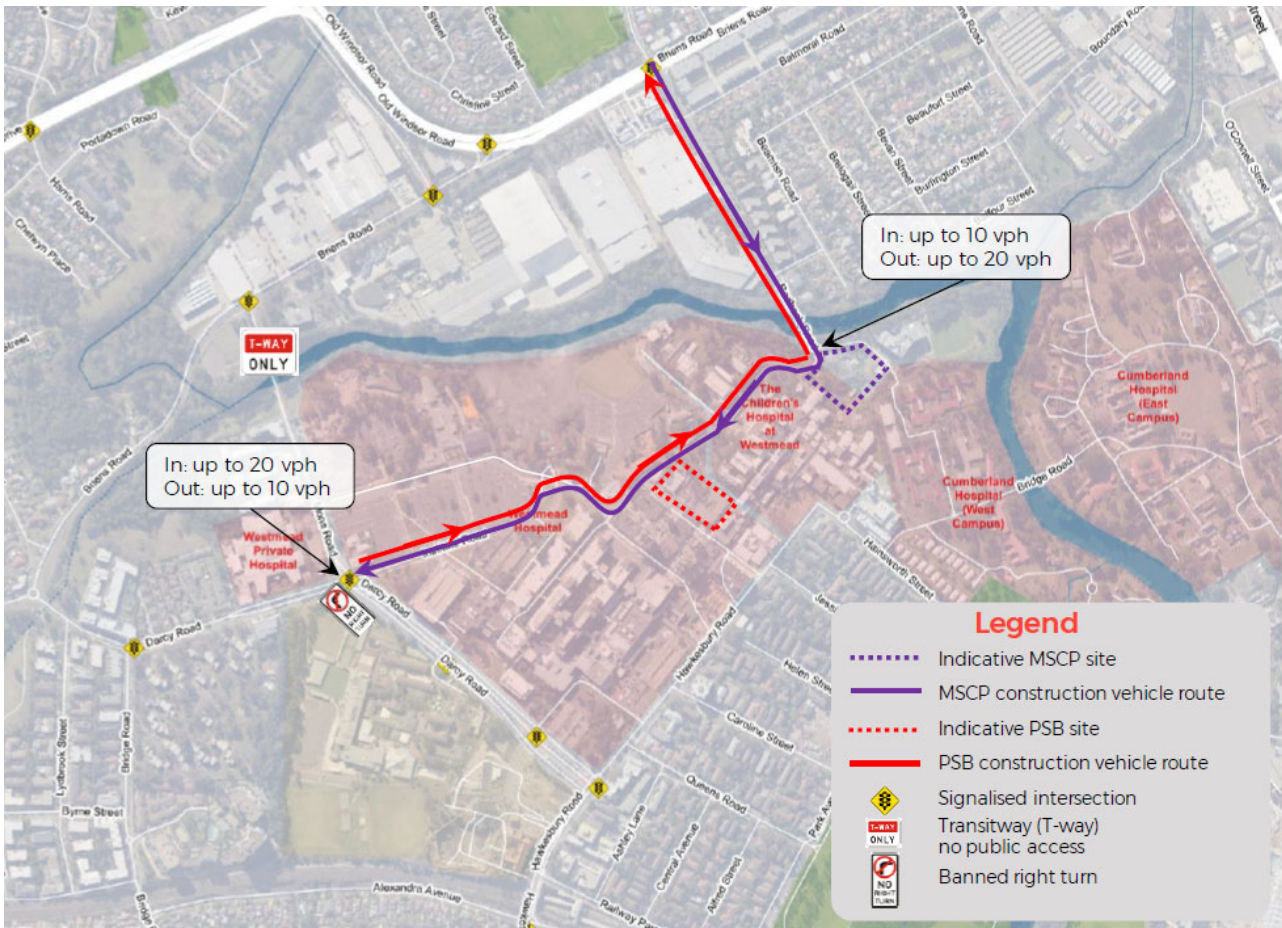
The new MSCP will support existing car parking lost due to the PSB's location and additional requirements generated by the PSB; accommodating associated growth to service future car parking demands at the CHW..

Whilst accessing the Site, the Contractors will be required to minimise the impact of construction traffic on the local road network in the vicinity of the PSB and MSCP project sites. The Contractor's traffic management plan/s will address the methodology the Contractor is implementing to minimise construction traffic congestion.

The Contractors will be required to work collaboratively with each other and key Stakeholders across the precinct to minimise the cumulative impact of construction on the Westmead Health Precinct. Some considerations include management of Site Access and Logistics across the precinct.

The following measures have been nominated for the PSB main works Contractor (refer Figure 1):

- Traffic inbound via Redbank Road or Dragonfly Drive with up to 10 construction vehicle movements per hour. The number of vehicles should be eliminated/reduced during peak hour times.
- Traffic outbound only via Redbank Road for vehicles up to and including a 12.5m heavy rigid vehicle or Institute Road with up to 10 construction vehicle movements per hour. The number of vehicles should be eliminated/reduced during peak hour times.



### Figure 1 – Proposed PSB Construction Traffic Routes

## **Appendix A   Staging Matrix**

**Paediatric Services Building (SSD – 10349252) – Development Consent Conditional of Approval – Staging Matrix**

PTC = Prior to Construction, DC = During Construction, PTO = Prior to Operation, DO = During Operations

**Part A - Administrative Conditions**

| No.                                               | Condition of Consent                                                                                                                                                                                                                                                                                                                                                                                          | Stage 1    | Stage 2.1  | Stage 2.2  | Stage 2.3  | Stage 2.4  | Stage 2.5  | Stage 2.6  | Stage 3    | Stage 4    | Stage 5    | Comment |
|---------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|---------|
| <b>Obligation to Minimise Harm of Environment</b> |                                                                                                                                                                                                                                                                                                                                                                                                               |            |            |            |            |            |            |            |            |            |            |         |
| A1                                                | In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.                                                                          | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout |         |
| <b>Terms of Consent</b>                           |                                                                                                                                                                                                                                                                                                                                                                                                               |            |            |            |            |            |            |            |            |            |            |         |
| A2                                                | The development may only be carried out:                                                                                                                                                                                                                                                                                                                                                                      | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout |         |
|                                                   | (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 the Response to Submissions; and                                                                                                                                                                                                                                                                                                                                 |            |            |            |            |            |            |            |            |            |            |         |
| A3                                                | (d) in accordance with the approved plans in the table below:                                                                                                                                                                                                                                                                                                                                                 | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout |         |
|                                                   | 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;                                                                                                                               |            |            |            |            |            |            |            |            |            |            |         |
|                                                   | (b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and                                                                                                                                                                                                                                                                                        |            |            |            |            |            |            |            |            |            |            |         |
| A4                                                | (c) the implementation of any actions or measures contained in any such document referred to in (a) above.                                                                                                                                                                                                                                                                                                    | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout |         |
|                                                   | 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. |            |            |            |            |            |            |            |            |            |            |         |
| <b>Limits of Consent</b>                          |                                                                                                                                                                                                                                                                                                                                                                                                               |            |            |            |            |            |            |            |            |            |            |         |
| A5                                                | This consent lapses five years after the date of consent unless work is physically commenced.                                                                                                                                                                                                                                                                                                                 |            |            |            |            |            |            |            |            |            |            |         |
| A6                                                | No approval for construction or operation of a new helipad is granted under this consent.                                                                                                                                                                                                                                                                                                                     |            |            |            |            |            |            |            |            |            |            |         |
| <b>Prescribed Conditions</b>                      |                                                                                                                                                                                                                                                                                                                                                                                                               |            |            |            |            |            |            |            |            |            |            |         |



| No.                                    | Condition of Consent                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Stage 1    | Stage 2.1  | Stage 2.2  | Stage 2.3  | Stage 2.4  | Stage 2.5  | Stage 2.6  | Stage 3    | Stage 4    | Stage 5    | Comment                                                                           |
|----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|-----------------------------------------------------------------------------------|
| A7                                     | The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout |                                                                                   |
| <b>Planning Secretary as Moderator</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |            |            |            |            |            |            |            |            |            |                                                                                   |
| A8                                     | 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.                                                                                                                                                                                                                                                                                                            | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout |                                                                                   |
| <b>Evidence of Consultation</b>        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |            |            |            |            |            |            |            |            |            |                                                                                   |
| A9                                     | Where conditions of this consent require consultation with an identified party, the Applicant must:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout |                                                                                   |
|                                        | (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<br>(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.                                                                                                                                                                                                                                                                                                                                                                                                                       |            |            |            |            |            |            |            |            |            |            |                                                                                   |
| <b>Staging</b>                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |            |            |            |            |            |            |            |            |            |                                                                                   |
| A10                                    | 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). | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Condition to be met prior to commencement of any staged work or staged operation. |
| A11                                    | A Staging Report prepared in accordance with condition A10 must:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Condition to be met prior to commencement of any staged work or staged operation. |
|                                        | (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; and<br>(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.                                                                                                                                                                                                                                                                                                                                                                                                                                     |            |            |            |            |            |            |            |            |            |            |                                                                                   |

| No.                                                                  | Condition of Consent                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Stage 1    | Stage 2.1  | Stage 2.2  | Stage 2.3  | Stage 2.4  | Stage 2.5  | Stage 2.6  | Stage 3    | Stage 4    | Stage 5    | Comment |
|----------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|---------|
| A12                                                                  | Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.                                                                                                                                                                                                                                                                                                                                                                                            | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout |         |
| A13                                                                  | 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.                                                                                                                                                                                                                               | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout |         |
| <b>Staging, Combining and Updating Strategies, Plans or Programs</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |            |            |            |            |            |            |            |            |            |            |         |
| A14                                                                  | 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). | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout |         |
|                                                                      | (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).                                                                                                                         |            |            |            |            |            |            |            |            |            |            |         |
| A15                                                                  | 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.                                                                                                                                                                                                                                                                                                                       | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout |         |
| A16                                                                  | 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.                                                                                                                                                                                                                                                            | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout |         |
| A17                                                                  | 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.                                                                                                                                                                                                                                                                                 | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout |         |
| <b>Structural Adequacy</b>                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |            |            |            |            |            |            |            |            |            |            |         |
| A18                                                                  | 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.<br>Notes:                                                                                                                                                                                                                                                                                                       | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout |         |

| No.                                        | Condition of Consent                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Stage 1    | Stage 2.1  | Stage 2.2  | Stage 2.3  | Stage 2.4  | Stage 2.5  | Stage 2.6  | Stage 3    | Stage 4    | Stage 5    | Comment |
|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|---------|
|                                            | • Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |            |            |            |            |            |            |            |            |            |            |         |
| <b>External Walls and Cladding</b>         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |            |            |            |            |            |            |            |            |            |            |         |
| A19                                        | The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |            |            |            | DC         |            |            |            | DC         | DC         | DC         |         |
| <b>External Materials</b>                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |            |            |            |            |            |            |            |            |            |            |         |
| A20                                        | 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:<br>(a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials;<br>(b) the quality and durability of any alternative material is the same standard as the approved external building materials; and<br>(c) a copy of any approved changes to the external colours and/or building materials is provided to the Planning Secretary for information.                                                                                                                                                                                                                                |            |            |            | DC         |            | DC         |            | DC         | DC         | DC         |         |
| <b>Applicability of Guidelines</b>         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |            |            |            |            |            |            |            |            |            |            |         |
| A21                                        | References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout |         |
| A22                                        | Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout |         |
| <b>Monitoring and Environmental Audits</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |            |            |            |            |            |            |            |            |            |            |         |
| A23                                        | Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.<br><b>Note:</b> For the purposes of this condition, as set out in the EP&A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development. | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout |         |
| <b>Access to Information</b>               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |            |            |            |            |            |            |            |            |            |            |         |

| No.                                                  | Condition of Consent                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Stage 1            | Stage 2.1  | Stage 2.2  | Stage 2.3  | Stage 2.4  | Stage 2.5  | Stage 2.6  | Stage 3    | Stage 4    | Stage 5    | Comment                                                                                                                                                         |
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| A24                                                  | <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> <p>(x) any other matter required by the Planning Secretary; and</p> <p>(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.</p> | PTC and Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Condition to be met 48 hours prior to commencement of Stage 1 and maintained throughout with up to date documents and information.                              |
| <b>Compliance</b>                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                    |            |            |            |            |            |            |            |            |            |                                                                                                                                                                 |
| A25                                                  | The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Throughout         | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Condition to be met prior to commencement of Stage 1 and Stage 2 and throughout all construction as new subcontractors are engaged and inducted to the project. |
| <b>Incident Notification, Reporting and Response</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                    |            |            |            |            |            |            |            |            |            |                                                                                                                                                                 |
| A26                                                  | The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Throughout         | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout |                                                                                                                                                                 |
| A27                                                  | Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Throughout         | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout |                                                                                                                                                                 |
| <b>Non-Compliance Notification</b>                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                    |            |            |            |            |            |            |            |            |            |                                                                                                                                                                 |

| No.                                               | Condition of Consent                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Stage 1    | Stage 2.1  | Stage 2.2  | Stage 2.3  | Stage 2.4  | Stage 2.5  | Stage 2.6  | Stage 3    | Stage 4    | Stage 5    | Comment                                                                                                                                                                                                        |
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| A28                                               | The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.                                                                                                                                                                                                                                                                                                                                                                                                                                                | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout |                                                                                                                                                                                                                |
| A29                                               | The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.                                                                                                                                                                                                                                                                                                                                                                                                                | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout |                                                                                                                                                                                                                |
| A30                                               | A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout |                                                                                                                                                                                                                |
| <b>Revision of Strategies, Plans and Programs</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |            |            |            |            |            |            |            |            |            |            |                                                                                                                                                                                                                |
| A31                                               | Within three months of:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout |                                                                                                                                                                                                                |
|                                                   | (a) the submission of a compliance report under condition A34;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |            |            |            |            |            |            |            |            |            |            |                                                                                                                                                                                                                |
|                                                   | (b) the submission of an incident report under condition A27;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |            |            |            |            |            |            |            |            |            |            |                                                                                                                                                                                                                |
|                                                   | (c) the submission of an Independent Audit under condition C40 or C41;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |            |            |            |            |            |            |            |            |            |            |                                                                                                                                                                                                                |
|                                                   | (d) the approval of any modification of the conditions of this consent; or                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |            |            |            |            |            |            |            |            |            |                                                                                                                                                                                                                |
|                                                   | (e) the issue of a direction of the Planning Secretary under condition A2 which requires a review,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |            |            |            |            |            |            |            |            |            |            |                                                                                                                                                                                                                |
|                                                   | the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |            |            |            |            |            |            |            |            |            |            |                                                                                                                                                                                                                |
| A32                                               | 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.<br><b>Note:</b> 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. | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout |                                                                                                                                                                                                                |
| <b>Compliance Reporting</b>                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |            |            |            |            |            |            |            |            |            |            |                                                                                                                                                                                                                |
| A33                                               | Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | PTC        |            |            |            |            |            |            |            |            |            | Condition to be met 48 hours prior to commencement of Stage 1.<br>The Compliance Reporting Post Approval Requirements do not require compliance reports during construction, hence this condition not affected |

| No. | Condition of Consent                                                                                                                                                                                                                                                                                                                                         | Stage 1    | Stage 2.1  | Stage 2.2  | Stage 2.3  | Stage 2.4  | Stage 2.5  | Stage 2.6  | Stage 3    | Stage 4    | Stage 5    | Comment                                                                                                                                                                                                                             |
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|     |                                                                                                                                                                                                                                                                                                                                                              |            |            |            |            |            |            |            |            |            |            | by proposed staging.                                                                                                                                                                                                                |
| A34 | Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements, unless otherwise agreed by the Planning Secretary.                                                                                                                                                  | PTC        |            |            |            |            |            |            |            |            |            | Condition to be met 48 hours prior to commencement of Stage 1.<br>The Compliance Reporting Post Approval Requirements do not require compliance reports during construction, hence this condition not affected by proposed staging. |
| A35 | The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.                                                                                                                                                                                                                                     | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Condition to be met within 60 days of submission of Compliance Reports                                                                                                                                                              |
| A36 | Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance. |            | DO         |            |            |            |            |            |            | DO         | DO         |                                                                                                                                                                                                                                     |

**Part B - PRIOR TO COMMENCEMENT OF CONSTRUCTION**

| No.                                 | Condition of Consent                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Stage 1 | Stage 2.1 | Stage 2.2 | Stage 2.3 | Stage 2.4 | Stage 2.5 | Stage 2.6 | Stage 3 | Stage 4 | Stage 5 | Comments                                                                                                                         |
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| <b>Notification of Commencement</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |         |           |           |           |           |           |           |         |         |         |                                                                                                                                  |
| B1                                  | The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.                                                                                                                                                                                                                                                                                                                              |         |           |           |           |           |           |           |         |         |         |                                                                                                                                  |
| B2                                  | If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.                                                                                                                                                                                                                                      | PTC     | PTC       |           |           |           |           |           | PTC     | PTC     | PTC     | Condition to be met at least 48 hours before commencement of Stage 1, and 48 hours before commencement of each subsequent stage. |
| <b>Certified Drawings</b>           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |         |           |           |           |           |           |           |         |         |         |                                                                                                                                  |
| B3                                  | Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.                                                                                                                                                                                                                                   | PTC     | PTC       | PTC       |           |           |           |           | PTC     | PTC     | PTC     | Drawings relevant to each stage will be developed and submitted prior to commencement of construction of each stage.             |
| <b>External Walls and Cladding</b>  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |         |           |           |           |           |           |           |         |         |         |                                                                                                                                  |
| B4                                  | Prior to the commencement of façade construction, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it. |         |           |           | PTC       |           |           |           |         | PTC     | PTC     |                                                                                                                                  |



| No.                                                                               | Condition of Consent                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Stage 1 | Stage 2.1 | Stage 2.2 | Stage 2.3 | Stage 2.4 | Stage 2.5 | Stage 2.6 | Stage 3 | Stage 4 | Stage 5 | Comments                                                                                    |
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| <b>Pre-Construction Dilapidation Report – Protection of Public Infrastructure</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |         |           |           |           |           |           |           |         |         |         |                                                                                             |
| B5                                                                                | Prior to the commencement of construction, the Applicant must:                                                                                                                                                                                                                                                                                                                                                                                                                                   | PTC     | PTC       |           |           |           |           |           | PTC     | PTC     | PTC     | Dilapidation surveys will be conducted prior to commencement of construction of each stage. |
|                                                                                   | (a) consult with and obtain relevant approvals from the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;                                                                                                                                                                                                                                 |         |           |           |           |           |           |           |         |         |         |                                                                                             |
|                                                                                   | (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.                                                                                                                                                                                                                                                                                                                                                                                         |         |           |           |           |           |           |           |         |         |         |                                                                                             |
| <b>Pre-Construction Survey – Adjoining Properties</b>                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |         |           |           |           |           |           |           |         |         |         |                                                                                             |
| B6                                                                                | Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of residential or commercial buildings that are likely to be impacted by the development.                                                                                                                                                                                                                                                                                            | PTC     | PTC       |           |           |           |           |           | PTC     | PTC     | PTC     |                                                                                             |
| 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.                                                                                                                                                                                          | PTC     | PTC       |           |           |           |           |           | PTC     | PTC     | PTC     |                                                                                             |
| 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:<br>(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;<br>(b) submit a copy of the Pre-Construction Survey Report to the Certifier; and<br>(c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary when requested. | PTC     | PTC       |           |           |           |           |           | PTC     | PTC     | PTC     |                                                                                             |
| <b>Ecologically Sustainable Development</b>                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |         |           |           |           |           |           |           |         |         |         |                                                                                             |
| 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 197087S01, prepared by Steensen Varming and dated 4 December 2020) have been incorporated into the design of the development.                                                                                                                                                          |         |           |           | PTC       | PTC       |           |           |         | PTC     | PTC     |                                                                                             |
| 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.                                                                                                                                                                                                                                |         | PTC       | PTC       | PTC       | PTC       |           |           |         | PTC     | PTC     |                                                                                             |
| <b>Outdoor Lighting</b>                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |         |           |           |           |           |           |           |         |         |         |                                                                                             |

| No.                                                                 | Condition of Consent                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Stage 1    | Stage 2.1  | Stage 2.2  | Stage 2.3  | Stage 2.4  | Stage 2.5  | Stage 2.6  | Stage 3    | Stage 4    | Stage 5    | Comments                                                                                                                    |
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| B11                                                                 | Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting to be 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.                                                                                                                                                                                                                                                  |            |            |            |            | PTC        |            |            | PTC        | PTC        | PTC        | Drawings/design relevant to each stage will be developed and submitted prior to commencement of construction of each stage. |
| <b>Demolition</b>                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |            |            |            |            |            |            |            |            |            |            |                                                                                                                             |
| B12                                                                 | Prior to the commencement of construction, demolition work plans required by AS 2601-2001 <i>The demolition of structures</i> (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.                                                                                                                                                                                                                                            | PTC        | PTC        |            |            |            |            |            | PTC        |            | PTC        |                                                                                                                             |
| <b>Existing Helipad / Helicopter Operations During Construction</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |            |            |            |            |            |            |            |            |            |            |                                                                                                                             |
| B13                                                                 | Prior to the commencement of above ground (main works) construction, existing helipad/helicopter operations on the Westmead Hospital campus 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.                 |            | PTC        |            |            |            |            |            |            |            | PTC        |                                                                                                                             |
| <b>Environmental Management Plan Requirements</b>                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |            |            |            |            |            |            |            |            |            |            |                                                                                                                             |
| 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).<br><b>Note:</b><br>• 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><br>• The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans. | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout |                                                                                                                             |
| <b>Construction Environmental Management Plan</b>                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |            |            |            |            |            |            |            |            |            |            |                                                                                                                             |
| 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:                                                                                                                                                                                                                                                                                                                                                                                                   | PTC        | PTC        |            |            |            |            |            | PTC        | PTC        | PTC        |                                                                                                                             |
|                                                                     | (a) Details of:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |            |            |            |            |            |            |            |            |            |            |                                                                                                                             |
|                                                                     | (i) hours of work;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |            |            |            |            |            |            |            |            |            |            |                                                                                                                             |
|                                                                     | (ii) 24-hour contact details of site manager;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |            |            |            |            |            |            |            |            |            |            |                                                                                                                             |

| No. | Condition of Consent                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Stage 1 | Stage 2.1 | Stage 2.2 | Stage 2.3 | Stage 2.4 | Stage 2.5 | Stage 2.6 | Stage 3 | Stage 4 | Stage 5 | Comments |
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|     | (iii) management of dust and odour to protect the amenity of the neighbourhood;<br>(iv) groundwater management plan including measures to prevent groundwater contamination; and<br>(v) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;<br>(b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed;<br>(c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;<br>(d) Construction Traffic and Pedestrian Management Sub-Plan (see condition B16);<br>(e) Construction Noise and Vibration Management Sub-Plan (see condition B17);<br>(f) Construction Waste Management Sub-Plan (see condition B18);<br>(g) Construction Soil and Water Management Sub-Plan (see condition B19); and<br>(h) Flood Emergency Response (see condition B20).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |         |           |           |           |           |           |           |         |         |         |          |
| B16 | 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:<br>(a) be prepared by a suitably qualified and experienced person(s);<br>(b) be prepared to the satisfaction of Council's Traffic and Transport Manager and TfNSW; and<br>(c) detail:<br>(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;<br>(ii) measures to ensure the safety of vehicles and pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs;<br>(iii) detail the measures that are to be implemented to minimise the impact of activities associated with the construction of the development the subject of this consent on the Parramatta Light Rail (PLR) Project, in liaison with PLR's Construction Contractor and/or Operator;<br>(iv) construction and heavy vehicle routes, access and parking arrangements;<br>(v) 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;<br>(vi) 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); | PTC     | PTC       |           |           |           |           |           | PTC     | PTC     | PTC     |          |

| No. | Condition of Consent                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Stage 1 | Stage 2.1 | Stage 2.2 | Stage 2.3 | Stage 2.4 | Stage 2.5 | Stage 2.6 | Stage 3 | Stage 4 | Stage 5 | Comments |
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|     | (vii) details of crane arrangements including location of any crane(s) and crane movement plan; and<br>(viii) detail measures to minimise cumulative construction impacts on surrounding road networks, identifying the duration of impacts.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |         |           |           |           |           |           |           |         |         |         |          |
| B17 | <p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced noise expert;</p> <p>(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</p> <p>(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p> <p>(d) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(e) describe the community consultation undertaken to develop the strategies in condition B17(d);</p> <p>(f) include a complaints management system that would be implemented for the duration of the construction; and</p> <p>(g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B14.</p> | PTC     | PTC       |           |           |           |           |           | PTC     | PTC     | PTC     |          |
| B18 | <p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the procedures for the management of waste including the following:</p> <p>(a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use for materials to remain;</p> <p>(b) information regarding the recycling and disposal locations; and</p> <p>(c) confirmation of the contamination status of the development areas of the site based on the validation results.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | PTC     | PTC       |           |           |           |           |           | PTC     | PTC     | PTC     |          |
| B19 | <p>The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <p>(a) be prepared by a suitably qualified expert, in consultation with Council;</p> <p>(b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>(c) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils &amp; Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';</p> <p>(d) include an Acid Sulfate Soils Management Plan, if required, including measures for the management, handling, treatment and disposal of Acid Sulfate Soils,</p>                                                                                                                                                                                                                                   | PTC     | PTC       |           |           |           |           |           | PTC     | PTC     | PTC     |          |

| No.                         | Condition of Consent                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Stage 1            | Stage 2.1          | Stage 2.2  | Stage 2.3  | Stage 2.4  | Stage 2.5  | Stage 2.6  | Stage 3            | Stage 4            | Stage 5            | Comments |
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|                             | including monitoring of water quality at acid sulfate soils treatment areas;                                                                                                                                                                                                                                                                                                                                                                                         |                    |                    |            |            |            |            |            |                    |                    |                    |          |
|                             | (e) direct all sediment laden water in overland flow away from the leachate management system and prevent cross-contamination of clean and sediment or leachate laden water.                                                                                                                                                                                                                                                                                         |                    |                    |            |            |            |            |            |                    |                    |                    |          |
|                             | (f) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the site);                                                                                                                                                                                                                                                                                                                     |                    |                    |            |            |            |            |            |                    |                    |                    |          |
|                             | (g) detail all off-site flows from the site; and                                                                                                                                                                                                                                                                                                                                                                                                                     |                    |                    |            |            |            |            |            |                    |                    |                    |          |
|                             | (h) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 5-year ARI and 1 in 100-year ARI.                                                                                                                                                                                                                                                                       |                    |                    |            |            |            |            |            |                    |                    |                    |          |
| B20                         | The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following:                                                                                                                                                                                                                                                                                                                                                                    |                    |                    |            |            |            |            |            |                    |                    |                    |          |
|                             | (a) be prepared by a suitably qualified and experienced person(s);                                                                                                                                                                                                                                                                                                                                                                                                   |                    |                    |            |            |            |            |            |                    |                    |                    |          |
|                             | (b) address the provisions of the Floodplain Risk Management Guidelines (EESG);                                                                                                                                                                                                                                                                                                                                                                                      |                    |                    |            |            |            |            |            |                    |                    |                    |          |
|                             | (c) include details of:                                                                                                                                                                                                                                                                                                                                                                                                                                              |                    |                    |            |            |            |            |            |                    |                    |                    |          |
|                             | (i) the flood emergency responses for both construction phases of the development;                                                                                                                                                                                                                                                                                                                                                                                   | PTC                | PTC                |            |            |            |            |            | PTC                | PTC                | PTC                |          |
|                             | (ii) predicted flood levels;                                                                                                                                                                                                                                                                                                                                                                                                                                         |                    |                    |            |            |            |            |            |                    |                    |                    |          |
|                             | (iii) flood warning time and flood notification;                                                                                                                                                                                                                                                                                                                                                                                                                     |                    |                    |            |            |            |            |            |                    |                    |                    |          |
|                             | (iv) assembly points and evacuation routes;                                                                                                                                                                                                                                                                                                                                                                                                                          |                    |                    |            |            |            |            |            |                    |                    |                    |          |
|                             | (v) evacuation and refuge protocols; and                                                                                                                                                                                                                                                                                                                                                                                                                             |                    |                    |            |            |            |            |            |                    |                    |                    |          |
|                             | (vi) awareness training for employees and contractors, and users/visitors.                                                                                                                                                                                                                                                                                                                                                                                           |                    |                    |            |            |            |            |            |                    |                    |                    |          |
| B21                         | 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;                                                                                                                                                                                                                                                                                                                                                                      | PTC and Throughout | PTC and Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | PTC and Throughout | PTC and Throughout | PTC and Throughout |          |
|                             | (b) minimise conflicts with other road users;                                                                                                                                                                                                                                                                                                                                                                                                                        |                    |                    |            |            |            |            |            |                    |                    |                    |          |
|                             | (c) minimise road traffic noise; and                                                                                                                                                                                                                                                                                                                                                                                                                                 |                    |                    |            |            |            |            |            |                    |                    |                    |          |
|                             | (d) ensure truck drivers use specified routes.                                                                                                                                                                                                                                                                                                                                                                                                                       |                    |                    |            |            |            |            |            |                    |                    |                    |          |
| <b>Construction Parking</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                    |                    |            |            |            |            |            |                    |                    |                    |          |
| B22                         | Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site or within any approved works zones for construction vehicles and machinery, including for heavy vehicles, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.                                                                                              | PTC                | PTC                |            |            |            |            |            | PTC                | PTC                | PTC                |          |
| B23                         | 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. | PTC                | PTC                |            |            |            |            |            | PTC                | PTC                | PTC                |          |

| No.                                                                 | Condition of Consent                                                                                                                                                                                                                                                                                                                                                                                                        | Stage 1            | Stage 2.1          | Stage 2.2          | Stage 2.3          | Stage 2.4          | Stage 2.5          | Stage 2.6          | Stage 3            | Stage 4            | Stage 5            | Comments                                 |
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| <b>Flood Management</b>                                             |                                                                                                                                                                                                                                                                                                                                                                                                                             |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                                          |
| B24                                                                 | Prior to the commencement of construction, the Applicant must prepare and implement for the duration of construction:                                                                                                                                                                                                                                                                                                       | PTC and Throughout | PTC and Throughout | PTC and Throughout | PTC and Throughout | PTC and Throughout | PTC and Throughout | PTC and Throughout | PTC and Throughout | PTC and Throughout | PTC and Throughout |                                          |
|                                                                     | (a) flood warning and notification procedures for construction workers on site; and                                                                                                                                                                                                                                                                                                                                         |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                                          |
|                                                                     | (b) evacuation and refuge protocols.                                                                                                                                                                                                                                                                                                                                                                                        |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                                          |
| B25                                                                 | Prior to the commencement of construction, the Certifier must be satisfied that all habitable floor levels must be protected up to the 1 per cent Annual Exceedance Probability flood plus 500mm of freeboard or PMF, whichever is greater.                                                                                                                                                                                 |                    |                    | PTC                |                    |                    |                    |                    |                    | PTC                | PTC                |                                          |
| B26                                                                 | Prior to the commencement of construction, the Certifier must be satisfied that any structures below the 1 per cent Annual Exceedance Probability plus 500mm of freeboard are constructed from flood compatible building components.                                                                                                                                                                                        |                    | PTC                |                    |                    |                    |                    |                    |                    | PTC                | PTC                |                                          |
| <b>Operational Noise – Design of Mechanical Plant and Equipment</b> |                                                                                                                                                                                                                                                                                                                                                                                                                             |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                                          |
| B27                                                                 | Prior to installation of mechanical plant and equipment:                                                                                                                                                                                                                                                                                                                                                                    |                    |                    |                    |                    | PTC                |                    |                    |                    | PTC/DC             | PTC/DC             |                                          |
|                                                                     | (a) a detailed assessment of mechanical plant and equipment with compliance with the relevant project trigger noise levels as recommended in the Paediatric Services Building, The Children’s Hospital at Westmead Acoustic Report prepared by Stantec dated 30 September 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 trigger noise levels identified in the Paediatric Services Building, The Children’s Hospital at Westmead Acoustic Report prepared by Stantec dated 30 September 2021. |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                                          |
| <b>Landscaping</b>                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                             |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                                          |
| B28                                                                 | Prior to the commencement of landscaping works, the Applicant must prepare detailed Landscape Plans in accordance with the Amended Landscape Report, prepared by McGregor Coxall dated July 2021, to manage the revegetation and landscaping works on-site, to the satisfaction of the Certifier. The plan must:                                                                                                            |                    |                    |                    |                    |                    | PTC/DC             |                    | PTC/DC             | PTC/DC             |                    | Prior to commencement of Landscape works |
|                                                                     | (a) provide for the planting of 39 trees;                                                                                                                                                                                                                                                                                                                                                                                   |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                                          |
|                                                                     | (b) detail the location, species, maturity and height at maturity of plants to be planted on-site;                                                                                                                                                                                                                                                                                                                          |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                                          |
|                                                                     | (c) include species (trees, shrubs and groundcovers) indigenous to the local area;                                                                                                                                                                                                                                                                                                                                          |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                                          |
|                                                                     | (d) include the planting of trees with a pot container of 75 litres or greater;                                                                                                                                                                                                                                                                                                                                             |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                                          |
|                                                                     | (e) include the provision of nest boxes suitable to native fauna likely to use the site; and                                                                                                                                                                                                                                                                                                                                |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                                          |
|                                                                     | (f) be submitted to the Planning Secretary for information.                                                                                                                                                                                                                                                                                                                                                                 |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                                          |
| <b>Operational Waste Storage and Processing</b>                     |                                                                                                                                                                                                                                                                                                                                                                                                                             |                    |                    |                    |                    |                    |                    |                    |                    |                    |                    |                                          |



| No.                                                                     | Condition of Consent                                                                                                                                                                                                                                                                                                                                                                                   | Stage 1            | Stage 2.1          | Stage 2.2  | Stage 2.3  | Stage 2.4  | Stage 2.5  | Stage 2.6  | Stage 3    | Stage 4    | Stage 5    | Comments |
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| B29                                                                     | Prior to the commencement of construction of waste storage and processing areas, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, evidence must be provided to the Certifier that the design of the operational waste storage area: |                    |                    | PTC        |            |            |            |            | PTC        | PTC        | PTC        |          |
|                                                                         | (a) is constructed using solid non-combustible materials;                                                                                                                                                                                                                                                                                                                                              |                    |                    |            |            |            |            |            |            |            |            |          |
|                                                                         | (b) is designed to ensure the door/gate to the waste storage area is vermin proof and can be openable from both inside and outside the storage area at all times;                                                                                                                                                                                                                                      |                    |                    |            |            |            |            |            |            |            |            |          |
|                                                                         | (c) includes a hot and cold water supply with a hose through a centralised mixing valve;                                                                                                                                                                                                                                                                                                               |                    |                    |            |            |            |            |            |            |            |            |          |
|                                                                         | (d) is naturally ventilated or an air handling exhaust system must be in place; and                                                                                                                                                                                                                                                                                                                    |                    |                    |            |            |            |            |            |            |            |            |          |
|                                                                         | (e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.                                                                                                                                                                                                                                                                    |                    |                    |            |            |            |            |            |            |            |            |          |
| <b>Operational Access, Car Parking and Service Vehicle Arrangements</b> |                                                                                                                                                                                                                                                                                                                                                                                                        |                    |                    |            |            |            |            |            |            |            |            |          |
| B30                                                                     | Prior to the commencement of construction of operational parking and access facilities, evidence of compliance of the design of operational parking and access arrangements with the following requirements must be submitted to the Certifier:                                                                                                                                                        |                    |                    | PTC        |            |            |            |            |            | PTC        |            |          |
|                                                                         | (a) a minimum of 128 on-site car parking spaces for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and                                                                                                                                                                                                                        |                    |                    |            |            |            |            |            |            |            |            |          |
|                                                                         | (b) the swept path of the largest service vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, must be in accordance with the latest version of AS 2890.2.                                                                                                                                                                             |                    |                    |            |            |            |            |            |            |            |            |          |
| <b>Public Domain Works</b>                                              |                                                                                                                                                                                                                                                                                                                                                                                                        |                    |                    |            |            |            |            |            |            |            |            |          |
| B31                                                                     | 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.                                                                                                                                    |                    |                    |            |            |            | PTC        |            |            | PTC        |            |          |
| <b>Site Contamination</b>                                               |                                                                                                                                                                                                                                                                                                                                                                                                        |                    |                    |            |            |            |            |            |            |            |            |          |
| B32                                                                     | 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.                                                                                                                                  | PTC and Throughout | PTC and Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout |          |

**Part C – DURING CONSTRUCTION**

| No.                                     | Condition of Consent                                                                                                                                                                                                                                                                                            | Stage 1 | Stage 2.1 | Stage 2.2 | Stage 2.3 | Stage 2.4 | Stage 2.5 | Stage 2.6 | Stage 3 | Stage 4 | Stage 5 | Comments |
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| <b>Site Notice</b>                      |                                                                                                                                                                                                                                                                                                                 |         |           |           |           |           |           |           |         |         |         |          |
| 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:                                                                                                        | DC      | DC        | DC        | DC        | DC        | DC        | DC        | DC      | DC      | DC      |          |
|                                         | (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.                                                                                                                                                     |         |           |           |           |           |           |           |         |         |         |          |
| <b>Operation of Plant and Equipment</b> |                                                                                                                                                                                                                                                                                                                 |         |           |           |           |           |           |           |         |         |         |          |
| 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.                                                                                                                                                         | DC      | DC        | DC        | DC        | DC        | DC        | DC        | DC      | DC      | DC      |          |
| <b>Demolition</b>                       |                                                                                                                                                                                                                                                                                                                 |         |           |           |           |           |           |           |         |         |         |          |
| 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.                                                                      | DC      | DC        | DC        | DC        | DC        | DC        | DC        | DC      | DC      | DC      |          |
| <b>Construction Hours</b>               |                                                                                                                                                                                                                                                                                                                 |         |           |           |           |           |           |           |         |         |         |          |
| C4                                      | Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:                                                                                                                                                                                    | DC      | DC        | DC        | DC        | DC        | DC        | DC        | DC      | DC      | DC      |          |
|                                         | (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.                                                                                                                                                                                                                                                       |         |           |           |           |           |           |           |         |         |         |          |
| 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:<br>(a) between 6pm and 7pm, Mondays to Fridays inclusive; and<br>(b) between 1pm and 5pm, Saturdays.                                   | DC      | DC        | DC        | DC        | DC        | DC        | DC        | DC      | DC      | DC      |          |
| C6                                      | Construction activities may be undertaken outside of the hours in condition C4 and C5 if required:                                                                                                                                                                                                              | DC      | DC        | DC        | DC        | DC        | DC        | DC        | DC      | DC      | DC      |          |
|                                         | (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                                                                                                                                                                                                                                        |         |           |           |           |           |           |           |         |         |         |          |

| No.                                       | Condition of Consent                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Stage 1 | Stage 2.1 | Stage 2.2 | Stage 2.3 | Stage 2.4 | Stage 2.5 | Stage 2.6 | Stage 3 | Stage 4 | Stage 5 | Comments                                                |
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|                                           | (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 his nominee if appropriate justification is provided for the works.                                                                                                                                                                                                                                                                                                                                      |         |           |           |           |           |           |           |         |         |         |                                                         |
| 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.                                                                                                                                                                                                                                                                                                       | DC      | DC        | DC        | DC        | DC        | DC        | DC        | DC      | DC      | DC      | Condition to be met before conducting out of hours work |
| 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;                                                                                                                                                                                                                                                                                                                                                                                                                                                            | DC      | DC        |           |           |           | DC        |           | DC      | DC      |         |                                                         |
|                                           | (b) 2pm to 5pm Monday to Friday; and                                                                                                                                                                                                                                                                                                                                                                                                                                                          |         |           |           |           |           |           |           |         |         |         |                                                         |
|                                           | (c) 9am to 12pm, Saturday.                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |         |           |           |           |           |           |           |         |         |         |                                                         |
| <b>Implementation of Management Plans</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |         |           |           |           |           |           |           |         |         |         |                                                         |
| C9                                        | The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).                                                                                                                                                                                                                                                                                                                                       | DC      | DC        | DC        | DC        | DC        | DC        | DC        | DC      | DC      | DC      |                                                         |
| <b>Construction Traffic</b>               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |         |           |           |           |           |           |           |         |         |         |                                                         |
| C10                                       | All construction vehicles are to be contained wholly within the site, except if located in an approved on-street work zone (Hawkesbury Road is not suitable), and vehicles must enter the site or an approved on-street work zone before stopping unless directed by traffic control.                                                                                                                                                                                                         | DC      | DC        | DC        | DC        | DC        | DC        | DC        | DC      | DC      | DC      |                                                         |
| <b>Hoarding Requirements</b>              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |         |           |           |           |           |           |           |         |         |         |                                                         |
| C11                                       | The following hoarding requirements must be complied with:                                                                                                                                                                                                                                                                                                                                                                                                                                    |         |           |           |           |           |           |           |         |         |         |                                                         |
|                                           | (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing other than for the purpose of fulfilling functions of a health services facility; and                                                                                                                                                                                                                                                                                                            | DC      | DC        | DC        | DC        | DC        | DC        | DC        | DC      | DC      | DC      |                                                         |
|                                           | (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.                                                                                                                                                                                                                                                                                            |         |           |           |           |           |           |           |         |         |         |                                                         |
| <b>No Obstruction of Public Way</b>       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |         |           |           |           |           |           |           |         |         |         |                                                         |
| 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.                                                                                                                                                                                                                                                                                                                       | DC      | DC        | DC        | DC        | DC        | DC        | DC        | DC      | DC      | DC      |                                                         |
| <b>Construction Noise Limits</b>          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |         |           |           |           |           |           |           |         |         |         |                                                         |
| C13                                       | The development must achieve the construction noise management levels during construction as 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 Plan. | DC      | DC        | DC        | DC        | DC        | DC        | DC        | DC      | DC      | DC      |                                                         |

| No.                       | Condition of Consent                                                                                                                                                                                                                                                                                                                                                                                                 | Stage 1 | Stage 2.1 | Stage 2.2 | Stage 2.3 | Stage 2.4 | Stage 2.5 | Stage 2.6 | Stage 3 | Stage 4 | Stage 5 | Comments |
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| 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, unless allowed by Condition C5.                                                                                                                                                           | DC      | DC        | DC        | DC        | DC        | DC        | DC        | DC      | DC      | DC      |          |
| 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.                                                                                                                                                                            | DC      | DC        | DC        | DC        | DC        | DC        | DC        | DC      | DC      | DC      |          |
| <b>Vibration Criteria</b> |                                                                                                                                                                                                                                                                                                                                                                                                                      |         |           |           |           |           |           |           |         |         |         |          |
| C16                       | Vibration caused by construction at any residence or structure outside the site must be limited to:                                                                                                                                                                                                                                                                                                                  | DC      | DC        | DC        | DC        | DC        | DC        | DC        | DC      | DC      | DC      |          |
|                           | (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).                                                                                                                                                                                                      |         |           |           |           |           |           |           |         |         |         |          |
| 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.                                                                                                                                                                                                                       | DC      | DC        |           |           |           |           |           | DC      | DC      | DC      |          |
| C18                       | The limits in conditions C16 and C17 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B17 of this consent.                                                                                                                                                                                                                  | DC      | DC        | DC        | DC        | DC        | DC        | DC        | DC      | DC      | DC      |          |
| <b>Tree Protection</b>    |                                                                                                                                                                                                                                                                                                                                                                                                                      |         |           |           |           |           |           |           |         |         |         |          |
| C19                       | For the duration of the construction works:                                                                                                                                                                                                                                                                                                                                                                          | DC      | DC        | DC        | DC        | DC        | DC        | DC        | DC      | DC      | DC      |          |
|                           | (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;                                                                                                                                                                                |         |           |           |           |           |           |           |         |         |         |          |
|                           | (b) all street trees immediately adjacent to the approved disturbance area / property boundary/ies must be protected at all times during construction in accordance with Council’s tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;                                                             |         |           |           |           |           |           |           |         |         |         |          |
|                           | (c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Aboricultural Impact Assessment prepared by Tree Management Strategies dated 20-1-20; and                                                                                                                                                                               |         |           |           |           |           |           |           |         |         |         |          |
|                           | (d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical |         |           |           |           |           |           |           |         |         |         |          |

| No.                                       | Condition of Consent                                                                                                                                                                                                                                                         | Stage 1    | Stage 2.1  | Stage 2.2  | Stage 2.3  | Stage 2.4  | Stage 2.5  | Stage 2.6  | Stage 3    | Stage 4    | Stage 5    | Comments                                                                         |
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|                                           | 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.                                                                                                                           |            |            |            |            |            |            |            |            |            |            |                                                                                  |
| <b>Air Quality</b>                        |                                                                                                                                                                                                                                                                              |            |            |            |            |            |            |            |            |            |            |                                                                                  |
| C20                                       | The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.                                                                                                                                                         | DC         | DC         | DC         | DC         | DC         | DC         | DC         | DC         | DC         | DC         |                                                                                  |
| C21                                       | During construction, the Applicant must ensure that:                                                                                                                                                                                                                         | DC         | DC         | DC         | DC         | DC         | DC         | DC         | DC         | DC         | DC         |                                                                                  |
|                                           | (a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust;                                                                                                                                                    |            |            |            |            |            |            |            |            |            |            |                                                                                  |
|                                           | (b) all trucks entering or leaving the site with loads have their loads covered;                                                                                                                                                                                             |            |            |            |            |            |            |            |            |            |            |                                                                                  |
|                                           | (c) trucks associated with the development do not track dirt onto the public road network;                                                                                                                                                                                   |            |            |            |            |            |            |            |            |            |            |                                                                                  |
|                                           | (d) public roads used by these trucks are kept clean; and                                                                                                                                                                                                                    |            |            |            |            |            |            |            |            |            |            |                                                                                  |
|                                           | (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.                                                                                                                                                                             |            |            |            |            |            |            |            |            |            |            |                                                                                  |
| <b>Imported Fill</b>                      |                                                                                                                                                                                                                                                                              |            |            |            |            |            |            |            |            |            |            |                                                                                  |
| C22                                       | The Applicant must:                                                                                                                                                                                                                                                          | DC         | DC         |            |            |            | DC         |            | DC         | DC         |            |                                                                                  |
|                                           | (a) ensure that only VENM, ENM, or other material considered suitable for beneficial reuse via a general or specific resource recovery exemption issued by NSW EPA is brought onto the site;                                                                                 |            |            |            |            |            |            |            |            |            |            |                                                                                  |
|                                           | (b) keep accurate records of the volume and type of fill to be used; and                                                                                                                                                                                                     |            |            |            |            |            |            |            |            |            |            |                                                                                  |
|                                           | (c) make these records available to the Certifier upon request.                                                                                                                                                                                                              |            |            |            |            |            |            |            |            |            |            |                                                                                  |
| <b>Disposal of Seepage and Stormwater</b> |                                                                                                                                                                                                                                                                              |            |            |            |            |            |            |            |            |            |            |                                                                                  |
| C23                                       | Adequate provisions must be made to collect and discharge stormwater drainage during construction to the 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. | DC         | DC         | DC         | DC         | DC         | DC         | DC         | DC         | DC         | DC         |                                                                                  |
| <b>Emergency Management</b>               |                                                                                                                                                                                                                                                                              |            |            |            |            |            |            |            |            |            |            |                                                                                  |
| C24                                       | 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.                                                                               | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout |                                                                                  |
| <b>Stormwater Management System</b>       |                                                                                                                                                                                                                                                                              |            |            |            |            |            |            |            |            |            |            |                                                                                  |
| C25                                       | 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:                                                      | DC         | DC         |            |            |            |            |            | DC         | DC         |            | Condition to be met within three months of commencement of Stage 1 , 2, 3 and 4. |
|                                           | (a) be designed by a suitably qualified and experienced person(s);                                                                                                                                                                                                           |            |            |            |            |            |            |            |            |            |            |                                                                                  |
|                                           | (b) be generally in accordance with the conceptual design in the EIS;                                                                                                                                                                                                        |            |            |            |            |            |            |            |            |            |            |                                                                                  |
|                                           | (c) be in accordance with applicable Australian Standards; and                                                                                                                                                                                                               |            |            |            |            |            |            |            |            |            |            |                                                                                  |

| No.                                                    | Condition of Consent                                                                                                                                                                                                                                              | Stage 1 | Stage 2.1 | Stage 2.2 | Stage 2.3 | Stage 2.4 | Stage 2.5 | Stage 2.6 | Stage 3 | Stage 4 | Stage 5 | Comments |
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|                                                        | (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.                                                       |         |           |           |           |           |           |           |         |         |         |          |
| <b>Aboriginal Cultural Heritage</b>                    |                                                                                                                                                                                                                                                                   |         |           |           |           |           |           |           |         |         |         |          |
| C26                                                    | Construction must be undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by Jacobs dated 17 June 2021.                                                                                               | DC      | DC        | DC        | DC        | DC        | DC        | DC        | DC      | DC      | DC      |          |
| C27                                                    | Upon commencement of works, all site workers must undertake a cultural heritage induction to understand the importance of Aboriginal cultural heritage and the statutory obligations under the National Parks and Wildlife Act 1974                               | DC      | DC        | DC        | DC        | DC        | DC        | DC        | DC      | DC      | DC      |          |
| <b>Unexpected Finds Protocol – Aboriginal Heritage</b> |                                                                                                                                                                                                                                                                   |         |           |           |           |           |           |           |         |         |         |          |
| C28                                                    | In the event that surface disturbance identifies a new Aboriginal object:                                                                                                                                                                                         | DC      | DC        | DC        | DC        | DC        | DC        | DC        | DC      | DC      | DC      |          |
|                                                        | (a) all works must halt in the immediate area to prevent any further impacts to the object(s);                                                                                                                                                                    |         |           |           |           |           |           |           |         |         |         |          |
|                                                        | (b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects;                                                                                                              |         |           |           |           |           |           |           |         |         |         |          |
|                                                        | (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; |         |           |           |           |           |           |           |         |         |         |          |
|                                                        | (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                                                                       |         |           |           |           |           |           |           |         |         |         |          |
|                                                        | (e) works shall only recommence with the written approval of the Planning Secretary.                                                                                                                                                                              |         |           |           |           |           |           |           |         |         |         |          |
| <b>Unexpected Finds Protocol – Historic Heritage</b>   |                                                                                                                                                                                                                                                                   |         |           |           |           |           |           |           |         |         |         |          |
| C29                                                    | If any unexpected archaeological relics are uncovered during the work, then:                                                                                                                                                                                      | DC      | DC        | DC        | DC        | DC        | DC        | DC        | DC      | DC      | DC      |          |
|                                                        | (a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary;                                                                                                                                           |         |           |           |           |           |           |           |         |         |         |          |
|                                                        | (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                                |         |           |           |           |           |           |           |         |         |         |          |
|                                                        | (c) works may only recommence with the written approval of the Planning Secretary.                                                                                                                                                                                |         |           |           |           |           |           |           |         |         |         |          |
| <b>Waste Storage and Processing</b>                    |                                                                                                                                                                                                                                                                   |         |           |           |           |           |           |           |         |         |         |          |
| C30                                                    | All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.                                                             | DC      | DC        | DC        | DC        | DC        | DC        | DC        | DC      | DC      | DC      |          |
| 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).                                                                                      | DC      | DC        | DC        | DC        | DC        | DC        | DC        | DC      | DC      | DC      |          |



| No.                                    | Condition of Consent                                                                                                                                                                                                                                                                                             | Stage 1    | Stage 2.1  | Stage 2.2  | Stage 2.3  | Stage 2.4  | Stage 2.5  | Stage 2.6  | Stage 3    | Stage 4    | Stage 5    | Comments                                                                                                                                                                                                                 |
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| 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.                                                                                                                                             | DC         | DC         | DC         | DC         | DC         | DC         | DC         | DC         | DC         | DC         |                                                                                                                                                                                                                          |
| 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.                                                                                                                             | DC         | DC         |            |            |            |            |            | DC         | DC         | DC         |                                                                                                                                                                                                                          |
| 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. | DC         | DC         | DC         | DC         | DC         | DC         | DC         | DC         | DC         | DC         |                                                                                                                                                                                                                          |
| <b>Outdoor Lighting</b>                |                                                                                                                                                                                                                                                                                                                  |            |            |            |            |            |            |            |            |            |            |                                                                                                                                                                                                                          |
| 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.                                                                                                                                         | DC         | DC         | DC         | DC         | DC         | DC         | DC         | DC         | DC         | DC         | Construction lighting that will form part of each stage will comply with this condition, while remaining lighting, including permanent lighting to be completed in Stages 2, 3, 4 and 5 will comply with this condition. |
| <b>Site Contamination</b>              |                                                                                                                                                                                                                                                                                                                  |            |            |            |            |            |            |            |            |            |            |                                                                                                                                                                                                                          |
| C36                                    | Remediation of the site must be carried out in accordance with the Remedial Action Plan 56200/131434 (Rev. C) prepared by JBS&G and dated 09.02.2021 and any variations to the Remedial Action Plan 56200/131434 (Rev. C) approved by an NSW EPA-accredited Site Auditor.                                        | DC         | DC         |            |            |            |            |            | DC         | DC         |            |                                                                                                                                                                                                                          |
| 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).                                                                                                                         | DC         | DC         |            |            |            |            |            | DC         | DC         |            |                                                                                                                                                                                                                          |
| C38                                    | 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.                                                                                                                 | DC         | DC         |            |            |            |            |            | DC         | DC         |            |                                                                                                                                                                                                                          |
| <b>Independent Environmental Audit</b> |                                                                                                                                                                                                                                                                                                                  |            |            |            |            |            |            |            |            |            |            |                                                                                                                                                                                                                          |
| C39                                    | Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit.                                                                                                                                                                           | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout |                                                                                                                                                                                                                          |
| C40                                    | Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.                                                                                                                                                                     | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout |                                                                                                                                                                                                                          |
| C41                                    | The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those agreed to above, upon giving at least 4 week's notice to the Applicant of the date or timing upon which the audit must be commenced.                                               | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout |                                                                                                                                                                                                                          |
| C42                                    | In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must:                                                                                                                                                                                            | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout |                                                                                                                                                                                                                          |
|                                        | (a) review and respond to each Independent Audit Report prepared under condition C40 of this consent, or condition C41 where notice is given;                                                                                                                                                                    |            |            |            |            |            |            |            |            |            |            |                                                                                                                                                                                                                          |
|                                        | (b) submit the response to the Planning Secretary; and                                                                                                                                                                                                                                                           |            |            |            |            |            |            |            |            |            |            |                                                                                                                                                                                                                          |

| No.                             | Condition of Consent                                                                                                                                                                                                                                                                                                       | Stage 1    | Stage 2.1  | Stage 2.2  | Stage 2.3  | Stage 2.4  | Stage 2.5  | Stage 2.6  | Stage 3    | Stage 4    | Stage 5    | Comments                                                                 |
|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|--------------------------------------------------------------------------|
|                                 | (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.                                                                                                                                                                                    |            |            |            |            |            |            |            |            |            |            |                                                                          |
| C43                             | 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.             | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Throughout | Condition to be met with 2 months of Independent Audit site inspections. |
| C44                             | 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. |            | DO         |            |            |            |            |            |            | DO         | DO         |                                                                          |
| <b>Water Take and Licencing</b> |                                                                                                                                                                                                                                                                                                                            |            |            |            |            |            |            |            |            |            |            |                                                                          |
| C45                             | In the event groundwater is intercepted during construction, any take is to be appropriately licenced (unless eligible for an exemption under the Water Management Regulation 2018).                                                                                                                                       | DC         | DC         |            |            |            |            |            | DC         | DC         |            |                                                                          |

#### Part D – PRIOR TO COMMENCEMENT OF OPERATION

| No.                                | Condition of Consent                                                                                                                                                                                                                                                                                                                                                                                                        | Stage 1 | Stage 2.1 | Stage 2.2 | Stage 2.3 | Stage 2.4 | Stage 2.5 | Stage 2.6 | Stage 3 | Stage 4 | Stage 5 | Comments                                                                                                    |
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| <b>Notification of Occupation</b>  |                                                                                                                                                                                                                                                                                                                                                                                                                             |         |           |           |           |           |           |           |         |         |         |                                                                                                             |
| 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. |         | PTO       |           |           |           |           |           |         | PTO     | PTO     | Condition to be met at least one month prior to completion and handover of the PSB, Forecourt and Pathology |
| <b>External Walls and Cladding</b> |                                                                                                                                                                                                                                                                                                                                                                                                                             |         |           |           |           |           |           |           |         |         |         |                                                                                                             |
| 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.                                                                                                                    |         | PTO       |           |           |           |           |           |         | PTO     | PTO     |                                                                                                             |
| D3                                 | 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.                                                                                                                                                                                                                                                                   |         | PTO       |           |           |           |           |           |         | PTO     | PTO     | Condition to be met within 7 days of providing documented evidence to Certifier                             |
| <b>Public Art Strategy</b>         |                                                                                                                                                                                                                                                                                                                                                                                                                             |         |           |           |           |           |           |           |         |         |         |                                                                                                             |
| D4                                 | Prior to commencement of operation, the Applicant must prepare a Public Art Strategy for the site. The strategy must:<br>(a) be prepared in consultation with Council;                                                                                                                                                                                                                                                      |         | PTO       |           |           |           |           |           |         | PTO     | PTO     |                                                                                                             |

| No.                                                                 | Condition of Consent                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Stage 1 | Stage 2.1 | Stage 2.2 | Stage 2.3 | Stage 2.4 | Stage 2.5 | Stage 2.6 | Stage 3 | Stage 4 | Stage 5 | Comments                                                                                                                         |
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|                                                                     | (b) be designed in accordance with the Arts, Play and Discovery Strategy prepared by Health Infrastructure, dated 1 March 2021; and<br>(c) be prepared in consultation with Traditional Custodians to determine how the strategy can incorporate Aboriginal cultural heritage interpretation.                                                                                                                                                                                                                                                                                                                                   |         |           |           |           |           |           |           |         |         |         |                                                                                                                                  |
| D5                                                                  | The Applicant must submit evidence of the creation/installation of public art having commenced to the Planning Secretary prior to the commencement of occupation of the building. The public art is to be completely installed to the satisfaction of the Planning Secretary within 12 months of final occupation.                                                                                                                                                                                                                                                                                                              |         | PTO       |           |           |           |           |           |         | PTO     | PTO     | The public art is to be completely installed to the satisfaction of the Planning Secretary within 12 months of final occupation. |
| <b>Works as Executed Plans</b>                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |         |           |           |           |           |           |           |         |         |         |                                                                                                                                  |
| D6                                                                  | Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.                                                                                                                                                                                                                                                                                                                                                                                 |         | PTO       |           |           |           |           |           | PTO     | PTO     |         |                                                                                                                                  |
| <b>Warm Water Systems and Cooling Systems</b>                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |         |           |           |           |           |           |           |         |         |         |                                                                                                                                  |
| D7                                                                  | 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.                                                                                                                                                                    |         | PTO       |           |           |           |           |           |         | PTO     | PTO     |                                                                                                                                  |
| <b>Outdoor Lighting</b>                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |         |           |           |           |           |           |           |         |         |         |                                                                                                                                  |
| D8                                                                  | 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:<br>(a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and<br>(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. |         | PTO       |           |           |           |           |           |         | PTO     | PTO     |                                                                                                                                  |
| <b>Mechanical Ventilation</b>                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |         |           |           |           |           |           |           |         |         |         |                                                                                                                                  |
| D9                                                                  | 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:<br>(a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and<br>(b) any dispensation granted by Fire and Rescue NSW.                                                                                                                                                                                                                              |         | PTO       |           |           |           |           |           |         | PTO     | PTO     |                                                                                                                                  |
| <b>Operational Noise – Design of Mechanical Plant and Equipment</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |         |           |           |           |           |           |           |         |         |         |                                                                                                                                  |

| No.                                          | Condition of Consent                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Stage 1 | Stage 2.1 | Stage 2.2 | Stage 2.3 | Stage 2.4 | Stage 2.5 | Stage 2.6 | Stage 3 | Stage 4 | Stage 5 | Comments |
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| D10                                          | 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 B27 have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the recommended project trigger noise levels identified in the Paediatric Services Building, The Children's Hospital at Westmead Acoustic Report prepared by Stantec dated 30 September 2021 |         | PTO       |           |           |           |           |           |         | PTO     | PTO     |          |
| <b>Fire Safety Certification</b>             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |         |           |           |           |           |           |           |         |         |         |          |
| D11                                          | 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.                                                                                                                                                            |         | PTO       |           |           |           |           |           |         | PTO     | PTO     |          |
| <b>Structural Inspection Certificate</b>     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |         |           |           |           |           |           |           |         |         |         |          |
| D12                                          | Prior to the commencement of occupation of the new buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:                                                                                                                                    |         | PTO       |           |           |           |           |           |         | PTO     | PTO     |          |
|                                              | (a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and                                                                                                                                                                                                                                                                                                                                          |         |           |           |           |           |           |           |         |         |         |          |
|                                              | (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.                                                                                                                                                                                                                                                                                                                                                                           |         |           |           |           |           |           |           |         |         |         |          |
| <b>Compliance with Food Code</b>             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |         |           |           |           |           |           |           |         |         |         |          |
| D13                                          | Prior to the commencement of operation, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that any kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises and provide evidence of receipt of the certificate to the satisfaction of the Certifier.                                                                                                               |         |           |           |           | PTO       |           |           |         | PTO     | PTO     |          |
| <b>Post-construction Dilapidation Report</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |         |           |           |           |           |           |           |         |         |         |          |
| D14                                          | Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:                                                                                                                                                                                                                                                                                                        |         | PTO       |           |           |           |           |           |         | PTO     | PTO     |          |
|                                              | (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;                                                                                                                                                                                                                                      |         |           |           |           |           |           |           |         |         |         |          |

| No.                                                    | Condition of Consent                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Stage 1 | Stage 2.1 | Stage 2.2 | Stage 2.3 | Stage 2.4 | Stage 2.5 | Stage 2.6 | Stage 3 | Stage 4 | Stage 5 | Comments                                                                                                                        |
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|                                                        | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |         |           |           |           |           |           |           |         |         |         |                                                                                                                                 |
|                                                        | (c) be submitted to the Certifier;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |         |           |           |           |           |           |           |         |         |         |                                                                                                                                 |
|                                                        | (d) be forwarded to Council for information; and                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |         |           |           |           |           |           |           |         |         |         |                                                                                                                                 |
|                                                        | (e) be provided to the Planning Secretary when requested.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |         |           |           |           |           |           |           |         |         |         |                                                                                                                                 |
| <b>Protection of Public Infrastructure</b>             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |         |           |           |           |           |           |           |         |         |         |                                                                                                                                 |
| D15                                                    | Unless the Applicant and the applicable authority agree otherwise, the Applicant must, prior to the commencement of operation:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |         |           |           |           |           |           |           |         |         |         |                                                                                                                                 |
|                                                        | (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |         |           |           |           |           |           |           |         |         |         |                                                                                                                                 |
|                                                        | (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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |         |           |           |           |           |           |           |         |         |         |                                                                                                                                 |
|                                                        | (c) pay compensation for the damage as agreed with the owner of the public infrastructure.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |         |           |           |           |           |           |           |         |         |         |                                                                                                                                 |
|                                                        | Note: This condition does not apply to any damage to roads caused as a result of general road usage or                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |         |           |           |           |           |           |           |         |         |         |                                                                                                                                 |
|                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |         |           |           | PTO       |           |           |           |         | PTO     | PTO     | Condition to be met prior to operation of the PSB, Forecourt and Pathology unless otherwise agreed                              |
| <b>Road Damage</b>                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |         |           |           |           |           |           |           |         |         |         |                                                                                                                                 |
| D16                                                    | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                    |         |           |           |           |           |           |           |         | PTO     | PTO     |                                                                                                                                 |
| <b>Post-Construction Survey – Adjoining Properties</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |         |           |           |           |           |           |           |         |         |         |                                                                                                                                 |
| D17                                                    | Where a pre-construction survey has been undertaken in accordance with condition B6, 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:<br>(a) document the results of the post-construction survey and compare it with the pre-construction survey to ascertain whether the construction works caused any damage to buildings surveyed in accordance with condition B6;<br>(b) be provided to the owner of the relevant buildings surveyed;<br>(c) be provided to the Certifier; and<br>(d) be provided to the Planning Secretary when requested. |         |           |           |           |           |           |           |         | PTO     | PTO     |                                                                                                                                 |
| D18                                                    | 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.                                                                                                                                                                                                                                                                  |         |           |           |           |           |           |           |         | PTO     | PTO     | Assessed PTO, while actioned within an agreed timeline between the owner of the identified property and the Planning Secretary. |
| <b>Car Parking Arrangements</b>                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |         |           |           |           |           |           |           |         |         |         |                                                                                                                                 |

| No.                                               | Condition of Consent                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Stage 1 | Stage 2.1 | Stage 2.2 | Stage 2.3 | Stage 2.4 | Stage 2.5 | Stage 2.6 | Stage 3 | Stage 4 | Stage 5 | Comments |
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| D19                                               | Prior to the commencement of operation, or other timeframe agreed in writing by the Planning Secretary, evidence must be submitted to the Certifier that demonstrates that construction works associated with the Children’s Hospital at Westmead Multi-storey Carpark (SSD-10434896) have been completed and that the car parking facility is operational.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |         | PTO       |           |           |           |           |           |         | PTO     |         |          |
| <b>Bicycle Parking and End-of-Trip Facilities</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |         |           |           |           |           |           |           |         |         |         |          |
| D20                                               | 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:<br>(a) the delivery of a minimum 50 staff and bicycle parking spaces within the Kids Research Building;<br>(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;<br>(c) the provision of end-of-trip facilities for staff; and<br>(d) appropriate pedestrian and cyclist advisory signs are to be provided.<br>Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority. |         |           |           |           | PTO       |           |           |         | PTO     |         |          |
| <b>Green Travel Plan</b>                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |         |           |           |           |           |           |           |         |         |         |          |
| D21                                               | Prior to the commencement of operation, a Green Travel Plan (GTP), 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:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |         | PTO       |           |           |           |           |           |         | PTO     | PTO     |          |
|                                                   | (a) be prepared by a suitably qualified traffic consultant in consultation with Parramatta Council and Transport for NSW (Sydney Coordination Office);                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |         |           |           |           |           |           |           |         |         |         |          |
|                                                   | (b) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |         |           |           |           |           |           |           |         |         |         |          |
|                                                   | (c) include specific tools and actions to help achieve the objectives and mode share targets;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |         |           |           |           |           |           |           |         |         |         |          |
|                                                   | (d) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for nominated employees involved in the implementation of the GTP; and                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |         |           |           |           |           |           |           |         |         |         |          |
|                                                   | (e) include a monitoring and review program that: (i) measures the effectiveness of the objectives and mode share targets of the GTP;<br>(ii) details the methodology and monitoring/review program measures, including the frequency of monitoring and the requirement for annual travel surveys to identify/estimate the change in travel behaviours of users of the development to and from the site.                                                                                                                                                                                                                                                                                                                                                                                                                                             |         |           |           |           |           |           |           |         |         |         |          |
| D22                                               | 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |         | PTO       |           |           |           |           |           |         | PTO     | PTO     |          |



| No.                                              | Condition of Consent                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Stage 1 | Stage 2.1 | Stage 2.2 | Stage 2.3 | Stage 2.4 | Stage 2.5 | Stage 2.6 | Stage 3 | Stage 4 | Stage 5 | Comments                                                                            |
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|                                                  | provided to Transport for NSW and the Planning Secretary for information.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |         |           |           |           |           |           |           |         |         |         |                                                                                     |
| <b>Utilities and Services</b>                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |         |           |           |           |           |           |           |         |         |         |                                                                                     |
| D23                                              | 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.                                                                                                                                                                                                                                                                                                                                                                                                                       |         | PTC       |           |           |           |           |           |         | PTO     | PTO     |                                                                                     |
| <b>Stormwater Operation and Maintenance Plan</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |         |           |           |           |           |           |           |         |         |         |                                                                                     |
| D24                                              | 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:                                                                                                                                                                                                                                                                                                                                                                               |         | PTO       |           |           |           |           |           |         | PTO     | PTO     |                                                                                     |
|                                                  | (a) maintenance schedule of all stormwater quality treatment devices;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |         |           |           |           |           |           |           |         |         |         |                                                                                     |
|                                                  | (b) record and reporting details;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |         |           |           |           |           |           |           |         |         |         |                                                                                     |
|                                                  | (c) relevant contact information; and                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |         |           |           |           |           |           |           |         |         |         |                                                                                     |
|                                                  | (d) Work Health and Safety requirements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |         |           |           |           |           |           |           |         |         |         |                                                                                     |
| <b>Rainwater Harvesting</b>                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |         |           |           |           |           |           |           |         |         |         |                                                                                     |
| 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.                                                                                                                                            |         |           |           |           | PTC       |           |           |         | PTO     |         |                                                                                     |
| <b>Signage</b>                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |         |           |           |           |           |           |           |         |         |         |                                                                                     |
| D26                                              | Prior to the commencement of operation, wayfinding signage and signage identifying the location of staff and visitor car parking must be installed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |         |           |           |           | PTO       |           |           |         | PTO     |         |                                                                                     |
| D27                                              | Prior to the commencement operation, bicycle wayfinding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                |         |           |           |           | PTO       |           |           |         | PTO     |         |                                                                                     |
| D28                                              | Details of the final building identification signage (design, content and illumination) within the approved signage zones are to be submitted for the approval of the Planning Secretary prior to the installation and display of any signage.                                                                                                                                                                                                                                                                                                                                                                          |         |           |           |           | PTO       |           |           |         | PTO     |         | Condition to be met prior to installation of final building identification signage. |
| <b>Operational Waste Management Plan</b>         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |         |           |           |           |           |           |           |         |         |         |                                                                                     |
| D29                                              | 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:<br>(a) detail the type and quantity of waste to be generated during operation of the development;<br>(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); |         |           |           |           | PTO       |           |           |         | PTO     |         |                                                                                     |

| No.                                                | Condition of Consent                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Stage 1 | Stage 2.1 | Stage 2.2 | Stage 2.3 | Stage 2.4 | Stage 2.5 | Stage 2.6 | Stage 3 | Stage 4 | Stage 5 | Comments |
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|                                                    | (c) detail the materials to be reused or recycled, either on or off site; and<br>(d) include the Management and Mitigation Measures included in the EIS.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |         |           |           |           |           |           |           |         |         |         |          |
| <b>Site Contamination</b>                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |         |           |           |           |           |           |           |         |         |         |          |
| D30                                                | 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.                                                                                                                                                                                                                                               |         | PTO       |           |           |           |           |           |         | PTO     |         |          |
| <b>Landscaping</b>                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |         |           |           |           |           |           |           |         |         |         |          |
| D31                                                | Prior to the commencement of operation, landscaping of the site must be completed in accordance with landscape plans required by condition B28.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |         | PTO       |           |           |           |           |           |         | PTO     |         |          |
| D32                                                | 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:<br>(a) describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping; and<br>(b) be consistent with the Applicant's Management and Mitigation Measures in the EIS.                                                                                                                                                                                                                                                                                                                      |         | PTO       |           |           |           |           |           |         | PTO     |         |          |
| <b>Loading Dock Management Plan</b>                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |         |           |           |           |           |           |           |         |         |         |          |
| D33                                                | Prior to the commencement of final operation, the Applicant must submit a Loading Dock Management Plan (LDMP), prepared in consultation with Council, submitted to the Certifier and the Planning Secretary (including evidence of Council consultation and general agreement with the LDMP) for information, that manages vehicles entering and exiting the loading dock (including the ambulance parking bay) and the CMRI service lane. The LDMP must address:<br>(a) measures to ensure there is no conflict during operation of the loading dock, managing the delivery requirements and service schedules;<br>(b) operational aspects on how to use the facilities; and<br>(c) management duties and responsibility. |         | PTO       | PTO       | PTO       | PTO       | PTO       | PTO       |         |         | PTO     |          |
| <b>Operational Flood Emergency Management Plan</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |         |           |           |           |           |           |           |         |         |         |          |
| D34                                                | Prior the commencement of the operation, a Flood Emergency Management Plan must be submitted to the Certifier that:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |         | PTO       |           |           |           |           |           |         | PTO     | PTO     |          |
|                                                    | (a) is prepared by a suitably qualified and experienced person(s);                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |         |           |           |           |           |           |           |         |         |         |          |
|                                                    | (b) addresses the provisions of the Floodplain Risk Management Guidelines (EESG);                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |         |           |           |           |           |           |           |         |         |         |          |

| No.                                            | Condition of Consent                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Stage 1 | Stage 2.1 | Stage 2.2 | Stage 2.3 | Stage 2.4 | Stage 2.5 | Stage 2.6 | Stage 3 | Stage 4 | Stage 5 | Comments |
|------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|-----------|-----------|-----------|-----------|-----------|---------|---------|---------|----------|
|                                                | (c) includes details of:<br>(i) the flood emergency responses for operational phase of the development;<br>(ii) predicted flood levels;<br>(iii) flood warning time and flood notification;<br>(iv) assembly points and evacuation routes;<br>(v) evacuation and refuge protocols; and<br>(d) awareness training for employees and contractors, and visitors.                                                                                                                                                                                                                                                                                                                                    |         |           |           |           |           |           |           |         |         |         |          |
| <b>Aboriginal Heritage Interpretation Plan</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |         |           |           |           |           |           |           |         |         |         |          |
| D35                                            | Prior to the commencement of operation, to acknowledge the cultural heritage values of the site and locality, the Applicant must submit a Heritage Interpretation Plan in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by Jacobs dated 17 June 2021, to the satisfaction of the Planning Secretary. The plan must:<br>(a) be prepared by a suitably qualified and experienced expert, in consultation with the Aboriginal community, Heritage NSW and Council;<br>(b) include provision for naming elements within the development that acknowledges the site's heritage; and<br>(c) incorporates interpretive information in to the site. |         |           |           |           |           |           |           |         |         |         |          |

## Part E – POST OCCUPATION

| No.                                            | Condition of Consent                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Stage 1 | Stage 2.1 | Stage 2.2 | Stage 2.3 | Stage 2.4 | Stage 2.5 | Stage 2.6 | Stage 3 | Stage 4 | Stage 5 | Comments |
|------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|-----------|-----------|-----------|-----------|-----------|---------|---------|---------|----------|
| <b>Operation of Plant and Equipment</b>        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |         |           |           |           |           |           |           |         |         |         |          |
| E1                                             | All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.                                                                                                                                                                                                                                                                                                                                    |         |           |           |           |           |           |           |         | DO      |         |          |
| <b>Warm Water Systems and Cooling Systems</b>  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |         |           |           |           |           |           |           |         |         |         |          |
| 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. |         |           |           |           |           |           |           |         | DO      | DO      |          |
| <b>Aboriginal Heritage Interpretation Plan</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |         |           |           |           |           |           |           |         |         |         |          |
| E3                                             | The Applicant must implement the most recent version of the Heritage Interpretation Plan approved under condition D35.                                                                                                                                                                                                                                                                                                                                                    |         |           |           |           |           |           |           |         | DO      | DO      |          |
| <b>Environmental Management Plan</b>           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |         |           |           |           |           |           |           |         |         |         |          |
| E4                                             | Upon completion of remediation works, the operator must manage the site in accordance with the Environmental Management Plan approved by the Site Auditor (if any) under condition D30 and any on-going maintenance of                                                                                                                                                                                                                                                    |         |           |           |           |           |           |           |         | DO      | DO      |          |

|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |    |  |  |  |  |  |    |    |  |  |
|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----|--|--|--|--|--|----|----|--|--|
|                                 | remediation notice issued by EPA under the Contaminated Land Management Act 1997.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |    |  |  |  |  |  |    |    |  |  |
| <b>Pick-up/Drop-off Zone</b>    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |    |  |  |  |  |  |    |    |  |  |
| E5                              | Monitoring of the Children’s Hospital at Westmead Hawkesbury Road/Hainsworth Street pick-up/drop-off zone (through intersection counts and a queuing survey at the intersection of Hawkesbury Road/Hainsworth Street) is to be undertaken for six months after final occupation of the Paediatric Services Building (PSB) in consultation with TfNSW to determine if additional vehicle queuing (associated with users of the PSB) adversely impacts on the operation of the Parramatta Light Rail or other local transport networks. Evidence of the monitoring results must be provided by the operator to TfNSW and the Planning Secretary no more than two weeks after the expiry of the six month period.                                                                                                                                                                                                                                                                               |  | DO |  |  |  |  |  | DO |    |  |  |
| E6                              | If the traffic monitoring required under condition E5 identifies that queuing vehicles are adversely impacting on the operation of the Parramatta Light Rail or other transport networks, an alternative pick-up/drop-off zone for the Paediatric Services Building is to be provided by the operator, in consultation with TfNSW, to the satisfaction of the Planning Secretary, unless an alternative strategy for managing the pick-up/drop-off of persons is agreed to by the Planning Secretary. If required, the alternate pick-up/drop-off zone must:<br>(a) be within The Children’s Hospital at Westmead campus;<br>(b) be in close proximity to the Paediatric Services Building;<br>(c) result in acceptable outcomes for traffic and pedestrian flows and safety; and<br>(d) be provided within a timeline agreed by the Planning Secretary.                                                                                                                                     |  | DO |  |  |  |  |  | DO |    |  |  |
| <b>Operational Noise Limits</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |    |  |  |  |  |  |    |    |  |  |
| E7                              | The operator must ensure that noise generated by operation of the development does not exceed the noise limits in Paediatric Services Building, The Children’s Hospital at Westmead Acoustic Report prepared by Stantec dated 30 September 2021.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  | DO |  |  |  |  |  | DO | DO |  |  |
| E8                              | The operator must undertake short term noise monitoring in accordance with the Noise Policy for Industry 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 Paediatric Services Building, The Children’s Hospital at Westmead Acoustic Report prepared by Stantec dated 30 September 2021. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the operator is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed |  | DO |  |  |  |  |  | DO | DO |  |  |

|                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |    |  |  |  |  |  |    |    |  |                                                                                                                                    |
|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----|--|--|--|--|--|----|----|--|------------------------------------------------------------------------------------------------------------------------------------|
|                                                 | the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.                                                                                                                                                                                                                                                                                                                                             |  |    |  |  |  |  |  |    |    |  |                                                                                                                                    |
| <b>Unobstructed Driveways and Parking Areas</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |    |  |  |  |  |  |    |    |  |                                                                                                                                    |
| E9                                              | 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.                                                                          |  | DO |  |  |  |  |  | DO |    |  |                                                                                                                                    |
| <b>Green Travel Plan</b>                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |    |  |  |  |  |  |    |    |  |                                                                                                                                    |
| E10                                             | The Green Travel Plan required by condition D21 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.                                                                                                                                                                                                                                                                                         |  | DO |  |  |  |  |  | DO |    |  |                                                                                                                                    |
| E11                                             | Any changes to the nominated employee(s) responsible for implementing the GTP must be provided to Transport for NSW and the Planning Secretary prior to the annual review of the GTP.                                                                                                                                                                                                                                                               |  | DO |  |  |  |  |  | DO |    |  |                                                                                                                                    |
| <b>Ecologically Sustainable Development</b>     |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |    |  |  |  |  |  |    |    |  |                                                                                                                                    |
| E12                                             | 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 operator by a suitably qualified and experienced expert demonstrating that the project attains the minimum number of ESD points as required by condition B10 of this consent.                                                                                      |  | DO |  |  |  |  |  | DO |    |  | Condition to be met within six months of commencement of operation of the PSB unless otherwise agreed with the Planning Secretary. |
| <b>Outdoor Lighting</b>                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |    |  |  |  |  |  |    |    |  |                                                                                                                                    |
| E13                                             | Notwithstanding condition D8, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the operator must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.                                                                                                                                                                        |  | DO |  |  |  |  |  | DO |    |  |                                                                                                                                    |
| <b>Landscaping</b>                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |    |  |  |  |  |  |    |    |  |                                                                                                                                    |
| E14                                             | The operator must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D31 for the duration of occupation of the development.                                                                                                                                                                                                                                        |  | DO |  |  |  |  |  | DO |    |  |                                                                                                                                    |
| <b>Hazard Audit</b>                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |    |  |  |  |  |  |    |    |  |                                                                                                                                    |
| E15                                             | Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with:<br>(a) all relevant Australian Standards;<br>(b) for liquids, a minimum bund volume requirement of 110 per cent of the volume of the largest single stored volume within the bund; and<br>(c) the Environment Protection Manual for Authorised Officers: Bunding and Spill Management – technical bulletin (EPA, 1997). |  | DO |  |  |  |  |  | DO | DO |  |                                                                                                                                    |
| E16                                             | In the event of an inconsistency between the requirements E15(a) to E15(c) the most stringent requirement must prevail to the extent of the inconsistency.                                                                                                                                                                                                                                                                                          |  | DO |  |  |  |  |  | DO | DO |  |                                                                                                                                    |

