

Development Consent

Section 4.38 of the Environmental Planning and Assessment Act 1979

As delegate of the Minister for Planning and Public Spaces under delegation executed on 9 March 2022, I approve the Development Application referred to in Schedule 1, subject to the conditions specified in Schedule 2.

These conditions are required to:

- prevent, minimise, or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the development.



Karen Harragon
Director
Social Infrastructure Assessments

Sydney

29 April 2026

SCHEDULE 1

Application Number:	SSD-96248991
Applicant:	Health Administration Corporation
Consent Authority:	Minister for Planning and Public Spaces
Site:	Corner of Windsor Road and Commercial Road, Rouse Hill (Lot 311 DP 1274392, Lot 312 Lot 1274392, Lot 229 DP 1249147, Lot 101 DP 1060353 and Lot 2011 DP 1131519)
Development:	Construction and operation of Rouse Hill Hospital, including: site preparation; internal road construction; multi-storey carpark; landscaping; pedestrian and cycle pathways; and ancillary works to Commercial Road.

DEFINITIONS

Aboriginal object	Has the same meaning as the definition of the term in section 5 of the <i>National Parks and Wildlife Act 1974</i>
Aboriginal place	Has the same meaning as the definition of the term in section 5 of the <i>National Parks and Wildlife Act 1974</i>
Accredited Certifier	Means the holder of accreditation as an accredited certifier under the <i>Building Professionals Act 2005</i> acting in relation to matters to which the accreditation applies.
Advisory Notes	Advisory information relating to the consent but do not form a part of this consent
Applicant	Health Administration Corporation or any other person carrying out any development to which this consent applies
Approved disturbance area	The area identified as such on the development layout
BCA	Building Code of Australia
BC Act	<i>Biodiversity Conservation Act 2016</i>
CEMP	Construction Environmental Management Plan
Certification of Crown building work	Certification under section 6.28(2) of the EP&A Act
Certified Contaminated Land Consultant	A person certified in accordance with the requirements of the Contaminated Land Consultant Certification Policy Version 2 (EPA November 2017) or any subsequent policies as in force from time to time
Certifier	Means a person qualified to conduct a Certification of Building work
Conditions of this consent	The conditions contained in Schedule 2 of this document
Construction	<p>All physical work to enable operation including (unless specifically excluded by a condition) but not limited to construction and operation of a new hospital including site preparation works, internal road construction, multi-storey carpark, landscaping, pedestrian and cycle pathways and ancillary works to Commercial Road, but excluding the following:</p> <ul style="list-style-type: none"> • building and road dilapidation surveys; • investigative drilling or investigative excavation; • Archaeological Salvage; • establishing temporary site offices (in locations identified by the conditions of this consent); • installation of environmental impact mitigation measures, fencing, enabling works; and • minor adjustments to services or utilities <p>However, where heritage items, or threatened species or threatened ecological communities (within the meaning of the <i>Biodiversity Conservation Act 2016</i> or <i>Environment Protection and Biodiversity Conservation Act 1999</i>) are affected or potentially affected by any physical work, that work is construction, unless otherwise determined by the Planning Secretary in consultation with relevant NSW government agencies</p>
Council	The Hills Shire Council
Day	The period from 7am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and Public Holidays
Demolition	The deconstruction and removal of buildings, sheds and other structures on the site
Department	NSW Department of Planning, Housing and Infrastructure

Development	The development described in the EIS and Response to Submissions, including the works and activities comprising construction and operation, as modified by the conditions of this consent
Earthworks	Bulk earthworks, site levelling, import and compaction of fill material, excavation for installation of drainage and services
EIS	The Environmental Impact Statement titled Rouse Hill Hospital, prepared by Architectus and dated 4 November 2025, submitted with the application for consent for the development, including any additional information provided by the Applicant in support of the application
ENM	Excavated Natural Material
Environment	Includes all aspects of the surroundings of humans, whether affecting any human as an individual or in his or her social groupings
EPA	NSW Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2021
EPL	Environment Protection Licence under the POEO Act
Evening	The period from 6pm to 10pm
Feasible	Means what is possible and practical in the circumstances
Heritage	Encompasses both Aboriginal and historic heritage including sites that predate European settlement, and a shared history since European settlement
Heritage NSW	Heritage NSW, the NSW Department of Climate Change, Energy, the Environment and Water
Heritage Item	An item as defined under the <i>Heritage Act 1977</i> , and assessed as being of local, State and/ or National heritage significance, and/or an Aboriginal Object or Aboriginal Place as defined under the <i>National Parks and Wildlife Act 1974</i> , the World Heritage List, or the National Heritage List or Commonwealth Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cth), or anything identified as a heritage item under the conditions of this consent
Incident	An occurrence or set of circumstances that causes, or threatens to cause, material harm and which may or may not be, or cause, a non-compliance <i>Note: "material harm" is defined in this consent</i>
Land	Has the same meaning as the definition of the term in section 1.4 of the EP&A Act
EMP	Environmental Management Plan
Management and mitigation measures	The management and mitigation measures set out in Appendix B dated 4 February 2026
Material harm	Is harm that: <ul style="list-style-type: none"> a) involves actual or potential harm to the health or safety of human beings or to the environment that is not trivial; or b) results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000, (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment) <p>Note: For the purposes of this definition, material harm excludes incidents captured by Work Health and Safety reporting requirements.</p>
Minister	NSW Minister for Planning and Public Spaces (or delegate)
Mitigation	Activities associated with reducing the impacts of the development prior to or during those impacts occurring

Monitoring	Any monitoring required under this consent must be undertaken in accordance with section 9.39 of the EP&A Act
Night	The period from 10pm to 7am on Monday to Saturday, and 10pm to 8am on Sundays and Public Holidays
Non-compliance	An occurrence, set of circumstances or development that is a breach of this consent
OEMP	Operational Environmental Management Plan
Operation	The carrying out of the approved purpose of the development upon completion of construction
PA	Means a planning agreement within the meaning of the term in section 7.4 of the EP&A Act
Planning Secretary	Planning Secretary under the EP&A Act, or nominee
Reasonable	Means applying judgement in arriving at a decision, taking into account: mitigation, benefits, costs of mitigation versus benefits provided, community views, and the nature and extent of potential improvements
Registered Aboriginal Parties	Means the Aboriginal persons identified in accordance with the document entitled " <i>Aboriginal cultural heritage consultation requirements for proponents 2010</i> " (DECCW)
Rehabilitation	The restoration of land disturbed by the development to a good condition, to ensure it is safe, stable and non-polluting
Response to submissions	The Applicant's response to issues raised in submissions received in relation to the application for consent for the development under the EP&A Act
Sensitive receivers	A location where people are likely to work, occupy or reside, including a dwelling, school, hospital, office or public recreational area
Site	The land defined in Schedule 1
Site Auditor	As defined in section 4 of the <i>Contaminated Land Management Act 1997</i>
Site Audit Report	As defined in section 4 of the <i>Contaminated Land Management Act 1997</i>
Site Audit Statement	As defined in section 4 of the <i>Contaminated Land Management Act 1997</i>
TfNSW	Transport for New South Wales
Waste	Has the same meaning as the definition of the term in the Dictionary to the POEO Act
Year	A period of 12 consecutive months

SCHEDULE 2
PART A ADMINISTRATIVE CONDITIONS

Obligation to Minimise Harm to the Environment

A1. In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.

Terms of Consent

- A2. The development may only be carried out:
- (a) in compliance with the conditions of this consent;
 - (b) in accordance with all written directions of the Planning Secretary;
 - (c) generally in accordance with the EIS and Response to Submissions; and
 - (d) in accordance with the approved plans in the table below:

Architectural plans prepared by HDR			
Dwg No.	Rev	Name of Plan	Date
130486-HDR-AR-DWG-000014	I	SSDA – Site Plan Proposed	30/10/25
130486-HDR-AR-DWG-000015	B	SSDA – Site Plan – Demolition	30/10/25
130486-HDR-AR-DWG-010000	H	SSDA – Carpark General Arrangement Plans Sheet 1	30/10/25
130486-HDR-AR-DWG-010001	H	SSDA – Carpark General Arrangement Plans Sheet 2	30/10/25
130486-HDR-AR-DWG-010002	H	SSDA – Carpark General Arrangement Plans Sheet 3	30/10/25
130486-HDR-AR-DWG-010003	G	SSDA – Carpark General Arrangement Plans Sheet 4	04/02/26
130486-HDR-AR-DWG-010004	A	SSDA – Carpark General Arrangement Plans Sheet 5	03/02/26
130486-HDR-AR-DWG-010007	I	SSDA – Hospital Level 00 General Arrangement Plan	30/10/25
130486-HDR-AR-DWG-010008	I	SSDA – Hospital Level 01 General Arrangement Plan	30/10/25
130486-HDR-AR-DWG-010009	I	SSDA – Hospital Level 02 General Arrangement Plan	30/10/25
130486-HDR-AR-DWG-010010	I	SSDA – Hospital Level 03 General Arrangement Plan	30/10/25
130486-HDR-AR-DWG-010011	I	SSDA – Hospital Level 04 General Arrangement Plan	30/10/25
130486-HDR-AR-DWG-010012	I	SSDA – Hospital Level 05 General Arrangement Plan	30/10/25
130486-HDR-AR-DWG-010013	I	SSDA – Hospital Level 06 General Arrangement Plan	30/10/25
130486-HDR-AR-DWG-010014	I	SSDA – Hospital Level 07 General Arrangement Plan	30/10/25
130486-HDR-AR-DWG-010015	I	SSDA – Hospital Level 08 General Arrangement Plan	30/10/25

130486-HDR-AR-DWG-010016	I	SSDA – Hospital Level 09 General Arrangement Plan	30/10/25
130486-HDR-AR-DWG-010017	F	SSDA – Hospital Level 10 General Arrangement Plan	30/10/25
130486-HDR-AR-DWG-010018	F	SSDA – Hospital Roof	30/10/25
130486-HDR-AR-DWG-020001	I	SSDA – Overall Building Elevations	03/02/26
130486-HDR-AR-DWG-020011	H	SSDA – Hospital Elevations North & South	30/10/25
130486-HDR-AR-DWG-020012	H	SSDA – Hospital Elevations East & West	30/10/25
130486-HDR-AR-DWG-020015	H	SSDA – Carpark Elevations	03/02/26
130486-HDR-AR-DWG-030001	J	SSDA – Overall Building Sections	03/02/26
130486-HDR-AR-DWG-030011	I	SSDA – Building Sections AA & BB	30/10/25
130486-HDR-AR-DWG-030012	I	SSDA – Building Sections CC & DD	03/02/26
Landscape plans prepared by Site Image			
Dwg No.	Rev	Name of Plan	Date
SSDA – 0000	E	Landscape Coversheet	25/08/25
SSDA – 0001	D	Tree Retention & Removal Plan	25/08/25
SSDA – 0002	A	Legend	25/08/25
SSDA – 1000	D	Landscape Masterplan	25/08/25
SSDA – 1001	D	Landscape Plan Ground Floor – Sheet 01	25/08/25
SSDA - 1002	D	Landscape Plan Ground Floor – Sheet 02	25/08/25
SSDA - 1003	D	Landscape Plan Ground Floor – Sheet 03	25/08/25
SSDA – 1004	D	Landscape Plan Ground Floor – Sheet 04	25/08/25
SSDA – 1005	D	Landscape Plan Ground Floor – Sheet 05	25/08/25
SSDA – 1006	A	Landscape Plan Ground Floor – Sheet 06	25/08/25
SSDA – 1007	A	Landscape Plan Ground Floor – Sheet 07	25/08/25
SSDA – 1008	A	Landscape Plan Ground Floor – Sheet 08	25/08/25
Civil plans prepared by Acor Consultants			
Dwg No.	Rev	Name of Plan	Date
130486-ACOR-CV-DWG-015101	3	Legends Sheet	23/03/26
130486-ACOR-CV-DWG-015102	3	Notes Sheet 1	23/03/26
130486-ACOR-CV-DWG-015103	3	Notes Sheet 2	23/03/26
130486-ACOR-CV-DWG-015201	3	Key Plan	23/03/26
130486-ACOR-CV-DWG-045001	3	Bulk Earthworks Plan	23/03/26
130486-ACOR-CV-DWG-045101	3	Bulk Earthworks Sections Sheet 1	23/03/26

130486-ACOR-CV-DWG-045102	3	Bulk Earthworks Sections Sheet 2	23/03/26
130486-ACOR-CV-DWG-055001	3	General Arrangement Plan Sheet 1	23/03/26
130486-ACOR-CV-DWG-055002	3	General Arrangement Plan Sheet 2	23/03/26
130486-ACOR-CV-DWG-055003	3	General Arrangement Plan Sheet 3	23/03/26
130486-ACOR-CV-DWG-055004	3	General Arrangement Plan Sheet 4	23/03/26
130486-ACOR-CV-DWG-055005	3	General Arrangement Plan Sheet 5	23/03/26
130486-ACOR-CV-DWG-055006	3	General Arrangement Plan Sheet 6	23/03/26
130486-ACOR-CV-DWG-065001	3	Alignment Control Plan	23/03/26
130486-ACOR-CV-DWG-065201	3	Typical Road Cross Sections	23/03/26
130486-ACOR-CV-DWG-065301	3	Road Longitudinal Sections Sheet 1	23/03/26
130486-ACOR-CV-DWG-065302	3	Road Longitudinal Sections Sheet 2	23/03/26
130486-ACOR-CV-DWG-065303	3	Road Longitudinal Sections Sheet 3	23/03/26
130486-ACOR-CV-DWG-065601	3	Typical Road Details	23/03/26
130486-ACOR-CV-DWG-085401	3	Stormwater Catchment Plan	23/03/26
130486-ACOR-CV-DWG-085501	3	Stormwater Quality Catchment Plan	23/03/26
130486-ACOR-CV-DWG-095001	3	Pavement Plan	23/03/26
130486-ACOR-CV-DWG-095301	3	Pavement Details	23/03/26
130486-ACOR-CV-DWG-105001	3	Retaining Wall Alignment Control Plan	23/03/26
130486-ACOR-CV-DWG-105201	3	Retaining Wall Long Sections Sheet 1	23/03/26
130486-ACOR-CV-DWG-105202	3	Retaining Wall Long Sections Sheet 2	23/03/26

A3. The Applicant must comply with all written requirements or directions of the Planning Secretary, including in relation to:

- (a) the environmental performance of the approved development;
- (b) any document or correspondence in relation to the approved development;
- (c) any notification given to the Planning Secretary under the terms of this approval;
- (d) any audit of the construction or operation of the construction or operation of the approved development;
- (e) the terms of this approval and compliance with the terms of the approval (including anything required to be done under the approval);

- (f) the carrying out of any additional monitoring and management measures; and
 - (g) in respect of ongoing monitoring and management obligations, compliance with an updated or revised version of a guideline, protocol, Australian Standard or policy required to be complied with under this approval.
- A4. The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

Limits of Consent

- A5. This consent lapses five years after the date of consent unless work is physically commenced.

Prescribed Conditions

- A6. The Applicant must comply with all relevant conditions of development consent under Part 4, Division 2, Subdivision 1 of the EP&A Regulation.

Planning Secretary as Moderator

- A7. In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.

Evidence of Consultation

- A8. Where conditions of this consent require consultation with an identified party, the Applicant must:
- (a) consult with the relevant party prior to submitting the subject document for information or approval; and
 - (b) provide details of the consultation undertaken including:
 - (i) the outcome of that consultation, matters resolved and unresolved; and
 - (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.

Staging

- A9. The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the Certifier. The Staging Report must be submitted to the Certifier no later than 14 days before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, 14 days before the commencement of operation of the first of the proposed stages of operation).
- A10. A Staging Report prepared in accordance with condition A9 must:
- (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;
 - (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);
 - (c) specify how compliance with conditions will be achieved across and between each of the stages of the project;
 - (d) specify how compliance with independent auditing requirements will be achieved across and between each of the operational stages of the project; and
 - (e) set out mechanisms for managing any cumulative impacts arising from the proposed staging.

- A11. Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as accepted to the Certifier at condition A9.
- A12. Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report including independent auditing requirements.

Staging, Combining and Updating Strategies, Plans or Programs

- A13. The Applicant may:
- (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program);
 - (b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and
 - (c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).
- A14. Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.
- A15. If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.
- A16. Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.

Structural Adequacy

- A17. 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.

Notes:

- *Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.*
- *Under section 21 of the Coal Mine Subsidence Compensation Act 2017, the Applicant is required to obtain the Chief Executive of Subsidence Advisory NSW's approval before carrying out certain development in a Mine Subsidence District.*

External Walls and Cladding

- A18. The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.

External Materials

- A19. 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:
- (a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials;

- (b) the quality and durability of any alternative material is the same standard as the approved external building materials; and
- (c) a copy of the documentation given to the Certifier is to be provided to the Planning Secretary within seven days if requested.

Applicability of Guidelines

- A20. References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.
- A21. Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.

Monitoring and Environmental Audits

- A22. 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.

Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.

Access to Information

- A23. At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:
- (a) make the following information and documents (as they are obtained or approved) publicly available on its website:
 - (i) the documents referred to in condition A2 of this consent;
 - (ii) all current statutory approvals for the development;
 - (iii) all approved strategies, plans and programs required under the conditions of this consent;
 - (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;
 - (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;
 - (vi) a summary of the current stage and progress of the development;
 - (vii) contact details to enquire about the development or to make a complaint;
 - (viii) a complaints register, updated monthly;
 - (ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;
 - (x) any other matter required by the Planning Secretary; and
 - (b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.

Compliance

- A24. The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.

Incident Notification, Reporting and Response

- A25. The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.
- A26. Subsequent notification must be given and reports submitted in accordance with the requirements set out in **Appendix 2**.

Non-Compliance Notification

- A27. The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. If the non-compliance is identified as part of an Independent Environmental Audit required under condition A22, separate concurrent notification of the non-compliance is not required.
- A28. The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.
- A29. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.

Revision of Strategies, Plans and Programs

- A30. 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.

Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.

Sydney Metro – Access Requirements

- A31. The Applicant must:
- (a) make provision for ongoing 24/7 access by rail vehicles, plant and equipment to support maintenance and emergency activities within the rail corridor and at the Windsor Road Bridge; and
 - (b) not block or impede access to the rail corridor and viaduct via Pier 112 or the associated Elevated Work Platform located within the bus interchange adjacent to the site in any way.

PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION

Notification of Commencement

- B1. The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction 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 24 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.

Certified Drawings

- B3. Prior to the commencement of construction, the Applicant must submit to the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.

Pre-Construction Dilapidation Report – Protection of Public Infrastructure

- B4. Prior to the commencement of any construction, the Applicant must:
 - (a) consult with the relevant owner and provider of services and Infrastructure that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;
 - (b) prepare a Pre-Construction Dilapidation Report identifying the condition of all public (non-residential) infrastructure and assets in the vicinity of the site (including roads, gutters and footpaths) that have potential to be affected;
 - (c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and
 - (d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary with 48 hours when requested.

Pre-Construction Dilapidation Report – Adjoining Properties

- B5. Prior to the commencement of any construction, the Applicant must offer a pre-construction dilapidation report to owners of any buildings that are likely to be impacted by the development.
- B6. Where the offer for a pre-construction dilapidation report is accepted (as required by condition B5), the Applicant must arrange for a report 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.
- B7. Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition B6, the Applicant must:
 - (a) provide a copy of the relevant dilapidation report to the owner of each residential building surveyed in the form of a Pre-Construction dilapidation report;
 - (b) submit a copy of the Pre-Construction dilapidation report to the Certifier; and
 - (c) provide a copy of the Pre-Construction dilapidation report to the Planning Secretary within 48 hours when requested.

Ecologically Sustainable Development

- B8. 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 (prepared by ARUP, Rev 5 and dated 27 October 2025) have been incorporated into the design of the development.
- B9. The project is to achieve compliance with section 2.5.6 of the Health Infrastructure Engineering Services Guidelines dated 12 December 2022 (including Design Guidance Note No. 058, Rev. C) by attaining a minimum of 60 points in accordance with the ESD Evaluation Tool.

Outdoor Lighting

- B10. Prior to commencement of lighting installation, evidence must be submitted to 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.

Demolition

- B11. Prior to the commencement of demolition work, demolition work plans required by *AS 2601-2001 The demolition of structures* (Standards Australia, 2001) must be submitted to the Certifier.

Environmental Management Plan Requirements

- B12. Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the *Environmental Management Plan Guideline: Guideline for Infrastructure Projects* (DPIE April 2020).

Notes:

- *The Environmental Management Plan Guideline is available on the Planning Portal at: <https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval>*
- *The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.*

Construction Environmental Management Plan

- B13. Prior to the commencement of any construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and publish a copy of the CEMP on the Applicant's website in accordance with condition A23 (Access to Information). The CEMP must include, but not be limited to, the following:
- (a) Details of:
 - (i) hours of work;
 - (ii) 24-hour contact details of site manager;
 - (iii) management of dust and odour to protect the amenity of the neighbourhood; and
 - (iv) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.
 - (b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed;
 - (c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;
 - (d) Construction Traffic and Pedestrian Management Sub-Plan (see condition B14);
 - (e) Construction Noise and Vibration Management Sub-Plan (see condition B15);
 - (f) Construction Waste Management Sub-Plan (see condition B16);
 - (g) Construction Soil and Water Management Sub-Plan (see condition B17); and
 - (h) Biodiversity Management Sub-Plan (see condition B18).
- B14. 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:
- (a) be prepared by a suitably qualified and experienced person(s);
 - (b) be prepared in consultation with Council and TfNSW;
 - (c) detail:
 - (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;
 - (ii) measures to ensure the safety of vehicles and pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs;
 - (iii) heavy vehicle routes, access and parking arrangements;

- (iv) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, in accordance with the latest version of AS 2890.2; and
 - (v) arrangements to ensure that construction vehicles enter and leave the site in a forward direction unless in specific exceptional circumstances under the supervision of accredited traffic controller(s).
- B15. The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:
- (a) be prepared by a suitably qualified and experienced noise expert;
 - (b) describe procedures for achieving the noise management levels in EPA's *Interim Construction Noise Guideline* (DECC, 2009);
 - (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;
 - (d) include strategies that have been developed with the community for managing high noise generating works;
 - (e) describe the community consultation undertaken to develop the strategies in condition B15(d);
 - (f) include a complaints management system that would be implemented for the duration of the construction; and
 - (g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B12.
- B16. The Construction Waste Management Sub-Plan (CWMSWP) must address, but not be limited to, the procedures for the management of waste including the following:
- (a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use for materials to remain;
 - (b) information regarding the recycling and disposal locations; and
 - (c) confirmation of the contamination status of the development areas of the site based on the validation results.
- B17. The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSWP) and the plan must address, but not be limited to the following:
- (a) be prepared by a suitably qualified expert;
 - (b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;
 - (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 & Construction* (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';
 - (d) 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); and
 - (e) detail all off-site flows from the site.
- B18. The Biodiversity Management Sub-Plan (BMSWP) must address, but not be limited to, the following:
- (a) be prepared by a suitably qualified and experienced person/s;
 - (b) identify areas of land where impacts on biodiversity are to be avoided as outlined in the biodiversity development assessment report prepared by Ecological Australia, version 4, dated 27/10/2025 and set out how these areas will be protected from construction impact; and

- (c) set out measures identified in the Biodiversity Development Assessment Report to minimise, mitigate and manage impacts on biodiversity, including timing and responsibility for delivery of the measures.

Construction Parking

- B19. Prior to the commencement of any construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles, to ensure that construction traffic associated with the development does not unreasonably affect the surrounding area.

Soil and Water

- B20. Prior to the commencement of construction, erosion and sediment controls must be installed and maintained, as a minimum, in accordance with the publication *Managing Urban Stormwater: Soils & Construction* (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'.

Operational Noise – Design of Mechanical Plant and Equipment

- B21. Prior to installation of mechanical plant and equipment:
- (a) a detailed assessment of mechanical plant and equipment with compliance with the relevant project noise trigger levels as recommended in the Noise & Vibration Impact Assessment dated 22 October 2025, Rev B and prepared by JHA Services 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 project noise trigger levels identified in the Noise & Vibration Impact Assessment, dated 22 October 2025, prepared by JHA Services.

Aboriginal Heritage

- B22. All reasonable steps must be taken so as not to harm, modify or otherwise impact Aboriginal objects except as authorised by this approval.
- B23. The Registered Aboriginal Parties (RAPs) must be kept informed about the SSD. The RAPs must continue to be provided with the opportunity to be consulted about the Aboriginal cultural heritage management requirements of the SSD.
- B24. The applicant must continue to comply with the conditions of Aboriginal Heritage Impact Permit (AHIP) 5439. Following RAP review of the Salvage Excavation Report, the report should be submitted to Heritage NSW via heritagemailbox@environment.nsw.gov.au as per the AHIP conditions.
- B25. The Aboriginal Heritage Cultural Heritage Management Plan (ACHMP) submitted with the AHIP application (Niche Environment and Heritage – dated 9 July 2025) should be implemented throughout all SSD works.

Construction and Demolition Waste Management

- B26. Prior to the commencement of the removal of any waste material from the site, the Applicant must notify the TfNSW Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site.

Operational Waste Storage and Processing

- B27. 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:
- (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.

Operational Access, Car Parking and Service Vehicle Arrangements

- B28. 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:
- (a) a minimum of 744 on-site car parking spaces within the multi-storey carpark and nine on-site car parking spaces at-grade 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, as well as manoeuvrability through the relevant areas of the site, must be in accordance with the latest version of AS 2890.2.

Public Domain Works

- B29. Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council, including in relation to design and pedestrian management matters. The Applicant must submit a copy of the relevant roads authority approval for each stage to the Certifier.

Unexpected finds procedure

- B30. A procedure for the management of unexpected relics and human remains must be developed in consultation with Heritage NSW. This procedure:
- (a) must be prepared in accordance with Heritage NSW guidelines and codes of practice;
 - (b) must include a hold point requiring the development of a detailed historical archaeological assessment in the event an unexpected relic is identified, noting:
 - i. the Archaeological Assessment must be prepared in accordance with the guideline Archaeological Assessments (1996) and Assessing Significance for Historical Archaeological Sites and Relics (2009) to inform and guide archaeological mitigation measures.
 - ii. if harm cannot be avoided in whole or part, an Archaeological Research Design and Excavation Methodology with a nominated Excavation Director should also be prepared to guide any proposed excavations or salvage program.
 - iii. the Archaeological Assessment must be provided to the Secretary of the Department of Planning, Housing and Infrastructure for approval in consultation with Heritage NSW;
 - (c) must be implemented for the duration of the project; and
 - (d) is not required to be uploaded to the project's website under condition A23.

Salinity Management Plan

- B31. Prior to the commencement of construction, the Applicant must demonstrate to the Certifier that the recommendations in Section 4 of 'Salinity Management Plan' prepared by JK Geotechnics and dated 18 September 2025 have been implemented.

Wind modelling

- B32. Prior to the commencement of construction or at another time approved in writing by the Planning Secretary, the Applicant must demonstrate to the Certifier that the wind modelling requirements set out within 'Environmental Wind Assessment Report' prepared by ARUP and dated 28 October 2025 have been undertaken and implemented.

Geotechnical

- B33. Prior to the commencement of construction, the Applicant must demonstrate to the Certifier that the recommendations in Section 4 of '*Geotechnical Investigation for Main Hospital Development*' and '*Geotechnical Investigation for Proposed Shared Pathway*' prepared by JK Geotechnics and dated 19 September 2025 have been implemented.

Transport for NSW (TfNSW)

B34. The Applicant must obtain TfNSW approval under section 87(4) of the Roads Act 1993 for the Traffic Control Signal (TCS) works on Commercial Road and must be designed to meet TfNSW requirements. The TCS plans must be prepared by a suitably qualified person and endorsed by a suitably qualified practitioner, and:

- (a) the submitted design must be in accordance with Austroads Guide to Road Design in association with relevant TfNSW supplements (available on www.transport.nsw.gov.au). The certified copies of the TCS design and civil design plans must be submitted to TfNSW for consideration and approval prior to the commencement of road works;
- (b) TfNSW fees for administration, plan checking, civil works inspections and project management must be paid by the Applicant prior to the commencement of works; and
- (c) the Applicant will be required to enter a Works Authorisation Deed (WAD) with TfNSW for the abovementioned work.

Sydney Metro – Engineering

B35. All excavation and construction works are to be undertaken in accordance with the details, methodology, advice, undertakings, measures and recommendations detailed in the following documents:

- (a) Bulk Earthworks Plan, ref. 130486-ACOR-CV-DWG-045001, rev. 0, prepared by ACOR Consultants, dated 15 August 2025;
- (b) Civil Engineering Report, ref. ACR-CIV-SSDA-RPT-003, rev. D, prepared by ACOR Consultants, dated 24 October 2025;
- (c) General Arrangement Plan Sheet 6, ref. 130486-ACOR-CV-DWG-055006, rev. 1, prepared by ACOR Consultants, dated 28 August 2025;
- (d) Hospital Level 00 – General Arrangement Plan, ref. 130486-HDR-AR-DWG-010007, rev. I, prepared by HDR Architects, dated 30 October 2025;
- (e) Hospital Level 01 – General Arrangement Plan, ref. 130486-HDR-AR-DWG-010008, rev. I, prepared by HDR Architects, dated 30 October 2025;
- (f) Hospital Level 02 – General Arrangement Plan, ref. 130486-HDR-AR-DWG-010009, rev. I, prepared by HDR Architects, dated 30 October 2025;
- (g) Hospital Level 03 – General Arrangement Plan, ref. 130486-HDR-AR-DWG-010010, rev. I, prepared by HDR Architects, dated 30 October 2025;
- (h) Hospital Level 04 – General Arrangement Plan, ref. 130486-HDR-AR-DWG-010011, rev. I, prepared by HDR Architects, dated 30 October 2025;
- (i) Hospital Level 05 – General Arrangement Plan, ref. 130486-HDR-AR-DWG-010012, rev. I, prepared by HDR Architects, dated 30 October 2025;
- (j) Hospital Level 06 – General Arrangement Plan, ref. 130486-HDR-AR-DWG-010013, rev. I, prepared by HDR Architects, dated 30 October 2025;
- (k) Hospital Level 07 – General Arrangement Plan, ref. 130486-HDR-AR-DWG-010014, rev. I, prepared by HDR Architects, dated 30 October 2025;
- (l) Hospital Level 08 – General Arrangement Plan, ref. 130486-HDR-AR-DWG-010015, rev. I, prepared by HDR Architects, dated 30 October 2025;
- (m) Hospital Level 09 – General Arrangement Plan, ref. 130486-HDR-AR-DWG-010016, rev. I, prepared by HDR Architects, dated 30 October 2025;
- (n) Hospital Level 10 – General Arrangement Plan, ref. 130486-HDR-AR-DWG-010017, rev. F, prepared by HDR Architects, dated 30 October 2025;
- (o) Hospital Roof, ref. 130486-HDR-AR-DWG-010018, rev. F, prepared by HDR Architects, dated 30 October 2025;

- (p) Location Plan, ref. 130486-HDR-AR-DWG-000011, rev. I, prepared by HDR Architects, dated 30 October 2025;
 - (q) Noise & Vibration Impact Assessment, ref. 220108, rev. B, prepared by JHA Consulting Engineers, dated 22 October 2025;
 - (r) Plan Showing Location of Sydney Metro Features and Boundaries Relative to the Rouse Hill Hospital Development Site, sheets 1–2 of 2, ref. ASP250432-REP-01[A], rev. A, prepared by geosurv, dated 09 January 2026;
 - (s) Site Plan – Demolition, ref. 130486-HDR-AR-DWG-000015, rev. B, prepared by HDR Architects, dated 30 October 2025; and
 - (t) Site Plan Proposed, ref. 130486-HDR-AR-DWG-000014, rev. I, prepared by HDR Architects, dated 30 October 2025.
- B36. The Certifier must be provided with construction drawings, specifications and evidence confirming that excavation and construction works comply with the above documents, prior to the issue of the relevant Crown Certificate.
- B37. Excavation and construction works must not commence until the Certifier has provided Sydney Metro with:
- (a) a copy of the Crown Certificate for the relevant stage, confirming that the Crown Certificate complies with the drawings and documentation at condition B35;
 - (b) confirmation which drawings and documentation listed at condition B35(a) to (t) (including the versions of those documents) apply to that stage of development; and
 - (c) confirmation that the construction drawings and specifications comply with those drawings and documents.

Sydney Metro Requirements – Noise and Vibration

- B38. The development must:
- (a) comply with Section 3 of the NSW Department of Planning & Environment’s document titled “Development Near Rail Corridors and Busy Roads - Interim Guideline” (2008) and the Sydney Metro At-grade and Elevated and/or Underground Corridor Protection Guidelines;
 - (b) be designed, constructed and maintained so as to avoid damage or other interference which may occur as a result of air-borne noise, ground-borne noise and vibration effects that may emanate from the rail corridor during rail construction and operations; and
 - (c) not have any noise or vibration impacts on the rail corridor or rail infrastructure.
- B39. The Applicant must incorporate, as part of the development, all the measures recommended in the Noise & Vibration Impact Assessment, ref. 220108, Rev.B, prepared by JHA Consulting Engineers, dated 22 October 2025.
- B40. A copy of the Noise and Vibration Impact Assessment is to be provided to the Certifier prior to the Crown Certificate being issued for the relevant stage. The Certifier must be satisfied that the recommendations of the Noise and Vibration Impact Assessment have been incorporated into the construction drawings and relevant construction documentation prior to the issuing of a Crown Certificate for the development.

PART C DURING CONSTRUCTION

Site Notice

- C1. A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements:
- (a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size;
 - (b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period;
 - (c) the approved hours of work, the name of the builder, Certifier, structural engineer, site/project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice(s); and
 - (d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.

Operation of Plant and Equipment

- 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.

Demolition

- C3. Demolition work must comply with the demolition work plans required by *Australian Standard AS 2601-2001 The demolition of structures* (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B11.

Construction Hours

- C4. Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:
- (a) between 7am and 6pm, Mondays to Fridays inclusive; and
 - (b) between 8am and 1pm, Saturdays.
- No work may be carried out on Sundays or public holidays.
- C5. Notwithstanding condition C4, provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours:
- (a) between 6pm and 7pm, Mondays to Fridays inclusive; and
 - (b) between 1pm and 4pm, Saturdays.
- C6. Construction activities may be undertaken outside of the hours in condition C4 and C5 if required:
- (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or
 - (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or
 - (c) where the works are inaudible at the nearest sensitive receivers; or
 - (d) for the delivery, set-up and removal of construction cranes, piling rigs or Class B Hoarding, concrete pours and finishing works between 6am and 7am and 6pm and 10pm, where notice of such works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or
 - (e) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works.
- 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.

- C8. Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:
- (a) 9am to 12pm, Monday to Friday;
 - (b) 2pm to 5pm Monday to Friday; and
 - (c) 9am to 12pm, Saturday.

Implementation of Management Plans

- C9. The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).

Construction Traffic

- C10. All construction vehicles are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.

Hoarding Requirements

- C11. The following hoarding requirements must be complied with:
- (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and
 - (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of being made aware its application.

No Obstruction of Public Way

- C12. The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.

Construction Noise Limits

- C13. The development must be constructed to achieve the construction noise management levels detailed in *the Interim Construction Noise Guideline* (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.
- 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 and C5.
- 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.

Vibration Criteria

- C16. Vibration caused by construction at any residence or structure outside the site must be limited to:
- (a) for structural damage, the latest version of *DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures* (German Institute for Standardisation, 1999); and
 - (b) for human exposure, the acceptable vibration values set out in the *Environmental Noise Management Assessing Vibration: a technical guideline* (DEC, 2006) (as may be updated or replaced from time to time).
- 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.
- 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 B15 of this consent.

Tree Protection

C19. For the duration of the construction works:

- (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;
- (b) all street trees immediately adjacent to the property boundaries must be protected at all times during construction. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced in accordance with the relevant Council specifications;
- (c) all trees that are not approved for removal must be suitably protected during construction as per the recommendations of the Arboricultural Impact Assessment prepared by Creative Planning Solutions, Revision B, dated 29 August 2025; and
- (d) if construction access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.

Air Quality

C20. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.

C21. During construction, the Applicant must ensure that:

- (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) any dirt tracked from the site onto public roads used by these trucks is to be cleaned; and
- (e) land stabilisation works are carried out progressively (where possible) on site to minimise exposed surfaces.

Imported Fill

C22. The Applicant must:

- (a) ensure that only VENM, ENM, or other material that meets the requirements of a relevant order and exemption issued by the EPA, is brought onto the site;
- (b) keep accurate records of the volume and type of fill to be used; and
- (c) make these records available to the Certifier and/or the Planning Secretary within seven days upon request.

Disposal of Seepage and Stormwater

C23. Adequate provisions must be made to collect and discharge stormwater drainage during construction. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.

Emergency Management

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.

Stormwater Management System

- C25. Within one year of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the Certifier for approval. The system must:
- (a) be designed by a suitably qualified and experienced person(s);
 - (b) be designed in accordance with the applicable Council requirements;
 - (c) be generally in accordance with the conceptual design in the Civil Engineering Plans (referenced in condition A2) and Civil Engineering Report (Rev D, dated 24/10/2025) prepared by Acor Consultants;
 - (d) be in accordance with applicable Australian Standards; and
 - (e) 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.

Aboriginal Cultural Heritage

- C26. Construction must be undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by Niche dated 29 January 2026.

Unexpected Finds Protocol – Aboriginal Heritage

- C27. In the event that surface disturbance identifies a new Aboriginal object:
- (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 may only recommence with the written approval of the Planning Secretary.

Unexpected Finds Protocol – Historic Heritage

- C28. If any unexpected archaeological relics are uncovered during the work, then:
- (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.

Waste Storage and Processing

- C29. 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.
- C30. All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).
- C31. 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.
- C32. 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.

C33. 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.

Outdoor Lighting

C34. 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.

Site Contamination

C35. The unexpected finds procedures submitted as Appendix AG8, AG11, AG14 and AG18 in the EIS must implemented throughout duration of project work.

C36. 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.

Independent Audit

C37. Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements in force at the time the audit commences, as approved by the Secretary and published on the Department's website.

PART D PRIOR TO COMMENCEMENT OF OPERATION

Notification of Occupation

- D1. At least one month before commencement of any 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.

Works as Executed Plans

- D2. Prior to the commencement of operation, works-as-executed plans signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.

Warm Water Systems and Cooling Systems

- D3. 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.

Outdoor Lighting

- D4. 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:
- (a) complies with the latest version of AS 4282-2019 - *Control of the obtrusive effects of outdoor lighting* (Standards Australia, 1997); and
 - (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.

Mechanical Ventilation

- D5. Prior to commencement of operation, the Applicant must provide evidence to the Certifier that the installation and performance of the mechanical ventilation systems complies with:
- (a) *AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings* and other relevant codes; and
 - (b) any dispensation granted by Fire and Rescue NSW.

Operational Noise – Design of Mechanical Plant and Equipment

- D6. 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 B21 have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the project noise trigger levels identified in '*Noise & Vibration Impact Assessment*' prepared by JHA Services and dated 22 October 2025.

Fire Safety Certification

- D7. 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.

Structural Inspection Certificate

- D8. Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the Planning Secretary after:

- (a) the site has been periodically inspected and the Certifier or an appropriately qualified engineer 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.

Post-construction Dilapidation Report – Protection of Public Infrastructure

- D9. Prior to the commencement of operation, the Applicant must engage a suitably qualified and experienced expert to prepare a Post-Construction Dilapidation Report. This Report must:
- (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 B4 of this consent;
 - (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 within 48 hours when requested.

Repair of Public Infrastructure

- D10. Unless the Applicant and the relevant public authority agree otherwise, the Applicant must:
- (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 otherwise addressed by conditions of this consent.

Road Damage

- D11. 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.

Post-Construction Survey – Adjoining Properties

- D12. 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:
- (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;
 - (b) be provided to the owner of the relevant buildings surveyed;
 - (c) be provided to the Certifier; and
 - (d) be provided to the Planning Secretary within 48 hours when requested.
- D13. 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.

Roadworks

- D14. Prior to the commencement of any operation, or other timeframe agreed in writing by the Planning Secretary, the Applicant must complete the road upgrade works on Commercial Road.

Shared Pathway

- D15. Prior to the commencement of any operation, or other timeframe agreed in writing by the Planning Secretary, the Applicant must complete the pedestrian pathway in the south western corner of the hospital site.

Car Parking Arrangements

- D16. 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 provision of 753 on-site car parking spaces have been completed and car spaces are operational.

Bicycle Parking and End-of-Trip Facilities

- D17. Prior to the commencement of operation, or other timeframe agreed in writing by the Planning Secretary, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier:
- (a) the provision of a minimum 10 internal and 42 external bicycle parking spaces;
 - (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;
 - (c) the provision of end-of-trip facilities for staff; and
 - (d) appropriate pedestrian and cyclist advisory signs are to be provided.

Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.

Green Travel Plan

- D18. Prior to the commencement of any operation, or other timeframe agreed in writing by the Planning Secretary, a Green Travel Plan (GTP) must be submitted to the Certifier to promote the use of active and sustainable transport modes and a copy published on the Applicant's website within seven days after the Certifier accepts it. The plan must:
- (a) be prepared by a suitably qualified traffic consultant in consultation with Council and TfNSW;
 - (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 roles and responsibilities for relevant employees involved in the implementation of the GTP; and
 - (e) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and any requirement for travel surveys to identify travel behaviours of users of the development.
- D19. Prior to the commencement of operation, or other timeframe agreed in writing by the Planning Secretary, the nominated employee(s) of the health services facility responsible for implementing the GTP and its ongoing review must be provided to TfNSW. A copy is to be provided to the Planning Secretary within seven days upon request.

Utilities and Services

- D20. Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the *Sydney Water Act 1994*.

Stormwater Operation and Maintenance Plan

- D21. Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the Certifier. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following:
- (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.

Signage

- D22. Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.
- D23. Prior to the commencement of operation, or another time agreed in writing by the Planning Secretary bicycle way-finding signage must be installed within the site to direct cyclists from external footpaths to designated bicycle parking areas.

Operational Waste Management Plan

- D24. Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:
- (a) detail the type and quantity of waste to be generated during operation of the development;
 - (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the *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);
 - (c) detail the materials to be reused or recycled, either on or off site; and
 - (d) include the Management and Mitigation Measures included in the 'Waste Management Plan' prepared by TSA Riley and dated September 2025, where not in conflict with NSW Health and LHD/user operational requirements.

Landscaping

- D25. Prior to the commencement of operation, landscaping of the site must be completed generally in accordance with the landscape plan(s) listed in condition A2(d).
- D26. 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 for approval. The plan must describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping.

Safety

- D27. Prior to the commencement of operation, the following must be submitted to the Certifier:
- (a) a report demonstrating that the design of the development has incorporated the Crime Prevention Through Environmental Design (CPTED) assessment management and mitigation measures included within the CPTED report prepared by Webb, dated 22 October 2025; and
 - (b) a Road Safety Assessment (RSA), undertaken to ensure that the pedestrian and vehicle access points to the new hospital ensure a safe systems design is implemented and that pedestrian safety is to be considered in the vicinity.

Sydney Metro Requirements

- D28. Prior to the commencement of operation, evidence must be submitted to the Certifier, and a copy provided to Sydney Metro, confirming that the completed development meets the requirements of Section 3 of the Department of Planning, Infrastructure and Environment's Development Assessment Guideline titled "Development Near Rail Corridors and Busy Roads - Interim Guidelines".
- D29. The evidence referred to in condition D28 must demonstrate testing of external and internal noise levels for the completed development and ensure that external noise levels are representative of the typical maximum levels that may occur at the development and internal noise levels meet the required dB(A) levels.
- D30. If the evidence referred to in condition D28 find that internal noise levels are greater than the required dB(A) level, corrective measures must be carried out to ensure that internal noise levels are compliant with the requirements of this consent.

Loading Dock Operational Plan of Management

- D31. Prior to the commencement of any operation, an Operational Plan of Management for the hospital loading dock must be prepared and implemented. The Plan must ensure that general loading, dock activities and truck movements will be undertaken in a safe manner that avoids vehicular conflicts.

PART E POST OCCUPATION

Operation of Plant and Equipment

- E1. All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.

Warm Water Systems and Cooling Systems

- E2. The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.

Operational Noise Limits

- E3. Noise generated by operation of the development must not exceed the project noise trigger levels identified in the Noise & Vibration Impact Assessment, prepared by JHA, revision B dated 22/10/2025.

Unobstructed Driveways and Parking Areas

- E4. All driveways and footways 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.

Green Travel Plan

- E5. The Green Travel Plan required by condition D18 of this consent must be reviewed and updated if necessary and implemented unless otherwise agreed by the Planning Secretary.

Ecologically Sustainable Development

- E6. Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation the Certifier and Planning Secretary (upon request) are to be provided with a report by a suitably qualified and experienced consultant demonstrating that the project attains the minimum number of ESD points as required by condition B9 of this consent.

Outdoor Lighting

- E7. Notwithstanding condition D4, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.

Landscaping

- E8. The Applicant must maintain the landscaping and vegetation on the site generally in accordance with the approved Landscape Management Plan required by condition D26.

Hazards and Risk

- E9. Storage and handling of dangerous goods within the development must not exceed Table 2 of the *Preliminary Hazard Analysis* (PHA, revision 1.3, dated 6 August 2025) and is consistent with the overall PHA.
- E10. All chemicals, fuels and oils used on-site must be stored in accordance with:
- (a) the requirements of all relevant Australian Standards; and
 - (b) the EPA's *Storing and Handling of Liquids: Environmental Protection – Participants Manual* if the chemicals are liquids.
- E11. In the event of an inconsistency between the requirements of condition E10(a) and E10(b), the most stringent requirement must prevail to the extent of the inconsistency.

Dangerous Goods

- E12. The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department of Planning's *Hazardous and Offensive Development Application Guidelines – Applying SEPP 33* at all times.

Discharge Limits

E13. The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters.

Signage

E14. All signage approved under this consent must be maintained in a structurally sound and tidy manner.

APPENDIX 1 ADVISORY NOTES

General

AN1. All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.

Long Service Levy

AN2. For work costing \$250,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Corporation on 131 441.

Legal Notices

AN3. Any advice or notice to the consent authority must be served on the Planning Secretary.

Access for People with Disabilities

AN4. 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 Certifier must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.

Utilities and Services

AN5. Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.

AN6. Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.

Road Design and Traffic Facilities

AN7. All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.

Road Occupancy Licence

AN8. A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.

SafeWork Requirements

AN9. To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.

Hoarding Requirements

AN10. The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.

Handling of Asbestos

AN11. The Applicant must consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – 'Transportation and management of asbestos waste' must also be complied with.

Fire Safety Certificate

AN12. The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.

APPENDIX 2 WRITTEN INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS

Written Incident Notification Requirements

1. A written incident notification addressing the requirements set out below must be emailed to the Planning Secretary through the major projects portal within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A25 or, having given such notification, subsequently forms the view that an incident has not occurred.
2. Written notification of an incident must:
 - (a) identify the development and application number;
 - (b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);
 - (c) identify how the incident was detected;
 - (d) identify when the applicant became aware of the incident;
 - (e) identify any actual or potential non-compliance with conditions of consent;
 - (f) describe what immediate steps were taken in relation to the incident;
 - (g) identify further action(s) that will be taken in relation to the incident; and
 - (h) identify a project contact for further communication regarding the incident.
3. Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.
4. The Incident Report must include:
 - (a) a summary of the incident;
 - (b) outcomes of an incident investigation, including identification of the cause of the incident;
 - (c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and
 - (d) details of any communication with other stakeholders regarding the incident.