

## Attachment A

Nepean SSD 8766

Condition No	Current Wording	Proposed Wording
B5	<b>External Walls and Cladding</b> Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA	<b>External Walls and Cladding</b> Prior to the commencement of <b>Stage 3 Crown Certificate works</b> , the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA
B16	<b>Ecological Sustainable Development</b> <del>Within 6 months of the commencement of construction, the Applicant must register for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifying Authority unless the NSW Health Engineering Services Guidelines are updated demonstrating equivalency with an accredited rating scheme to the satisfaction of the Planning Secretary.</del>	<b>Ecologically Sustainable Development</b> <b>Prior to the commencement of Stage 3 Crown Certificate works, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either:</b> a) registering for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifying Authority; or b) seeking approval from the Planning Secretary for an alternative certification process.
B17	<b>Outdoor Lighting</b> Prior to commencement of construction, all outdoor lighting within the site must comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Lighting must comply with any recommendations of the review undertaken under Condition B44 to ensure the ongoing safe operation of the existing helipad on the site. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority.	<b>Outdoor Lighting</b> Prior to commencement of <b>Stage 4 Crown Certificate works</b> , all outdoor lighting within the site must comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Lighting must comply with any recommendations of the review undertaken under Condition B44 to ensure the ongoing safe operation of the existing helipad on the site. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority
B18	<b>Access for People with Disabilities</b> The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifying Authority must ensure that evidence of compliance with	<b>Access for People with Disabilities</b> The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of <b>Stage 3 Crown Certificate works</b> , the Certifying Authority must ensure that evidence of

Condition No	Current Wording	Proposed Wording
	this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.
B30	<b>Operational Noise – Design of Mechanical Plant and Equipment</b> Prior to commencement of construction, the Applicant must incorporate the noise mitigation recommendations in the Acoustic Assessment (Rev 9) prepared by Acoustic Logic dated 15/11/2018, into the detailed design drawings. The Certifying Authority must verify that all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Acoustic Assessment (Rev 9) prepared by Acoustic Logic dated 15/11/2018.	<b>Operational Noise – Design of Mechanical Plant and Equipment</b> Prior to <b>Stage 3 Crown Certificate works</b> , the Applicant must incorporate the noise mitigation recommendations in the Acoustic Assessment (Rev 9) prepared by Acoustic Logic dated 15/11/2018, into the detailed design drawings. The Certifying Authority must verify that all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Acoustic Assessment (Rev 9) prepared by Acoustic Logic dated 15/11/2018.
B33	<b>Operational Waste Storage and Processing</b> Prior to the commencement of construction, the Applicant must obtain agreement from Council for the design of the operational waste storage area where waste removal is undertaken by Council.	<b>Operational Waste Storage and Processing</b> Prior to the commencement of <b>Stage 4 Crown Certificate works</b> , the Applicant must obtain agreement from Council for the design of the operational waste storage area where waste removal is undertaken by Council.
B34	<b>Mechanical Ventilation</b> All mechanical ventilation systems must be designed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and AS/NZS 3666.1:2011 Air handling and water systems of buildings– Microbial control to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction.	<b>Mechanical Ventilation</b> All mechanical ventilation systems must be designed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and AS/NZS 3666.1:2011 Air handling and water systems of buildings– Microbial control to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the <b>Stage 3 Crown Certificate works</b> .
B35	<b>Rainwater Harvesting</b> Prior to the commencement of construction, the Applicant must ensure that a rainwater reuse/harvesting system for the development is developed for the site. A rainwater re-use plan must be prepared and certified by an experienced hydraulic engineer.	<b>Rainwater Harvesting</b> Prior to the commencement of <b>Stage 2 Crown Certificate works</b> , the Applicant must ensure that a rainwater reuse/harvesting system for the development is developed for the site. A rainwater re-use plan must be prepared and certified by an experienced hydraulic engineer.

Condition No	Current Wording	Proposed Wording
B36	<p><b>Roadworks and Access</b></p> <p>Prior to the commencement of construction, the Applicant must submit design plans to the satisfaction of the relevant roads authority which demonstrate that the proposed accesses to the development are designed to accommodate the turning path of the largest vehicle accessing the site.</p>	<p><b>Roadworks and Access</b></p> <p>Prior to the commencement of <b>Stage 4 Crown Certificate works</b>, the Applicant must submit design plans to the satisfaction of the relevant roads authority which demonstrate that the proposed accesses to the development are designed to accommodate the turning path of the largest vehicle accessing the site.</p>
B37	<p><b>Car Parking and Service Vehicle Layout</b></p> <p>Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction</p> <ul style="list-style-type: none"> <li>(a) all vehicles must enter and leave the Site in a forward direction;</li> <li>(b) minimum of 59 on-site car parking spaces for use during operation of the development and designed in accordance with the latest version of AS2890.1;</li> <li>(c) the swept path of the longest vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with AUSTROADS; and</li> <li>(d) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed</li> </ul>	<p><b>Car Parking and Service Vehicle Layout</b></p> <p>Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of <b>Stage 4 Crown Certificate works</b></p> <ul style="list-style-type: none"> <li>(a) all vehicles must enter and leave the Site in a forward direction;</li> <li>(b) minimum of 59 on-site car parking spaces for use during operation of the development and designed in accordance with the latest version of AS2890.1;</li> <li>(c) the swept path of the longest vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with AUSTROADS; and</li> <li>(d) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed</li> </ul>
B38	<p><b>Bicycle Parking and End-of-Trip Facilities</b></p> <p>Compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction</p> <ul style="list-style-type: none"> <li>a) the provision of a minimum 25 bicycle parking spaces</li> <li>b) the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance;</li> <li>c) the provision of end-of-trip facilities for staff in accordance with the ESD Design &amp; As Built rating tool;</li> <li>d) appropriate pedestrian and cyclist advisory signs are to be provided; and</li> </ul>	<p><b>Bicycle Parking and End-of-Trip Facilities</b></p> <p>Compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority prior to the commencement of <b>Stage 4 Crown Certificate works</b></p> <ul style="list-style-type: none"> <li>a) the provision of a minimum 25 bicycle parking spaces</li> <li>b) the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance;</li> <li>c) the provision of end-of-trip facilities for staff in accordance with the ESD Design &amp; As Built rating tool;</li> <li>d) appropriate pedestrian and cyclist advisory signs are to be provided; and</li> </ul>

Condition No	Current Wording	Proposed Wording
	e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority	e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority
D35	<p><b>Ecologically Sustainable Development</b></p> <p><del>Within 6 months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star As Built rating unless updated NSW Health Engineering Guidelines are accepted by the Planning Secretary. Evidence of the certification or other evidence as agreed with the Planning Secretary in updated NSW Health Engineering Services Guidelines must be provided to the Certifying Authority and the Planning Secretary.</del></p>	<p><b>Ecologically Sustainable Development</b></p> <p>Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star Design &amp; As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifying Authority and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under Condition B16, evidence of compliance of implementation must be provided to the Planning Secretary and Certifying Authority.</p>