

PEOPLE WHO BUILD



CONSTRUCTION COMPLIANCE REPORT

PROJECT NAME

BOWRAL & DISTRICT HOSPITAL
REDEVELOPMENT

PROJECT NO.

CLIENT - HI18630
ADCO - 3403

CONSTRUCTION COMPLIANCE REPORT




VERSION CONTROL

Rev. No.	Issue Date	Approved By	Position	Details
V0	06/11/2019	Kristian Anthony	Project Construction Manager	CCR
V1	13/11/2019	Kristian Anthony	Project Construction Manager	Updated CCR
V2	07/02/2020	Kristian Anthony	Project Construction Manager	Updated CCR for CC3 and CC4 staging

COMPLIANCE REPORT DECLARATION

I declare that I have reviewed relevant evidence and prepared the contents of the attached Compliance Report and to the best of my knowledge:

- the Compliance Report has been prepared in accordance with all relevant conditions of consent;
- the Compliance Report has been prepared in accordance with the Compliance Reporting Post Approval Requirements;
- the findings of the Compliance Report are reported truthfully, accurately and completely;
- due diligence and professional judgement have been exercised in preparing the Compliance Report; and
- the Compliance Report is an accurate summary of the compliance status of the development.

Name of Authorised Reporting Officer:	Kristian Anthony
Title	Construction Project Manager
Signature	
Qualification	Bachelor of Engineering
Company	ADCO Constructions Pty Ltd
Company Address	Level 2, 7-9 West Street, North Sydney NSW 2060

CONSTRUCTION COMPLIANCE REPORT



Table of Contents

VERSION CONTROL.....	2
1 INTRODUCTION	5
1.1 Document Structure & Purpose.....	5
1.2 Proponent Details.....	5
2 PROJECT DESCRIPTION	6
3 OVERVIEW OF PROJECT APPROVAL CONDITIONS	10
4 COMPLIANCE REPORTING POST APPROVAL REQUIREMENTS	10
4.2 Periodic Compliance Review.....	11
4.3 Compliance Reporting and Timing.....	11
4.4 Compliance Status Descriptors	12
5 ENVIRONMENTAL MANAGEMENT SYSTEM OVERVIEW	12
6 REPORT FINDINGS	13
6.1 Compliance Performance.....	13
6.2 Non-Compliances.....	14
6.3 Previous Report Actions.....	18
6.4 Incidents.....	18
6.5 Complaints	18
APPENDIX A: BCA CROWN CERTIFICATE #1, # 2 (MAIN WORKS), # 3 (L2 & 3 EXPANSION STRUCTURE WORKS) & STATE SIGNIFICANT DEVELOPMENT APPROVAL SSD 8980 MOD 1	20
APPENDIX B: COC COMPLIANCE REPORTING TABLE	21

CONSTRUCTION COMPLIANCE REPORT



GLOSSARY OF TERMS & ABBREVIATIONS

CCR	Construction Compliance Report
CEMP	Construction Environmental Management Plan
CoC	The Planning Minister's Conditions of Consent
CMRP	Compliance Monitoring and Reporting Program
DP&E	Department of Planning and Environment
EIS	Environmental Impact Statement
HI	Health Infrastructure
IER	Independent Environmental Representative
EMS	Environmental Management System
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
LGA	Local Government Area
Minister, the	Minister for Planning
OCR	Operational Compliance Report
PCA	Private Certifying Authority
PCCR	Pre-Construction Compliance Report
PEMP	Project Environmental Management Plan
POCR	Pre-Operational Compliance Report
Project, the	Bowral & District Hospital Redevelopment
Secretary	Secretary of DP&E
SSD	State Significant Development

1 INTRODUCTION

1.1 DOCUMENT STRUCTURE & PURPOSE

Section 1 - Sets out the purpose of the CCR and document structure.

Section 2 - Provides an overview of the Project

Section 3 - Provides an overview of the Project Approval Conditions

Section 4 - Provides the status of Compliance Reporting Post Approval Requirements

Section 5 - Environmental System Overview

Section 6 - Report Findings including Non-compliances

Appendix A – BCA Crown Certificate #1, BCA Crown Certificate #2 (Main Works) and BCA Crown Certificate #3 (L2 & 3 Expansion Structure Works).

Appendix B - CoC Compliance Reporting Table

This document has been prepared to address compliance reporting requirements and methodology for the Construction or 'C conditions' for Bowral & District Hospital Redevelopment, and also the requirements of Condition B27 which states:

"Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018)"

1.2 PROPONENT DETAILS

This report has been prepared by ADCO Constructions Pty Ltd for Health Infrastructure NSW.

2 PROJECT DESCRIPTION

The proposed Bowral & District Hospital redevelopment is a new four storey building including plant room. The building will include:

- a new Emergency Department
- relocated maternity and birthing facilities into the new building
- relocated pediatric inpatient unit into the new building
- 2 new theatres + procedure room
- 34 adult acute inpatient beds
- 10 additional subacute inpatient beds

The project delivery is to be completed in 1 stage or formal handover however the BCA Crown Certificates to be issued by the PCA have been staged as follows:

CONSTRUCTION COMPLIANCE REPORT



- **Crown Certificate #1 (CC1)** – Early works including bulk excavation, in ground services, piling, ground floor slab and super-structure.



AMENDED BCA CROWN CERTIFICATE

Pursuant to Section 6.28 of the Environmental Planning & Assessment Act 1979

CERTIFICATE NO.:	CRO-18119.B
DATE OF CERTIFICATE	30 April 2019
DATE OF AMENDED CERTIFICATE	02 May 2019
	03 May 2019
SUBJECT LAND:	
Lot & DP	Lot 4 DP 858938
Address	97-103 Bowral Street Bowral NSW 2576
LOCAL GOVERNMENT AREA:	Wingecarribee Shire Council
APPLICANT:	
Company	ADCO Constructions Pty Ltd
Address	Level 2, 7-9 West Street, North Sydney NSW 2060
Phone/Email	Phone: 02 8437 5000 Email: diamond@adcoconstruct.com.au
OWNER:	
Name	Health Infrastructure
Address	14/77 Pacific Hwy North Sydney NSW 2060
Phone / Email	Phone: 02 9978 5402
PLANNING APPROVAL:	
DA No.:	SSD 8980
Date of Determination	21 February 2019
DESCRIPTION OF DEVELOPMENT:	Crown Certificate #1 (Early Works): Early Works including bulk excavation, in ground services, piling and ground floor slab structure and erection of super-structure, <u>only</u> associated with the redevelopment of the existing Bowral & District Hospital.
DESCRIPTION OF DEVELOPMENT A:	Modification of conditions and inclusion of super-structure
BCA CLASSIFICATION	Class 9a
REFERENCED DOCUMENTATION:	As listed in Schedule 1
STATUTORY CERTIFICATION:	
Pursuant to the provisions of Section 6.28 of the Environmental Planning and Assessment Act 1979, Blakett Maguire + Goldsmith Pty Ltd hereby certifies that the building works have been designed in accordance with the Building Code of Australia 2010 (Amendment 1), subject to the attached Conditions.	
CONDITIONS:	As listed in Schedule 2

Address	Suite 2.01, 22-36 Mountain St Ultimo NSW 2007	Postal	PO Box 167 Broadway NSW 2007 ABN 18 408 985 851	Contact	Ph: 02 9211 7777 Fax: 02 9211 7774 Email: admin@bmplusg.com.au
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PERSON UNDERTAKING
CERTIFICATION OF DESIGN ON
BEHALF OF THE CROWN
SIGNATURE

Accredited Certifier in NSW
Accreditation No.

David Blakett
BPB0032

Date: 03 May 2019

CONSTRUCTION COMPLIANCE REPORT



- **Crown Certificate #2 (CC2)** – Main works. The project is proposed to comply with second stage of works, i.e. CC2.

BCA CROWN CERTIFICATE

Pursuant to Section 6.28 of the Environmental Planning & Assessment Act 1979

CERTIFICATE No.:	CRO-18149
DATE OF CERTIFICATE:	03 October 2019
SUBJECT LAND:	
Lot & DP	Lot 4 DP 858938
Address	Bowral & District Hospital 97-103 Bowral Street Bowral NSW 2576
LOCAL GOVERNMENT AREA:	Wingecarribee Shire Council
APPLICANT:	
Company	ADCO Constructions Pty Ltd
Address	Level 2, 7-9 West Street, North Sydney NSW 2060
Phone/Email	Phone: 02 8437 5000 Email: adamond@adcoconstruct.com.au
OWNER:	
Name	Health Infrastructure
Address	14/77 Pacific Hwy North Sydney NSW 2060
Phone / Email	Phone: 02 9978 5402
PLANNING APPROVAL:	
DA No.:	SSD 8980
Date of Determination	21 February 2019
DESCRIPTION OF DEVELOPMENT:	Crown Certificate #2; Remainder of works associated with the redevelopment of the existing Bowral & District Hospital.
BCA CLASSIFICATION:	Class 9a
REFERENCED DOCUMENTATION:	As listed in Schedule 1

STATUTORY CERTIFICATION:

Pursuant to the provisions of Section 6.28 of the Environmental Planning and Assessment Act 1979, Blackett Maguire + Goldsmith Pty Ltd hereby certifies that the building works have been designed in accordance with the Building Code of Australia 2019, subject to the attached Conditions.

CONDITIONS:

As listed in Schedule 2

PERSON UNDERTAKING CERTIFICATION OF DESIGN ON BEHALF OF THE CROWN:

SIGNATURE

Accredited Certifier in NSW
Accreditation No.

David Blackett
BPE0032

Date: 03 October 2019

CONSTRUCTION COMPLIANCE REPORT



- **Crown Certificate #3 (CC3)** – Level 2 & 3 Expansion (Relevant to SSD 8890 MOD 1) – Structure works. The project is proposed to comply with third stage of works relevant to the SSD Modification, i.e. CC3.



BCA CROWN CERTIFICATE

Pursuant to Section 6.28 of the Environmental Planning & Assessment Act 1979

CERTIFICATE No.:	CRO- 20003
DATE OF CERTIFICATE:	29 January 2020
SUBJECT LAND:	
Lot & DP	Lot 4 DP 858938
Address	Bowral & District Hospital 97-103 Bowral Street Bowral NSW 2576
LOCAL GOVERNMENT AREA:	Wingecarribee Shire Council
APPLICANT:	
Company	ADCO Constructions Pty Ltd
Address	Level 2, 7-9 West Street, North Sydney NSW 2060
Phone/Email	Phone: 02 8437 5000 Email: adamondl@adcoconstruct.com.au
OWNER:	
Name	Health Infrastructure
Address	14/77 Pacific Hwy North Sydney NSW 2060
Phone / Email	Phone: 02 9978 5402
PLANNING APPROVAL:	
DA No.:	SSD 8980
Date of Determination	21 February 2019
DESCRIPTION OF DEVELOPMENT:	Crown Certificate #3 – Erection of the <u>structure only</u> for Levels 2 & 3 expansion of the new inpatient unit (between grids B-C).
BCA CLASSIFICATION:	Class 9a
REFERENCED DOCUMENTATION:	As listed in Schedule 1
STATUTORY CERTIFICATION:	
Pursuant to the provisions of Section 6.28 of the Environmental Planning and Assessment Act 1979, Blackett Maguire + Goldsmith Pty Ltd hereby certifies that the building works have been designed in accordance with the Building Code of Australia 2016, subject to the attached Conditions.	
CONDITIONS:	As listed in Schedule 2
PERSON UNDERTAKING CERTIFICATION OF DESIGN ON BEHALF OF THE CROWN:	
SIGNATURE	
Accredited Certifier in NSW Accreditation No.	David Blackett BPB0032
Date:	29 January 2020

- **Crown Certificate #4 (CC4)** – Proposed Level 2 & 3 Expansion Fit Out works (Relevant to SSD 8890 MOD 1) – Mainworks. If this work goes ahead the project is proposed to comply with fourth stage of works relevant to the SSD Modification, i.e. CC4.

3 OVERVIEW OF PROJECT APPROVAL CONDITIONS

The State Significant Development Application for Bowral & District Hospital Redevelopment (SSD 8980) was determined on 21 February 2019. The Conditions of Consent can be categorised into the following headings:

- Part A – Administrative Conditions
- Part B – Prior to Commencement of Construction
- **Part C – During Construction (This Report)**
- Part D – Prior to Occupation or Commencement of Use
- Part E – Post Occupation

Documentation relevant to the CCR includes:

- State Significant Development Approval SSD 8980, provided in Appendix A of this CCR.
- State Significant Development Approval SSD 8980 MOD 1, provided in Appendix A of this CCR.

4 COMPLIANCE REPORTING POST APPROVAL REQUIREMENTS

The NSW Department of Planning and Environment Compliance Reporting Post Approval Requirements sets out the minimum requirements to be met when preparing Compliance Monitoring and Reporting Programs and Compliance Reports pursuant to conditions of consent.

These requirements apply to state significant projects where compliance monitoring and reporting in accordance with this document is required by the conditions of consent.

The deliverables required as part of the Compliance Monitoring and Reporting Program are set out in this section and include:

- A Compliance Monitoring and Reporting Program containing a Compliance Monitoring and Reporting Schedule;
- The schedule must set out the required frequency of compliance monitoring and reporting; and
- Unless the conditions of consent state otherwise, the schedule must also set out the dates on which Compliance Reports must be submitted to the Department;

CONSTRUCTION COMPLIANCE REPORT



The compliance reports applicable to SSD 8980 and the minimum frequency for submitting Compliance Reports is set out in Table 1 on the following page.

4.1 TABLE 1 – COMPLIANCE REPORTING PROGRAM & SCHEDULE

Compliance Report	Phase	Timing	Minimum Frequency	Applies to this Development (Yes / No)
Pre-Construction Compliance Report	Pre-Construction	Prior to construction commencing	Single Report Only	Yes – Condition B27
Construction Compliance Report	Construction	Every 6 months until completion	At intervals no greater than 6 months	Yes – Condition B27
Compliance Monitoring and Reporting Program	Construction	As per this table	Regular intervals (6 monthly)	Yes – Condition B27
Pre-Operational Compliance Report	Pre-Operation	At least one month prior to operation	Single Report Only	Yes – Condition B27
Operational Compliance Report	Operation	N/A	N/A	No
Post- Decommissioning Compliance Report	Decommissioning	N/A	N/A	No

4.2 PERIODIC COMPLIANCE REVIEW

The Project Manager undertakes regular compliance activities such as inspections, observations and review of conditions with the wider project team. Any incidents or issues of non-compliance will be reported in accordance with SSD Condition C39.

4.3 COMPLIANCE REPORTING AND TIMING

Health Infrastructure will provide reporting on compliance to the Secretary as follows:

- Pre-Construction Compliance Report – before the commencement of construction works (CoC B27)
- Construction Compliance Report - At intervals, every six months from the date of the commencement of construction, for the duration of construction (CoC B27)
- Pre-Operation Compliance Report – No later than one months before the commencement of operation (CoC B27)

4.4 COMPLIANCE STATUS DESCRIPTORS

The status of each compliance requirement applicable during the reporting period will be described using the relevant descriptors below:

- **Compliant:** The proponent has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with.
- **Non-compliant:** The proponent has identified a non-compliance with one or more elements of the requirement.

Not triggered: A requirement has an activation or timing trigger that has not been met at the phase of the development when the compliance assessment is undertaken, therefore an assessment of compliance is not relevant.

5 ENVIRONMENTAL MANAGEMENT SYSTEM OVERVIEW

This CCR is part of the suite of environmental management documents to be prepared for managing environmental compliance on the Project.

The Construction Environmental Management Plan (CEMP) and the Project Environmental Management Plan (PEMP) are the primary documents used to manage and control the environmental aspects of the Project during pre-construction and construction. These documents provide the overall framework for the system and procedures to ensure environmental impacts are minimised and legislative and other requirements are fulfilled.

The strategies defined in the CEMP and PEMP have been developed with consideration of the conditions of this SSD approval, and the safeguards and management measures presented in the environmental assessment and approval documents.

The CEMP and PEMP establish the system for implementation, monitoring and continuous improvement to minimise impacts of the project on the environment.

CONSTRUCTION COMPLIANCE REPORT



6 REPORT FINDINGS

This section of the report provides a summary of project compliance status for the Construction phase. A detailed assessment is provided in **Appendix B**.

6.1 COMPLIANCE PERFORMANCE

A summary of the project's compliance performance is provided in the table below:

Table 2: Project Compliance Summary

SSD Category	Total No.	No. Compliant	No. Non-Compliant	No. Not Triggered
Part A - Administrative	20	11	1	8
Part B - Prior to Commencement of Construction	29	25	3	1
Part C - During Construction	45	30	2	13
Part D – Prior to Commencement of Operation	31	0	0	31
Part E – During Operation	16	0	0	16
<u>Total</u>	141	66	6	69

CONSTRUCTION COMPLIANCE REPORT



6.2 NON-COMPLIANCES

A summary of con-compliances recorded for this reporting period are provided below:

Table 3: Summary of Construction Non-Compliances

CoC ID	Requirements	Details of Non-Compliance	Corrective Action Taken
A19 (a)	Access to Information 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: make the following information and documents (as they are obtained or approved) publicly available on its website: (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.	There was no regular environmental reporting or summaries of monitoring results on the website as required by A19 iv) and v). Information regarding environmental performance and monitoring should be made available on the project website.	Monthly environmental performance and monitoring will be published on the project website moving forward. The documents required by Condition A19 will be separated out to assist with access to information for the public.
B14 a (vi)	Construction Environmental Management Plan Prior to commencement of construction, the Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the	A ground water management plan should be referenced in the CEMP or HI should request a modification to the consent condition.	CEMP updated to now include Groundwater Management Plan.

CONSTRUCTION COMPLIANCE REPORT



B14 (f)	<p>following:</p> <ul style="list-style-type: none"> (a) Details of: <ul style="list-style-type: none"> (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; (iv) stormwater control and discharge; (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vi) groundwater management plan including measures to prevent groundwater contamination; (vii) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting; (viii) community consultation and complaints handling; <p>Construction Environmental Management Plan</p> <p>(f) an unexpected finds protocol for contamination and associated communications procedure;</p>	<p>This procedure does not cover “other” unexpected contamination. It is noted that contaminated material is also covered in the Waste Management plan. An opportunity for improvement would be to also include handling of other unexpected contamination finds in the unexpected finds procedure.</p>	<p>Handling of “Other” Unexpected contamination added from the Waste Management Plan into the Unexpected Finds Procedure.</p>
B17	<p>The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in 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 B16(d); and (f) include a complaints management system that would be implemented for the duration of the construction. 	<p>The plan should describe how the strategies to manage noise have been developed with its most affected stakeholder (The LHD) and append any consultation.</p>	<p>It is noted that the project has regular interface meetings with regards to planning of the works and any impacts to the surrounding stakeholders, public, etc. This includes advance notification of disruptions due to the project works via formal ‘Disruption Notices’.</p> <p>These notices are coordinated with the hospital/LHD prior to any works taking place to ensure that any potentially affected stakeholders can be consulted and notified ahead of the works. This includes on campus staff along with surrounding neighbours and businesses.</p>

CONSTRUCTION COMPLIANCE REPORT



			<p>Disruption notices include traffic and noise impacts, with approval to proceed with the required works only being granted once the relevant stakeholders have been consulted, advised or notified as applicable.</p> <p>It is noted that ADCO notified the surrounding residences and businesses (approximately 270 residences and 15 businesses) prior to commencing works, advising of the commencement of construction along with prior notice with regards to noise and dust.</p> <p>It is believed the project has implemented well thought-out strategies to manage noise and disruption, and these have been incorporated within the Construction Noise and Vibration Management Sub-Plan to reflect this. Furthermore, Bowral & District Hospital was consulted in the development of ADCO's Noise and Vibration Management Plan. The hospital will continue to be informed of any work that may present an impact with regards to noise and vibration.</p>
B27	<p>Compliance Reporting</p> <p>No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority. Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).</p> <p>The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the</p>	<p>The Pre construction compliance report should be made publicly available.</p>	<p>The Pre construction compliance report is now publicly available on the HI project website.</p>

CONSTRUCTION COMPLIANCE REPORT



	Certifying Authority in writing at least seven days before this is done.		
C42	Independent Environmental Audit No later than two months after the date notified for commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	As the audit program has been provided to the Department there is no further action regarding this non compliance.	N/A
C43	Independent Audits of the development must be carried out in accordance with: (a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C38 of this consent	The second audit of the project should be scheduled in advance of the due date.	Second audit has been scheduled within 52 weeks of the completion of Audit 1 as per the DPE requirements.

CONSTRUCTION COMPLIANCE REPORT



6.3 PREVIOUS REPORT ACTIONS

There were no previous actions relating to the PCCR or other stage report.

6.4 INCIDENTS

A summary of incidents recorded for this reporting period are provided below:

Table 4: Summary of Incidents

Incident Date	Details	Notifiable (Yes/No, if Yes who was it reported to)	Follow-up Actions Taken	Status Open/Closed

6.5 COMPLAINTS

A summary of complaints recorded for this reporting period are provided below:

Table 5: Summary of Complaints

Date of Complaint (dd/mm/yy)	Date of Response (dd/mm/yy)	Method of Complaint (Email / Phone / Letter)	Nature of Complaint (Traffic / Noise / Dust)	Response	Complaint Status (Open / Closed)
30/04/19	30/04/19	Phone	Other – Resident complaining that VMS signboard parked on Council nature strip is affecting their turf	Kristian called and advised that it will be relocated to road reserve and turf made good. Kennards relocated on same day.	Closed
16/09/19	17/09/19	Phone	Phone call/message left with no return number from a local resident – concern raised about trucks and large vehicles parking around the driveway of this complex and resident finding it difficult to exit driveway safely in both directions.	CI and ADCO notified immediately and an email sent to the complex's management service in the hope of getting contact details for complainant. Subcontractors toolboxed and reminded about parking requirements for the project.	Closed
10/10/19	11/10/19	Phone	Hospital Staff complaint regarding large amount of cigarettes littering the front path and building fencing on Bowral St in direct community view and not appropriate for healthcare facility.	CI and ADCO notified for their immediate action. ADCO have implemented a cleaning regime and will remind workers at pre-start meetings.	Closed

CONSTRUCTION COMPLIANCE REPORT



1/11/19	1/11/19	Email	Email complaint regarding construction workers standing outside the site blocking the footpath.	CI notified ADCO to which ADCO conducted a toolbox with workers to ensure the public access is not blocked	Closed
5/12/19	5/12/19	Phone	Hospital staff complaint regarding noise from radios on southern side of site	CI notified ADCO to which ADCO conducted a toolbox with workers to ensure noise from site is kept to a minimum. The offending radios were turned off once alerted to the issue on site.	Closed

CONSTRUCTION COMPLIANCE REPORT



APPENDIX A: BCA CROWN CERTIFICATE #1, # 2 (MAIN WORKS), # 3 (L2 & 3 EXPANSION STRUCTURE WORKS) & STATE SIGNIFICANT DEVELOPMENT APPROVAL SSD 8980 MOD 1

APPENDIX B: COC COMPLIANCE REPORTING TABLE

Approval / Condition ID	Requirement	Evidence Collected / Response	IER Finding (C, NC, NT)	Conformance Status		
				Compliant	Non-compliant	Not Triggered
PART A ADMINISTRATIVE CONDITIONS						
A1	Obligation to Minimise Harm to the Environment 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.	<ul style="list-style-type: none">The site is being managed generally in accordance with these conditions and the implementation of Environmental Management Plans and sub plans.	C	Compliant		
A2	Terms of Consent 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; (d) in accordance with the approved plans in the table below:	<ul style="list-style-type: none">a. The project is generally being carried out in accordance with the conditions of this consentb. None issuedc. The project is generally being carried out in accordance with the EIS and RTSd. Copies of all the SSD approved documentation listed in this Condition provided to the Private Certifying Authority.	C	Compliant		
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning	<ul style="list-style-type: none">a. No directions received to date.b. No directions received to date.	NT			Not Triggered

	Secretary; and (b) the implementation of any actions or measures contained in any such document referred to in (a) above.					
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	<ul style="list-style-type: none"> No inconsistencies have been identified to date 	NT			Not Triggered
A5	Limits of Consent This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	<ul style="list-style-type: none"> Works have commenced within 5 years of the date of consent. Works commenced on the 2/4/19 	C	Compliant		
A6	Prescribed Conditions The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	<ul style="list-style-type: none"> The project is subject to a Crown Certificate. The Certificate includes verification of compliance with relevant building codes. 	C	Compliant		
A7	Planning Secretary as Moderator 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.	<ul style="list-style-type: none"> No disputes to date. 	NT			Not Triggered

A8	Long Service Levy For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	<ul style="list-style-type: none"> Receipt of payment of the Long Service Levy dated 19/03/19 provided to Certifying Authority. 	C	Compliant		
A9	Legal Notices Any advice or notice to the consent authority must be served on the Planning Secretary.	<ul style="list-style-type: none"> Nil to date. 	NT			Not Triggered.
A10	Evidence of Consultation 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.	<ul style="list-style-type: none"> Refer to B7 regarding consultation with utility providers B16 regarding consultation for the CTPMSP B29 consultation with council regarding the landscape design plan. 	C	Compliant		
A11	Staging, Combining and Updating Strategies, Plans or Programs With the approval of the Planning Secretary, the Applicant may: (a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program); (b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and (c) update any strategy, plan or program required by this consent (to ensure the strategies,	<ul style="list-style-type: none"> a. No staging is proposed. b. No staging is proposed. c. No staging is proposed. 	NT			Not Triggered

	plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development)					
A12	If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	<ul style="list-style-type: none"> No staging is proposed. 	NT			Not Triggered
A13	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	<ul style="list-style-type: none"> No staging is proposed. 	NT			Not Triggered
A14	Demolition Demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.	<ul style="list-style-type: none"> Demolition management plan and accompanying design statement provided to Certifying Authority. 	C	Compliant		
A15	Structural Adequacy 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.	<ul style="list-style-type: none"> Structural Design Certificate provided to Certifying Authority confirming that the structural design has been prepared in accordance with the BCA and as per this Condition. 	C	Compliant		

	Note: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.					
A16	External Walls and Cladding The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	<ul style="list-style-type: none"> Architectural Design Certificate provided to Certifying Authority that the external walls comply with the relevant requirements of the BCA. 	C	Compliant		
A17	Applicability of Guidelines 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. However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	<ul style="list-style-type: none"> NOTE 	NOTE			
A18	Monitoring and Environmental Audits 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.	<ul style="list-style-type: none"> Monitoring that is being conducted includes noise and vibration, complaints and incidents, non-compliance tracking, hazardous waste monitoring. 	C	Compliant		

	<p>This includes conditions in respect of incident notification, reporting and response, noncompliance notification, compliance reporting and independent auditing.</p> <p>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.</p>					
A19	<p>Access to Information</p> <p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <p>(i) the documents referred to in condition A2 of this consent;</p> <p>(ii) all current statutory approvals for the development;</p> <p>(iii) all approved strategies, plans and programs required under the conditions of this consent;</p> <p>(iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;</p> <p>(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;</p> <p>(vi) a summary of the current stage and progress of the development;</p> <p>(vii) contact details to enquire about the development or to make a complaint;</p> <p>(viii) a complaints register, updated monthly;</p>	<ul style="list-style-type: none"> • a i) and ii) are available on the website • a iii is included in the CC1 document – this is one document which makes EMPs etc very difficult to located. To make the documents easier for the public to locate it would be good to include them as separate files. • The pre construction compliance report is not currently on the website - Compliance report should be on the website. Inclusion of the compliance report will provide required information on regular reporting and monitoring available (ie iv – viii) • ix) The requirement to put the audit report on the website has not been triggered. • x) No other matters have been required by the Planning Secretary to date. • b) a review of the information on the website found that it was up to date 	NC		Non-Compliant	

	(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.					
A20	Compliance 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.	<ul style="list-style-type: none"> Under the "authorities" section of the contract the CCD conditions are referenced, and it is stated that the contractor is to comply with the SSD conditions. The "Building Approval" section of the contract also references the development consent and requires the contractor to consider all relevant development consent condition. All contractors work under the ADCO EMPs. Included in the induction is project specific information including: Work hours are referenced in the induction and it also specifically states that there is to be no work allowed outside of these work hours Site access and egress requirements as per the Construction traffic and pedestrian management sub plan CTPMSP) Parking requirements as per the CTPMSP Incident reporting Emergency procedures including environmental incidents and evacuation procedures Internal communications including pre starts Site management plan Material deliveries Traffic management plan Environmental management including tree protection, ESCP and protection of waterways Unexpected finds(including asbestos) Non conformance process Noise and vibration Refuelling processes Waste management Wash out areas 	C	Compliant		
AN1	ADVISORY NOTES 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.	<ul style="list-style-type: none"> NOTE 	NOTE			
PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION						

B1	Notification of Commencement The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates. If the construction or operation of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	<ul style="list-style-type: none"> DP&E notified of start date 2/05/19, acknowledged XX/XX/XX. Certifying Authority issuing of Crown Certificate provided 1/05/19. 	C	Compliant		
B2	Certified Plans Plans certified in accordance with section 6.28 of the EP&A Act are to be submitted to the Certifying Authority and the Department prior to commencement of each stage of the works and must include details as required by any of the following conditions.	<ul style="list-style-type: none"> Plans and certification provided to DP&E prior to construction commencement. Plans provided to Certifying Authority with issue of Crown Certificate provided in response – 1/05/19 	C	Compliant		
B3	Certified Drawings Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with: (a) the relevant clauses of the BCA; and (b) this development consent.	<ul style="list-style-type: none"> Copies of the structural drawings together with design certification prepared and signed by the Structural Engineer demonstrating compliance with the BCA and this SSD consent submitted to Certifying Authority. 	C	Compliant		
B4	External Walls and Cladding 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. The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	<ul style="list-style-type: none"> Architectural documentation provided to Certifying Authority as evidence that the products and systems proposed for use in the construction of external walls including finishes and claddings comply with the requirements of the BCA. 	C	Compliant		

B5	Protection of Public Infrastructure Before the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Planning Secretary, Certifying Authority and Council.	<ul style="list-style-type: none"> a. Utility service diversions were undertaken as early works. Enabling works were covered under the REF, including utility relocations and as such there have been no disruption to services as part of the works undertaken under this SSD to date. b. Dilapidation reports prepared by Henry Hymas have been undertaken to identify the condition of public infrastructure. c. Dilapidation reports submitted the certifier and council as per email dated 10 April 2019 from ADCO 	C	Compliant		
B6	Unexpected Contamination Procedure Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition B14 and where any material identified as contaminated is to be disposed off-site, the disposal location and results of testing must be submitted to the Planning Secretary prior to its removal from the site.	<ul style="list-style-type: none"> A Copy of the unexpected contamination procedure (part of the CEMP) prepared as per this Condition & in conjunction with B14 submitted to Certifying Authority. 	C	Compliant		
B7	Utilities and Services Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	<ul style="list-style-type: none"> Letter from Wood and Grieve dated 17 April 2019 to CC Blackett and McGuire (the certifier) showing consultation with endeavour energy regarding a new transformer for the new building within the boundary of the hospital site and Bowral street. Endeavour energy application dated 7/11/17 Letter from Wood and Grieve provided to the Certifier showing consultation with Telstra had occurred as per the correspondence with Telstra in Sept 2017 	C	Compliant		
B8	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.	<ul style="list-style-type: none"> Endeavour Energy have provided a quote to supply the hospital when its ready for installation NBN portal development reference no. STG – W000098113 shows that the application is being processed. Consultation has been undertaken with Jemena re gas supply detailing the new requirements for the connection. The LHD will be the responsible for the connection Email from Jemena dated 5 August 2019 	C	Compliant		

B9	<p>Community Communication Strategy A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must:</p> <ul style="list-style-type: none"> (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: <ul style="list-style-type: none"> (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation. <p>The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than two weeks before the commencement of any work. Work for the purposes of the development must not commence until the Community Communication Strategy has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.</p>	<ul style="list-style-type: none"> • Community Communication Strategy prepared and submitted to DP&E 15/03/19 with approval received from DP&E in writing 17/04/19. 	C	Compliant		
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B10	Prior to the commencement of construction, the Applicant must submit details of all design measures to the satisfaction the Certifying Authority demonstrating the proposal incorporates ecologically sustainable development initiatives as outlined in the statement prepared by MSJ Architects dated 19.10.18 to target the equivalent of a minimum 4 Star Green Star rating.	<ul style="list-style-type: none"> Design Certificate prepared from Wood & Grieve Sustainability Consultant outlining details of design measures provided to Certifying Authority. MSJ have updated the ESD initiatives in their ESD document dated 25.3.19. The ESD statement includes an update of all aspects in the initial ESD initiatives, including siting, façade and sun shading, building management control, lighting, mechanical, electrical, hydraulic and materials. 	C	Compliant		
B11	Outdoor Lighting Prior to commencement of construction, all outdoor lighting during construction 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. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority.	<ul style="list-style-type: none"> Stantec issued a design statement dated 18/03/2019 confirming compliance with this condition. The design statement has been issued to the certifier and accepted as part of CC1. 	C	Compliant		
B12	Access for People with Disabilities The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	<ul style="list-style-type: none"> Design development report from IAccess stating that access is designed in accordance with the Disability - (Access to premises) Standard 2010 as well as the provisions of the relevant Australian Standards 	C	Compliant		
B13	Environmental Management Plan Requirements Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: (a) detailed baseline data; (b) details of: (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); (ii) any relevant limits or performance measures and criteria; and (iii) the specific performance indicators that are proposed to be used to judge the	<ul style="list-style-type: none"> Copy of the Environmental Management Plan submitted to Certifying Authority. a. Baseline data is included as relevant - EG Existing vegetation to be retained is marked on plans. Baseline background noise is included in the NVMP b. Included in issue specific plans eg NVMP c. As above d. Monitoring is included in the weekly site inspection and the monthly safety inspection e. Unexpected find procedure Emergency and spill response plans f. Weekly and monthly site inspections are occurring. The audit noted that improvements were highlighted in these 	C	Compliant		

	<p>performance of, or guide the implementation of, the development or any management measures;</p> <p>(c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;</p> <p>(d) a program to monitor and report on the:</p> <p>(i) impacts and environmental performance of the development;</p> <p>(ii) effectiveness of the management measures set out pursuant to paragraph (c) above;</p> <p>(e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;</p> <p>(f) a program to investigate and implement ways to improve the environmental performance of the development over time;</p> <p>(g) a protocol for managing and reporting any:</p> <p>(i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);</p> <p>(ii) complaint;</p> <p>(iii) failure to comply with statutory requirements; and</p> <p>(h) a protocol for periodic review of the plan.</p> <p>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</p>	<p>inspection forms (refer B19). Internal audits are also occurring.</p> <ul style="list-style-type: none"> • The monitoring and review section of the EMP notes: • Regular daily visual inspections of work activities. • Completion of the Weekly Site Inspection report. • The weekly inspection records were reviewed as part of the audit. • Safety Pulse monthly inspections also occur, The monthly inspections are occurring and the audit noted that these contain environmental checks. • An annual audit has occurred 21/8/19. • Capital Insight on behalf HI undertake weekly inspections. The audit reviewed inspections undertaken by CI on the 8/8/19 and 29/8/19. • g. Incident management is included in the EMP • h. The EMP includes the requirement to undertake a six monthly plan review. The audit noted that a review of the plan has occurred within three months as indicated by Rev 0 dated 6/3/19 and Rev1 dated 26/6/19. 				
B14	<p>Construction Environmental Management Plan</p> <p>Prior to commencement of construction, the Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following:</p> <p>(a) Details of:</p> <p>(i) hours of work;</p> <p>(ii) 24-hour contact details of site manager;</p> <p>(iii) management of dust and odour to protect the amenity of the neighbourhood;</p>	<ul style="list-style-type: none"> • a. (i) The CEMP states “Works (so far as is practicable) to be completed during approved work hours” The H&S Management plan – state access and working hours states the working hours. • (ii) Site Manger (Michael Robinson) listed page 20 – no contact details. 24 hour number is on the site • (ii) Dust management detailed on page 10 & 31, odour management page 34. • (iv) “ADCO Constructions will ensure that all drains and gutters leading to the storm water system within the Site have sediment control measures installed to prevent sediment 	NC		Not Compliant	

	<p>(iv) stormwater control and discharge;</p> <p>(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>(vi) groundwater management plan including measures to prevent groundwater contamination;</p> <p>(vii) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting;</p> <p>(viii) community consultation and complaints handling;</p> <p>(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B16);</p> <p>(c) Construction Noise and Vibration Management Sub-Plan (see condition B17);</p> <p>(d) Construction Waste Management Sub-Plan (see condition B18);</p> <p>(e) Construction Soil and Water Management Sub-Plan (see condition B19);</p> <p>(f) an unexpected finds protocol for contamination and associated communications procedure;</p> <p>(g) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and</p> <p>(h) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site.</p>	<p>entering into the drainage system and waterways” – page 14. Daily inspections to be carried out</p> <ul style="list-style-type: none"> • (v)” Install erosion and sediment control devices to mitigate and manage the impact of excess soils on nearby roads” page 14. Daily inspections to be carried out. Sediment and erosion control plan refers to mitigation for mud being transported off site. • (vi) No groundwater management plan referred to. • (vii) No reference of external lighting being in accordance with AS 4282-1997. However have the certification around external lighting (reference COA B111 (viii) Complaints management workflow detailed page 16 – consultation is included in the consultation plan • f. The CEMP unexpected finds procedure and the waste management plan include a process for dealing with unexpected finds of contaminated material • g. Under Cultural Heritage page 31 • h. Page 35 of the CEMP and refer B18 – “Ensure that regulated or contaminated waste is disposed of licensed disposal 				
B15	The Applicant must not commence construction of the development until the CEMP is approved by the Certifying Authority and a copy submitted to the Planning Secretary and Council.	<ul style="list-style-type: none"> • CEMP approved by Certifying Authority and subsequently submitted to DP&E 19/03/19 and Council 19/03/19. • CC1 provides evidence that the certifier has approved the CEMP • Copies were submitted to the DPE and council. 	C	Compliant		
B16	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must 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 RMS; (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general	<ul style="list-style-type: none"> • a. Copy of the Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) submitted to Certifying Authority. • The plan has been prepared by a suitably qualified consultant. • b. Email sent to council requesting feedback on the CEMP. The surrounding roads are local road and therefore council is the road authority. • The CTPMSP provided to RMS • c. Section 3 of the plan • d. Section 2.2 of the plan 	C	Compliant		

	<p>traffic, cyclists and pedestrians and bus services;</p> <p>(d) detail heavy vehicle routes, access and parking arrangements;</p> <p>(e) include a Driver Code of Conduct to:</p> <p>(i) minimise the impacts of earthworks and construction on the local and regional road network;</p> <p>(ii) minimise conflicts with other road users;</p> <p>(iii) minimise road traffic noise; and</p> <p>(iv) ensure truck drivers use specified routes;</p> <p>(f) include a program to monitor the effectiveness of these measures; and</p> <p>(g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.</p>	<ul style="list-style-type: none"> e. The plan does not specifically mention a driver code of conduct, however, all components of this clause are detailed in the CTPMSP. Vehicle routes and haulage routes are included in the plan, and traffic noise is addressed via reversing beepers. The Noise and Vibration Management Plan also deals with vehicle and equipment maintenance in relation to managing noise. The induction includes extensive information on traffic management, including all factors under this condition. f. Traffic management falls under high risk works and is under permit system. There is a full time traffic controller on this site. The permit requires that all works are to be under the TCP. Works are reviewed and the permits reissued on a weekly basis. The TMP is reviewed weekly by the Project manager (PM) and the site manager (SM). The SM reviews the TMP, SWMS competencies, ped access and egress, PPE etc g. The plan has a process for notification. There have been no disruption to routes. Letterbox drops have occurred to notify residents of the commencement of works (25/3/19). 				
B17	<p>The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced noise expert;</p> <p>(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</p> <p>(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p> <p>(d) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(e) describe the community consultation undertaken to develop the strategies in condition B16(d); and</p> <p>(f) include a complaints management system that would be implemented for the duration of the construction.</p>	<ul style="list-style-type: none"> Copy of the Construction Noise and Vibration Management Sub-Plan (CNVMSP) submitted to Certifying Authority. a. Prepared by Wood and Grieve Engineers, engineers have in house acoustic specialists. b. Noise management strategies are included in Section 7 of the NVMP c. Section 7 of the NVMP d. The plan does not address this requirement. It is noted that there is little interface with the wider community aside from the hospital. The NVMP does not include the requirements of B17 b however it is noted that the community were consulted notifying them of the commencement of works on the 25.3.19 e. As above f. Section 7.3 of the NVMP 	NC		Non-Compliant	

B18	<p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:</p> <p>(a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;</p> <p>(b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.</p>	<ul style="list-style-type: none"> • Copy of the The Construction Waste Management Sub-Plan (CWMSP) submitted to Certifying Authority. • a. Recycling targets are included in the plan as percentages proposed to be recycled. There are no estimates of quantities generated in the WMP however the bulk earthworks plan indicates that shows that there is a net import of materials and that no large volumes of waste will be exported form the site. The intent of this measure is so that if there are large quantities of material to be hauled off site then disposal options can be planned for. Therefore the auditor has determined that the Bulk earthworks plan satisfies this condition. The bulk earthworks plan is at Rev 6, which shows that quantities have been updated as the design progressed (March 2018). • As an opportunity for improvement there could be a link to the bulk earthworks plan in the CWMSP to make it clear that there will be no large volumes of material required to be carted from the site. • b. The CWMSP management measures around disposal and containment are included under contaminated material and excavated material. The unexpected finds procedure deals with managing asbestos including emissions to air. 	C	Compliant		
B19	<p>The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <p>(a) be prepared by a suitably qualified expert, in consultation with Council;</p> <p>(b) describe all erosion and sediment controls to be implemented during construction;</p> <p>(c) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site);</p> <p>(d) detail all off-Site flows from the Site; and</p> <p>(e) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI).</p>	<ul style="list-style-type: none"> • Copy of the Construction Soil and Water Management Plan (CSWMSP) prepared and submitted to Certifying Authority. • a. Enstruct confirm that the CSWMSP meets all requirements of this condition • The plan has been prepared in accordance with the Blue Book and Council handbook. • The CEMP along with the CSWMSP was provided to council on the 19/3/19 • b. Revisions of the Stormwater and Erosion and Sediment Control plan included in CSWMSP drawing number 130443-ENS-CV-DWG-1400, prepared by Enstruct. Rev 8 of this plan shows the current situation with the end of line treatment for sediment being the under basement treatment tank • c. The CSSWMP requires that following rainfall events, basins to be inspected. • The basin has now been removed and the permanent tank is in place. • Internal audit undertaken on the 21/8/19, shows that erosion sediment control measure are periodically formally checked. • Checked the monthly safety pulse for the 19/6/19 which showed that environmental controls are being inspected. <p>Environmental</p>	C	Compliant		

		<ul style="list-style-type: none"> Weekly inspections (12/8/19) includes a check of environmental controls as well as a check of ESCP currency d. Flow directions detailed in the Enstruct drawing number, 130443-ENS-CV-DWG-1400 Rev 8 e. Enstruct engineers have reviewed the plan and provided a compliance certificate stating that it complies with all components of this condition. The audit also found that stormwater and flood flows for large and small events are covered in the CSWMSP. Stormwater management is included in the Stormwater and Sediment Control Plan, drawing number 130443-ENS-CV-DWG-1400 Rev 8 				
B20	Stormwater Management System Prior to the commencement of construction, the Applicant must design a stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must: <ul style="list-style-type: none"> (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the EIS; (c) be in accordance with applicable Australian Standards; and (d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines. 	<ul style="list-style-type: none"> Stormwater Design Certificate and accompanying plans submitted to Certifying Authority. a. Enstruct are structural /civil engineers b. The Design development report (Enstruct 5/9/18) has been prepared to ensure the stormwater management systems are in accordance with the EIS c. Enstruct have confirmed that the design complies with applicable standards including: AS3500.3 Plumbing and Drainage : Stormwater Drainage d. Enstruct have confirmed that the design complies with relevant standards including: Rainfall and runoff (2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) 	C	Compliant		
B21	Operational Noise – Design of Mechanical Plant and Equipment Prior to commencement of construction, the Applicant must provide noise mitigation measures 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 report titled Bowral and District Hospital Redevelopment Acoustic Report, prepared by Wood and Grieve Engineers, dated 8 November 2018.	<ul style="list-style-type: none"> Acoustic Design Statement prepared by Wood & Grieve Acoustic Engineer submitted to Certifying Authority. Wood and Grieve certify that the design has incorporated reasonable and feasible mitigation measures into the design to ensure that operational noise is in accordance with relevant policies and guidelines, including: Noise Policy for Industry EPA 92017) Engineering Services Guideline NSW HI 2017 Road Noise Policy EPA 2011 AS NZS 1668.1 2015 	C	Compliant		

B22	Construction and Demolition Waste Management The Applicant must notify the RMS Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site, prior to the commencement of the removal of any waste material from the site	<ul style="list-style-type: none"> Evidence of submission to RMS provided to Certifying Authority. Truck routes included in the CTPMSP and were provided to the TMC on the 2 April 2019. 	C	Compliant		
B23	Mechanical Ventilation 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 the relevant works	<ul style="list-style-type: none"> Fredon provided a compliance certificate for mechanical ventilation stating that all mechanical ventilation systems have been designed in accordance with the 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. Certifier noted all requirements for CC2 have been provided which included B23 on the 11 September 2019 	C	Compliant		
B24	Car Parking and Service Vehicle Layout Compliance with the following requirements must be demonstrated in documentation and submitted to the satisfaction of the Certifying Authority prior to the commencement of construction: (a) all vehicles must enter and leave the Site in a forward direction unless directed by traffic control; (b) minimum of 196 on-site car parking spaces for use during operation of the development and designed in accordance with the latest version of AS2890.1; (c) all demolition and construction vehicles (excluding worker vehicles) are to be contained wholly within the Site and vehicles must enter the Site before stopping; (d) 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 (e) the safety of vehicles and pedestrians accessing adjoining properties, where shared	<ul style="list-style-type: none"> GTA consultants certify that all carparking and service vehicle layouts are in accordance with B24 a- in the letter dated 4 September 2019. 	C	Compliant		

	vehicle and pedestrian access occurs, is to be addressed.					
B25	Bicycle Parking and End-of-Trip Facilities Compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction: a) the provision of a minimum 10 staff and visitor bicycle parking spaces; b) the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; c) appropriate pedestrian and cyclist advisory signs are to be provided; and d) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.	<ul style="list-style-type: none"> GTA consultants certify that all requirements of B25 a- d 	C	Compliant		
B26	Public Domain Works Prior to the commencement of any footpath or public domain works (where proposed on Council property), the Applicant must consult with Council and demonstrate to the Certifying Authority that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifying Authority.	<ul style="list-style-type: none"> These works have not commenced. 	NT			Not Triggered
B27	Compliance Reporting No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	<ul style="list-style-type: none"> The compliance program has been prepared and follows the requirements of the Compliance Reporting Post Approval Requirements (Department 2018). A compliance report has been prepared however the report was not publicly available at the time of the audit. The Pre construction compliance report was dated 30.4.2019 	NC		Not Compliant	

	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018). The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.					
B28	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	<ul style="list-style-type: none"> This condition relates to operation and has not been triggered 	NT			Not Triggered
B29	The Landscape Design Development Plans prepared Site Image Landscape Architects is to be amended to include a minimum of 42 replacement tree species on the site prior to construction works commencing. Trees are to be a minimum pot size of 75 litres and the selection of tree species and location is to be in consultation with Council.	<ul style="list-style-type: none"> Email from council confirms that the species and planting location of the 42 trees has been undertaken in consultation with council. It is noted that all 42 trees cannot be fitted on site and accordingly in consultation with council alternative locations were chosen in adjacent parklands Site Image landscape architects have confirmed that the plans have been amended to comply with this condition. 	C	Compliant		
PART C DURING CONSTRUCTION						
C1	Approved Plans to be On-site A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.	<ul style="list-style-type: none"> Relevant plans in site office and on notice board 	C	Compliant		
C2	Site Notice A site notice(s): (a) must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer.	<ul style="list-style-type: none"> The site visit confirmed that the site notice complies with this condition. 	C	Compliant		

	<p>(b) is to satisfy all but not be limited to, the following requirements:</p> <p>(i) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;</p> <p>(ii) the notice is to be durable and weatherproof and is to be displayed throughout the works period;</p> <p>(iii) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and</p> <p>(iv) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.</p>					
C3	<p>Operation of Plant and Equipment</p> <p>All plant and equipment used on site, or to monitor the performance of the development must be:</p> <p>a) maintained in a proper and efficient condition; and</p> <p>b) operated in a proper and efficient manner.</p>	<ul style="list-style-type: none"> The plant induction process includes a review of maintenance records, plant risk assessment, Licencing and insurance records. The audit review log books for two Elevated work platforms and found that logs were completed daily inspections were signed off on the 11/9/19 in addition to the routine 3 monthly inspection on the 9/9/19 for both pieces of equipment. 	C	Compliant		
C4	<p>Demolition</p> <p>Demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.</p>	<ul style="list-style-type: none"> ADCO prepared a demolition statement confirming that all demolition work will comply with AS2601-200 dated 19 March 2019 and sent to the certifier. Demolition plan potentially incudes these requirement 9HS plan p 43 rev 1 6 March 2019 	C	Compliant		

C5	Construction Hours 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 3pm, Saturdays. No work may be carried out on Sundays or public holidays.	<ul style="list-style-type: none"> Records for 10/9 and 11/9/ show no entry prior to 7am. Interviews with gate staff indicate that no machinery enters the gates prior to 7am. Gates are always closed and are opened only by the traffic management staff. There is no evidence to suggest that works have occurred outside of the approved Saturday hours and there have been no works n Sundays to date. 	C	Compliant		
C6	Activities may be undertaken outside of the hours in condition C5 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works. Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	<ul style="list-style-type: none"> No out of hours works have occurred. 	NT			Not Triggered
C7	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.	<ul style="list-style-type: none"> None of these activities have occurred on site. 	NT			Not Triggered
C8	Implementation of Management Plans The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	<ul style="list-style-type: none"> CEMPs and sub plans are referenced in contract documentation The induction details environmental requirements in the plan 	C	Compliant		

C9	Construction Traffic All construction vehicles (excluding worker vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping unless directed by traffic control.	<ul style="list-style-type: none"> All construction equipment was contained within the site at the time of the audit. 	C	Compliant		
C10	Road Occupancy Licence A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	<ul style="list-style-type: none"> Copy of Council Traffic Committee approval provided to Certifying Authority. 	NT			Not Triggered
C11	Parking signs 'No parking' signs are to be installed to protect sight lines of the new driveway to Bowral Street. This is to be to the satisfaction of Council's Traffic Committee and be delivered at full cost to the Applicant prior to the commencement of works.	<ul style="list-style-type: none"> Copy of Council Traffic Committee approval provided to Certifying Authority. 	NT			Not Triggered
C12	Two-hour timed parking restrictions are to be applied to the streets bounding the B&DH on Mona Road, Bowral Street and Sheffield Road. This is to be to the satisfaction of Council's Traffic Committee and be delivered at full cost to the Applicant prior to the commencement of works.	<ul style="list-style-type: none"> Email from WCS states that "request for parking management changes associated with the Bowral Hospital Re-development has been supported by the voting members of the Traffic Committee and approved under delegated authority by Council's General Manager" 	C	Compliant		
C13	The existing parking spaces accessed from Ascot Road to the south of the site are to be restricted to two hours and include the provision for night time staff. This is to be delivered prior to commencement of works.	<ul style="list-style-type: none"> Email from WCS states that "request for parking management changes associated with the Bowral Hospital Re-development has been supported by the voting members of the Traffic Committee and approved under delegated authority by Council's General Manager" 	C	Compliant		
C14	Separate approval is required for the relocation of the bus shelter	<ul style="list-style-type: none"> Council determination for the approval of the relocation of the bus shelter was provided on the 10 December 2018. Application number 19/0859. 	C	Compliant		

C15	SafeWork Requirements 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.	<ul style="list-style-type: none"> Site visit confirmed that the worksite is secure. All gates are manned and the entire site fenced 	C	Compliant		
C16	Hoarding Requirements The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application; and (c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	<ul style="list-style-type: none"> a. The site visit conformed that there is no advertising on hoarding b. No graffiti was noted c. There are no hoardings over any footway. 	C	Compliant		
C17	No Obstruction of Public Way The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.	<ul style="list-style-type: none"> There have been no obstructions of this nature. 	NT			Not Triggered
C18	Construction Noise Limits 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.	<ul style="list-style-type: none"> Monitoring to check compliance with noise targets occurred form May – August during noisy earthworks and piling. Noise levels were exceeded three times during the 16 day May monitoring period, the exceedances related to single short events and did not extend for a substantial period and the noise consultant indicated that the events would not have had a substantial effect on nearby receivers. The report did not recommend any change in construction practices. For the June monitoring period (17 July report). Three exceedances of noise were recorded and similarly the noise consultant indicated that the events would not have had a substantial effect on receivers. The report did not recommend any change in construction practices. 	C	Compliant		

		<ul style="list-style-type: none"> The conclusion of both reports that the acoustic amenity surrounding the site was satisfactory Noise has been managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan. 				
C19	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C5.	<ul style="list-style-type: none"> Gates are locked a review of the digital logistics board showed that there is no access to the site outside of the approved hours. 	C	Compliant		
C20	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	<ul style="list-style-type: none"> The CNVMSP covers reversing and warning alarms. This is reinforced in the induction 	C	Compliant		
C21	Any noise generated during construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act 1997 or exceed approved noise limits for the site.	<ul style="list-style-type: none"> There have been no complaints Furthermore monitoring to check compliance with noise targets occurred from May – August during noisy earthworks and piling. Noise levels were exceeded three times during the 16 day May monitoring period, the exceedances related to single short events and did not extend for a substantial period and the noise consultant indicated that the events would not have had a substantial effect on nearby receivers. The report did not recommend any change in construction practices. For the June monitoring period (17 July report). Three exceedances of noise were recorded and similarly the noise consultant indicated that the events would not have had a substantial effect on receivers. The report did not recommend any change in construction practices. The conclusion of both reports that the acoustic amenity surrounding the site was satisfactory 	C	Compliant		
C22	Vibration Criteria 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	<ul style="list-style-type: none"> The May and June monitoring periods noted two exceedances of vibration but both were outside of the construction period The report noted that the vibration related to construction were all in accordance with the limits for the works. 	C	Compliant		

	(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).					
C23	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 C18.	<ul style="list-style-type: none"> No Vibratory compactors have been used in this zone 	NT			Not Triggered
C24	The limits in conditions C22 and C23 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B25 of this consent.	<ul style="list-style-type: none"> Noted – the CNVMSP uses the limits in C22 and C23. 	C	Compliant		
C25	<p>Tree Protection</p> <p>For the duration of the construction works:</p> <p>(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;</p> <p>(b) all street trees must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;</p> <p>(c) all trees on the site must be suitably protected during construction as per recommendations of the report titled Aboricultural Impact Appraisal and Method Statement, prepared by Naturally Trees, dated 17 April 2018 and AS 4970-2009 Protection of Trees on Development sites; and</p> <p>(d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The</p>	<ul style="list-style-type: none"> a. b. There are trees within the hospital site but there are no street trees that could be impacted by the works c. Fencing is around the TPZ as noted in the site visit. The inspection by the Arborist in August 2019 confirmed that trees are being adequately protected d. Elke Aborist undertook an inspection of the site and provided recommendations regarding the requirement to encroach into the TPZ adjacent to the boundary with Bowral Street in order to provide enough space to undertake the construction. The arborist advised that encroachment and some trimming could occur and would not be likely to affect the trees 	C	Compliant		

	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.					
C26	Dust Minimisation The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	<ul style="list-style-type: none"> Dust management measures are included in the CEMP. Staff have indicated that dust has not been an issue. There have been no complaints around dust. 	C	Compliant		
C27	During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	<ul style="list-style-type: none"> a. Exposed surfaces are required to be compacted as per the requirements of the CEMP. At the site visit there were very few exposed surfaces as the disturbed areas are now concreted. There was no stockpiling on site at the time of the audit. b. The site visit noted loads were covered. The induction includes this requirement. c. No evidence of mud tracking during site inspection. d. As above e. Progressive stabilisation is occurring. 	C	Compliant		
C28	Erosion and Sediment Control All erosion and sediment control measures, must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment.	<ul style="list-style-type: none"> The site visit noted sediment controls were in place including wheel washes and bags on drains (refer photos). 	C	Compliant		
C29	Imported Soil The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Department or Certifying Authority upon request.	<ul style="list-style-type: none"> a. DGB material brought in from Licenced supplier (EPL number sighted). All imported material is subsequently tested by EIS to confirm that its in accordance with the EPA guidelines. b. The audit reviewed the import register and found that it was up to date. c. These have not been requested. 	C	Compliant		

C30	Disposal of Seepage and Stormwater Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the Protection of the Environment Operations Act 1997.	<ul style="list-style-type: none"> There has been no pumping of stormwater offsite. The project has experience very little rainfall. 	NT			Not Triggered
C31	Unexpected Finds Protocol – Aboriginal Heritage In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and OEH to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of OEH.	<ul style="list-style-type: none"> CEMPP includes protocols for unexpected finds of any heritage material. None have occurred. 	NT			Not Triggered
C32	Unexpected Finds Protocol – Historic Heritage If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the OEH Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of Heritage Division of the OEH.	<ul style="list-style-type: none"> CEMP includes protocols for unexpected finds of any heritage material. None have occurred. 	NT			Not Triggered
C33	Waste Storage and Processing Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	<ul style="list-style-type: none"> Bingo are contracted to manage waste on site – bins and waste separation were noted on site. 	C	Compliant		

C34	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	<ul style="list-style-type: none"> All waste generated in accordance with the Waste Classification Guidelines 	C	Compliant		
C35	The body of any vehicle or trailer used to transport waste or excavation spoil must be covered before leaving the premises to prevent any spillage or escape of any dust, waste of spoil. Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises.	<ul style="list-style-type: none"> All vehicles/trailers covered prior to leaving site and is managed correctly 	C	Compliant		
C36	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.	<ul style="list-style-type: none"> Only concrete from the lines is washed on site into a tray and then into the bin for offsite recycling. 	C	Compliant		
C37	Handling of Asbestos The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – ‘Transportation and management of asbestos waste’ must also be complied with.	<ul style="list-style-type: none"> Three separate finds of asbestos have occurred – all pipes. None were found to be friable. Safework NSW were notified on the 7/5/19 for intended removal on the 12/5/19. P Clifton and associates were the Hygienist (Licence No. LAA000119) Jeffsan Excavation took the material to the licenced facility at Horsley Park Wallgrove road Asbestos clearance certificate on the 16 May 2019 from EIS showed that the site was safe and no visible evidence of further asbestos was noted 	C	Compliant		
C38	Incident Notification, Reporting and Response The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident. Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	<ul style="list-style-type: none"> There have been no incidents. 	NT			Not Triggered

C39	<p>Non-Compliance Notification</p> <p>The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.</p> <p>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.</p> <p>A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.</p>	<ul style="list-style-type: none"> At the time of the audit this was not triggered 	NT			Not Triggered
C40	<p>Revision of Strategies, Plans and Programs</p> <p>Within three months of:</p> <p>(a) the submission of a compliance report under condition B27;</p> <p>(b) the submission of an incident report under condition C38;</p> <p>(c) the submission of an Independent Audit under condition C38;</p> <p>(d) the approval of any modification of the conditions of this consent; or</p> <p>(e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Department and the Certifying Authority must be notified in writing that a review is being carried out.</p>	<ul style="list-style-type: none"> There have been no incidents and this is the first independent audit. The secretary has not issued any directions under A2. In relation to the pre construction compliance report, dated 30/4/19 no non compliances were raised. Therefore the first review of strategies plans and programs should be scheduled for December 2019. 	NT			Not Triggered
C41	<p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Certifying Authority. Where revisions are required, the revised document must be</p>	<ul style="list-style-type: none"> At the time of the audit this was not triggered. 	NT			Not Triggered

	submitted to the Certifying Authority for approval 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.					
C42	Independent Environmental Audit No later than two months after the date notified for commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	<ul style="list-style-type: none"> The Audit program was provided to DPIE on the 8 August 2019 and notification of construction commencement was on the 2 April 2019. Therefore the provision of the program to the Department was later than two months after construction commencement. 	NC		Non-Compliant	
C43	Independent Audits of the development must be carried out in accordance with: (a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C38 of this consent; and (b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).	<ul style="list-style-type: none"> a. The first audit was required to be undertaken within 20 weeks of the commencement of construction and works commenced on the 2.4.19, therefore the audit has been undertaken outside of the 20 week time frame. b. This audit has been prepared with reference to the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018). However it is not appropriate for an auditor to audit their own work. 	NC		Non-Compliant	
C44	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C42(a) of this consent; (b) submit the response to the Department and the Certifying Authority; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.	<ul style="list-style-type: none"> Not Triggered - It is anticipated that HI will respond to this audit. 	NT			Not Triggered

C45	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	<ul style="list-style-type: none"> At the time of the audit this was not triggered. 	NT			Not Triggered
PART D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE						
D1	Notification of Occupation The date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before occupation. If the operation of the development is to be staged, the Department must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	<ul style="list-style-type: none"> At the time of the audit this was not triggered. 	NT			Not Triggered
D2	External Walls and Cladding Prior to the occupation of the building, the Applicant must provide the Certifying Authority with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	<ul style="list-style-type: none"> At the time of the audit this was not triggered. 	NT			Not Triggered
D3	The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	<ul style="list-style-type: none"> At the time of the audit this was not triggered. 	NT			Not Triggered
D4	Protection of Public Infrastructure Unless the Applicant and the applicable 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 development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.	<ul style="list-style-type: none"> At the time of the audit this was not triggered. 	NT			Not Triggered

	Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required by of this consent.					
D5	Post-construction Dilapidation Report Prior to occupation of the building, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is: a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure. b) to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifying Authority must: i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. c) to be forwarded to Council.	<ul style="list-style-type: none"> At the time of the audit this was not triggered. 	NT			Not Triggered
D6	Utilities and Services Prior to occupation of the building, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.	<ul style="list-style-type: none"> At the time of the audit this was not triggered. 	NT			Not Triggered
D7	Works as Executed Plans Prior to occupation of the building, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifying Authority.	<ul style="list-style-type: none"> At the time of the audit this was not triggered. 	NT			Not Triggered

D8	Operational Management Plan (Safety and Security) Upon completion of all construction works, the Applicant must prepare an Operational Management Plan (OMP) for the site. The plan must: (a) be prepared in consultation with relevant stakeholders of Bowral and District Hospital; and (b) include measures to ensure all wayfinding signage, CCTV security measures and landscaping is managed to maintain their effectiveness in ensuring the safety of all users of the hospital campus.	<ul style="list-style-type: none"> At the time of the audit this was not triggered. 	NT			Not Triggered
D9	The OMP required by condition D8 must be submitted to the satisfaction of the Certifying Authority and implemented for the life of the approved development. The OMP is to be reviewed as required to ensure the safety of all users of the hospital campus is maintained.	<ul style="list-style-type: none"> At the time of the audit this was not triggered. 	NT			Not Triggered
D10	Green Travel Plan Prior to occupation of the Building, a Green Travel Plan (GTP) must be prepared and be submitted to the Planning Secretary to promote the use of active and sustainable transport modes. The plan must: (a) be prepared by a suitably qualified traffic consultant in consultation with Council and Transport for NSW; (b) include objectives and modes share targets (i.e. site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP; (c) include specific tools and actions to help achieve the objectives and mode share targets; (d) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for 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 the requirement	<ul style="list-style-type: none"> At the time of the audit this was not triggered. 	NT			Not Triggered.

	for travel surveys to identify travel behaviours of staff to and from the hospital campus.					
D11	Heritage Interpretation Plan The Applicant must prepare a Heritage Interpretation Plan to acknowledge the historic heritage of the site. The plan must: <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced expert in consultation with the OEH NSW Heritage Division and Council; (b) be submitted to the Certifying Authority, Planning Secretary and Council prior to the commencement of operation of the Acute Services Building; (c) include provision for naming elements within the development that acknowledges the site's heritage; and (d) incorporates interpretive information in to the landscape design for the site. 	<ul style="list-style-type: none"> At the time of the audit this was not triggered. 	NT			Not Triggered
D12	The Applicant must: <ul style="list-style-type: none"> (a) not commence operation of the Building until the Heritage Interpretation Plan is submitted to the Certifying Authority; and (b) implement the most recent version of the Heritage Interpretation Plan submitted to the Certifying Authority. 	<ul style="list-style-type: none"> At the time of the audit this was not triggered. 	NT			Not Triggered
D13	Mechanical Ventilation Following completion, installation and testing of all mechanical ventilation systems, the Applicant must provide evidence to the satisfaction of the Certifying Authority, prior to the final occupation, that the installation and performance of the mechanical systems complies with: <ul style="list-style-type: none"> (a) the BCA; (b) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; (c) the development consent and any relevant modifications; and (d) any dispensation granted by the NSW Fire Brigade. 	<ul style="list-style-type: none"> At the time of the audit this was not triggered. 	NT			Not Triggered

D14	Road Damage The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development is to be met in full by the Applicant prior to commencement of use of any stage of the development.	<ul style="list-style-type: none"> At the time of the audit this was not triggered. 	NT			Not Triggered
D15	Fire Safety Certification Prior to the final occupation of the Acute Services Building, 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	<ul style="list-style-type: none"> At the time of the audit this was not triggered. 	NT			Not Triggered
D16	Structural Inspection Certificate A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority prior to the occupation of the relevant parts of any new or refurbished buildings. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: (a) the site has been periodically inspected and the Certifying Authority is satisfied that the structural works is deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s. (c) person/s authorised to, for the life of the development.	<ul style="list-style-type: none"> At the time of the audit this was not triggered. 	NT			Not Triggered
D17	Compliance with Food Code Where relevant, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that any kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises and provide evidence of receipt of the certificate to the satisfaction of the	<ul style="list-style-type: none"> At the time of the audit this was not triggered. 	NT			Not Triggered

	Certifying Authority prior to commencement of use.					
D18	Stormwater Quality Management Plan Upon completion of all construction works, an Operation and Maintenance Plan (OMP) is to be prepared and submitted to the Certifying Authority to ensure proposed stormwater quality measures remain effective. The OMP must 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 and WaterNSW requirements.	<ul style="list-style-type: none"> At the time of the audit this was not triggered. 	NT			Not Triggered
D19	Rainwater Harvesting A signed works-as-executed Rainwater Re-Use Plan must be provided to the Certifying Authority upon completion of all construction work	<ul style="list-style-type: none"> At the time of the audit this was not triggered. 	NT			Not Triggered
D20	Warm Water Systems and Cooling Systems The installation, operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010, Public Health Regulation 2012 and Parts 1 and 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.	<ul style="list-style-type: none"> At the time of the audit this was not triggered. 	NT			Not Triggered
D21	Signage Wayfinding signage and signage identifying the location of staff car parking must be installed prior to commencement of use of all new parking areas.	<ul style="list-style-type: none"> At the time of the audit this was not triggered. 	NT			Not Triggered
D22	Bicycle wayfinding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas upon completion of all construction works.	<ul style="list-style-type: none"> At the time of the audit this was not triggered. 	NT			Not Triggered

D23	'Do not drink' signage on non-potable water used for toilet flushing and to new hose taps and irrigation systems for landscaped areas must be installed within the site upon completion of all construction works	<ul style="list-style-type: none"> At the time of the audit this was not triggered. 	NT			Not Triggered
D24	<p>Operational Waste Management Plan</p> <p>Prior to the commencement of operation of the Building, the Applicant must prepare a Waste Management Plan for the development and submit it to the Department/Certifying Authority. The Waste Management Plan must:</p> <p>(a) detail the type and quantity of waste to be generated during operation of the development;</p> <p>(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);</p> <p>(c) detail the materials to be reused or recycled, either on or off site; and</p> <p>(d) include the Management and Mitigation Measures included in the EIS and RTS.</p>	<ul style="list-style-type: none"> At the time of the audit this was not triggered. 	NT			Not Triggered
D25	<p>Landscaping</p> <p>Upon completion of all construction works, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Certifying Authority. The plan must: (</p> <p>a) be generally in accordance with the Landscape Concept prepared by Site Image Landscape Architects, dated 20 November 2018;</p> <p>(b) detail the species to be planted on-site;</p> <p>(c) describe the monitoring and maintenance measures to manage revegetation and landscaping works;</p> <p>(d) be consistent with the Applicant's Management and Mitigation Measures in the EIS and RtS; and</p>	<ul style="list-style-type: none"> At the time of the audit this was not triggered. 	NT			Not Triggered

	(e) provide for the planting of trees to screen approved car parking areas from the public domain and provide shade.					
D26	The Applicant must not commence final operation until the Landscape Management Plan is submitted to the Certifying Authority. D32. The Applicant must manage the site in accordance with the Landscape Management Plan required by condition D25	<ul style="list-style-type: none"> At the time of the audit this was not triggered. 				Not Triggered
D27	The Applicant must manage the site in accordance with the Landscape Management Plan required by condition D25	<ul style="list-style-type: none"> At the time of the audit this was not triggered. 	NT			Not Triggered
D28	Tree replacement The site is to accommodate 42 replacement trees, to be planted prior to occupation. Trees are to be a minimum pot size of 75 litres. The selection of tree species and location is to be in consultation with Council.	<ul style="list-style-type: none"> At the time of the audit this was not triggered. 	NT			Not Triggered
D29	Any plaques on trees that have been removed are to be replaced and reinstated.	<ul style="list-style-type: none"> At the time of the audit this was not triggered. 	NT			Not Triggered
D30	Outdoor Lighting The Applicant must ensure the installed outdoor lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers. Outdoor lighting must: (a) comply with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and (b) be mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network. Upon installation of outdoor lighting, but before it is finally commissioned, the Applicant must submit to the Certifying Authority evidence from a qualified practitioner demonstrating compliance in accordance with this condition.	<ul style="list-style-type: none"> At the time of the audit this was not triggered. 	NT			Not Triggered
D31	Parking spaces The following parking spaces are required to be made available on-site prior to occupation: (a) 198 car parking spaces, including 10 accessible spaces (b) 10 bicycle car parking spaces	<ul style="list-style-type: none"> At the time of the audit this was not triggered. 	NT			Not Triggered

PART E POST OCCUPATION						
E1	Operation of Plant and Equipment All plant and equipment used on site, or to monitor the performance of the development must be: (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner.	<ul style="list-style-type: none"> At the time of the audit this was not triggered. 	NT			Not Triggered
E2	Community Communication Strategy The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	<ul style="list-style-type: none"> At the time of the audit this was not triggered. 	NT			Not Triggered
E3	Operational Noise Limits The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the report titled Bowral and District Hospital Redevelopment Acoustic Report, prepared by Wood and Grieve Engineers, dated 8 November 2018.	<ul style="list-style-type: none"> At the time of the audit this was not triggered. 	NT			Not Triggered
E4	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in the report titled Bowral and District Hospital Redevelopment Acoustic Report, prepared by Wood and Grieve Engineers, dated 8 November 2018. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed	<ul style="list-style-type: none"> At the time of the audit this was not triggered. 	NT			Not Triggered

	the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers					
E5	Unobstructed Driveways and Parking Areas All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.	<ul style="list-style-type: none"> At the time of the audit this was not triggered. 	NT			Not Triggered
E6	Green Travel Plan The Green Travel Plan required by condition D10 of this consent must be reviewed and updated on an annual basis. The review must consider the performance of the Plan against the specified targets and specify additional measures where required for implementation.	<ul style="list-style-type: none"> At the time of the audit this was not triggered. 	NT			Not Triggered
E7	Lighting The Applicant must ensure the lighting associated with the development: (a) complies with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and (b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	<ul style="list-style-type: none"> At the time of the audit this was not triggered. 	NT			Not Triggered
E8	Fire Safety Certificate 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.	<ul style="list-style-type: none"> At the time of the audit this was not triggered. 	NT			Not Triggered.

E9	Landscaping The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D25 for the duration of occupation of the development.	<ul style="list-style-type: none"> At the time of the audit this was not triggered. 	NT			Not Triggered.
E10	Hazards and Risk The Applicant must store all chemicals, fuels and oils used on-site in accordance with: (a) the requirements of all relevant Australian Standards; and (b) the NSW EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual' if the chemicals are liquids.	<ul style="list-style-type: none"> At the time of the audit this was not triggered. 	NT			Not Triggered.
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.	<ul style="list-style-type: none"> At the time of the audit this was not triggered. 	NT			Not Triggered.
E12	Dangerous Goods Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with: (a) all relevant Australian Standards; (b) for liquids, a minimum bund volume requirement of 110% of the volume of the largest single stored volume within the bund; and (c) the Environment Protection Manual for Authorised Officers: Bunding and Spill Management – technical bulletin (EPA, 1997).	<ul style="list-style-type: none"> At the time of the audit this was not triggered. 	NT			Not Triggered
E13	In the event of an inconsistency between the requirements E12(a) to E12(c), the most stringent requirement must prevail to the extent of the inconsistency	<ul style="list-style-type: none"> At the time of the audit this was not triggered. 	NT			Not Triggered
E14	Discharge Limits The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided for in an EPL.	<ul style="list-style-type: none"> At the time of the audit this was not triggered. 	NT			Not Triggered

E15	Bunding The Applicant must store all chemicals, fuels and oils used on-site in appropriately banded areas in accordance with the requirements of all relevant Australian Standards, and/or EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual (Department of Environment and Climate Change, 2007).	<ul style="list-style-type: none"> At the time of the audit this was not triggered. 	NT			Not Triggered
E16	Outdoor Lighting Notwithstanding condition D33, 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.	<ul style="list-style-type: none"> At the time of the audit this was not triggered. 	NT			Not Triggered.

CONSTRUCTION COMPLIANCE REPORT



AMENDED BCA CROWN CERTIFICATE

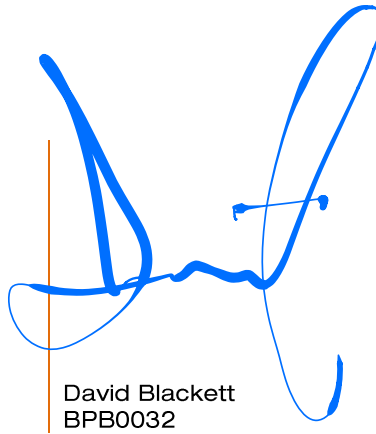
Pursuant to Section 6.28 of the Environmental Planning & Assessment Act 1979

CERTIFICATE No.:	CRO-18119/B
DATE OF CERTIFICATE:	30 April 2019
DATE OF AMENDED CERTIFICATE:	02 May 2019 03 May 2019
SUBJECT LAND:	
Lot & DP	Lot 4 DP 858938
Address	97-103 Bowral Street Bowral NSW 2576
LOCAL GOVERNMENT AREA:	Wingecarribee Shire Council
APPLICANT:	
Company	ADCO Constructions Pty Ltd
Address	Level 2, 7-9 West Street, North Sydney NSW 2060
Phone/Email	Phone: 02 8437 5000 Email: elamond@adcoconstruct.com.au
OWNER:	
Name	Health Infrastructure
Address	14/77 Pacific Hwy North Sydney NSW 2060
Phone / Email	Phone: 02 9978 5402
PLANNING APPROVAL:	
DA No.:	SSD 8980
Date of Determination	21 February 2019
DESCRIPTION OF DEVELOPMENT:	Crown Certificate #1 (Early Works); Early Works including bulk excavation, in ground services, piling and ground floor slab structure and erection of super-structure, only ; associated with the redevelopment of the existing Bowral & District Hospital.
DESCRIPTION OF DEVELOPMENT A:	Modification of conditions and inclusion of super-structure
BCA CLASSIFICATION:	Class 9a
REFERENCED DOCUMENTATION:	As listed in Schedule 1
STATUTORY CERTIFICATION:	
Pursuant to the provisions of Section 6.28 of the Environmental Planning and Assessment Act 1979, Blackett Maguire + Goldsmith Pty Ltd hereby certifies that the building works have been designed in accordance with the Building Code of Australia 2016 (Amendment 1), subject to the attached Conditions.	
CONDITIONS:	As listed in Schedule 2

**PERSON UNDERTAKING
CERTIFICATION OF DESIGN ON
BEHALF OF THE CROWN:**

SIGNATURE

Accredited Certifier in NSW
Accreditation No.



David Blackett
BPB0032

Date: 03 May 2019





SCHEDULE 1

SCHEDULE OF DOCUMENTATION

+ Plans prepared by MSJ Architect:

DRAWING NUMBER	REV	DATE	DRAWING NUMBER	REV	DATE
00002	13	8/4/2019	00006	1	8/4/2019
05002	8	31/10/2018	05003	8	31/10/2018
05004	8	31/10/2018	05005	8	31/10/2018
05006	9	13/3/2019	05010	5	31/10/2019
05011	5	31/10/2018	25001	9	31/10/2018
25002	10	13/3/2019	25003	9	31/10/2018
130443-H&H-ST-DWG-0100	1	5/4/2019	130443-H&H-ST-DWG-0101	1	5/4/2019
130443-H&H-ST-DWG-0200	4	24/4/2019	130443-H&H-ST-DWG-0201	2	24/4/2019
130443-H&H-ST-DWG-0210	2	24/4/2019	130443-H&H-ST-DWG-0211	1	24/4/2019
130443-H&H-ST-DWG-0300	2	24/4/2019	130443-H&H-ST-DWG-0700	5	24/4/2019
130443-H&H-ST-DWG-0701	2	24/4/2019	130443-H&H-ST-DWG-0702	1	24/4/2019
130443-H&H-ST-DWG-0800	2	5/4/2019	130443-H&H-ST-DWG-0900	3	5/4/2019
130443-H&H-ST-DWG-1000	3	5/4/2019	130443-H&H-ST-DWG-1100	3	5/4/2019
130443-H&H-ST-DWG-1200	2	5/4/2019	130443-H&H-ST-DWG-1300	1	5/4/2019
130443-H&H-ST-DWG-1301	1	5/4/2019	130443-H&H-ST-DWG-1302	1	5/4/2019
130443-H&H-ST-DWG-1303	1	5/4/2019	130443-H&H-ST-DWG-1310	1	5/4/2019

+ Other documents:

ITEM	DOCUMENTATION	PREPARED BY	DATE
1.	Application Form		
2.	Survey Plans		
3.	Parking Survey	Matrix Traffic and Transport	26 May 2016
4.	Council recommendations regarding parking modifications	Wingecarribee Shire Council	30 August 2018
5.	Concrete Setout Plans & Sections	MSJ Architects	31 October 2018
6.	Certificate of Design – Architectural	MSJ Architects	25 March 2019
7.	Construction Noise & Vibration Management Plan	Wood & Grieve Engineers	28 March 2019
8.	Community Consultation Plan	ADCO Constructions	11 April 2019
9.	Certificate of Design – Stormwater	Enstruct	19 March 2019
10.	Correspondence regarding Dilapidation Report being submitted to Council	ADCO Constructions	10 April 2019
11.	Pre- construction Dilapidation Report	Henry & Hymas	9 April 2019
12.	Council approval of Parking Modifications and bus zone and shelter relocation	Wingecarribee Shire Council	26 July 2018



13.	Correspondence regarding Condition B27 Compliance	ADCO Constructions	20 March 2019
14.	Waste Management Plan	ADCO Constructions	6 March 2019
15.	Construction Traffic Management Plan	AAA Traffic Control	29 March 2019
16.	Submission of CEMP to Planning NSW	ADCO Constructions	19 March 2019
17.	Submission of CEMP to Council	ADCO Constructions	19 March 2019
18.	Health and Safety Management Plan	ADCO Constructions	6 March 2019
19.	Environmental Management Plan	ADCO Constructions	6 March 2019
20.	Certificate of Design – Electrical	Wood & Grieve Engineers	18 March 2019
21.	Statement of Compliance – Ecological Sustainable Development	Wood & Grieve Engineers	20 March 2019
22.	Section 68 approval	Wingecarribee Shire Council	26 April 2018
23.	Section 68 modification approval	Wingecarribee Shire Council	26 June 2018
24.	Unexpected Finds Procedure from CEMP	ADCO Constructions	6 March 2019
25.	External wall type details	MSJ Architects	25 March 2019
26.	Correspondence regarding notice of commencement to Planning NSW	ADCO Constructions	19 March 2019
27.	Correspondence regarding notice of commencement to Council	ADCO Constructions	19 March 2019
28.	Statement of Design – Demolition	ADCO Constructions	19 March 2019
29.	Receipt of Payment – LSL	ADCO Constructions	19 March 2019
30.	Disruption Management Strategy	ADCO Constructions	6 March 2019
31.	Bulk Excavation Plan	MSJ Architects	22 November 2018
32.	Electrical Reticulation Plan	Endeavour Energy	28 March 2019
33.	Statement of Compliance – Timber / termite elements	ADCO Constructions	19 March 2019
34.	Certificate of Design – Hydraulic	Acor Consultants	15 March 2019
35.	Certificate of Design – Structural	Henry & Hymas	25 March 2019
Amended Certificate No. 18119/A & B			
36.	Crown Certificate Application Form	ADCO Constructions	21 March 2019
37.	Certificate of Design – Acoustic	Wood & Grieve Engineers	25 March 2019
38.	Annual Fire Safety Statement	South Western Local Health District	23 April 2019
39.	Certificate of Design –Vertical Transportation	Wood & Grieve Engineers	20 March 2019
40.	Certificate of Design – Fire Services	ACOR Consultants	15 March 2019
41.	Certificate of Design – Mechanical	Wood & Grieve Engineers	15 March 2019
42.	Certificate of Design – Electrical Telecommunications	Wood & Grieve Engineers	17 April 2019
43.	Certificate of Design – Electrical Infrastructure	Wood & Grieve Engineers	17 April 2019
44.	Certificate of Design – Ground Anchors	Henry & Hymas	17 April 2019
45.	Certificate of Design – Architectural	MSJ Architects	18 April 2019
46.	Disruption Management Strategy	ADCO Constructions	6 March 2019
47.	Email - Confirmation of BCA version and AS2118.1-1999	ADCO Constructions	17-4-19 & 22-2-19



SCHEDULE 2

CONDITIONS OF BCA CROWN CERTIFICATE

This Crown Certificate has been issued subject to the following conditions:

1. This Crown Certificate does not certify compliance with the conditions of Development Consent. The building works should not commence until the Crown is satisfied that the conditions of development consent that are a pre-requisite to commencement have been appropriately addressed where relevant.
2. There is to be no impact, disruption, impediment or modification to existing active or passive fire safety systems or egress arrangements within the existing hospital building as a direct or indirect result of the proposed works without prior consultation and approval by the LHD (as applicable) and the crown certifier (BM+G).
3. All building works associated with the subject development are to be carried out in accordance with the requirements of the Blackett Maguire + Goldsmith BCA Assessment Report Revision 1 dated 10 April 2019.
4. The steel columns located within the external wall system and any external steel columns that are not fire rated are excluded from this Crown Certificate, pending design modification and or inclusion in the FER.
5. The FER is not approved under this Crown Certificate and is pending prior final referral to and concurrence from FRNSW.
6. All building works associated with the subject development are to be carried out in accordance with the approved documentation listed above in Schedule 1.

Any departure from the documentation cannot be undertaken without the review and approval by Blackett Maguire + Goldsmith.

7. Where there is any conflict between the Design Documentation and the advice provided by Blackett Maguire + Goldsmith, the advice issued takes precedence unless approved by Blackett Maguire + Goldsmith.
8. Any changes to the Architectural Documentation that may affect compliance with the Building Code of Australia or the referenced Australian Standards are to be appropriately disclosed to Blackett Maguire + Goldsmith for review.
9. Blackett Maguire + Goldsmith are to be contacted throughout the project for routine site inspections to ensure that the works are being carried out in accordance with the approved documentation.



SCHEDULE 3

FIRE SAFETY SCHEDULE

Issued under Clause 168 of the Environmental Planning & Assessment Regulation 2000

The following essential fire safety measures shall be implemented in the whole of the building premises and each of the fire safety measures must satisfy the standard of performance listed in the schedule, which, for the purposes of Clause 168 of the Environmental Planning and Assessment Regulation 2000, is deemed to be the current fire safety schedule for the building.

SCHEDULE

STATUTORY FIRE SAFETY MEASURE	DESIGN/INSTALLATION STANDARD
Access Panels, Doors & Hoppers	BCA Clause C3.13 & AS 1530.4 – 2014
Alarm Signalling Equipment	AS1670.3 – 2018
Automatic Fail Safe Devices	BCA Clause D2.21
Automatic Fire Detection & Alarm System	BCA Spec. E2.2a & AS 1670.1 – 2018
Automatic Fire Suppression Systems <i>Designed to OH1 with fast response sprinkler heads provided</i>	BCA Spec. E1.5 & AS 2118.1-1999
Emergency Lifts	BCA Clause E3.4 & AS 1735.2 – 2001
Emergency Lighting	BCA Clause E4.4 & AS 2293.1 – 2018
EWIS	BCA Clause E4.9 & AS 1670.4 – 2018 & AS 4428.4 – 2004
Emergency Evacuation Plan	AS 3745 – 2010
Exit Signs	BCA Clauses E4.5, E4.6 & E4.8 and AS 2293.1 – 2018
Fire Blankets	AS 3504 – 1995 & AS 2444 – 2001
Fire Dampers	BCA Clause C3.15, AS 1668.1 – 2015 & AS 1682.1 & 2 – 1990
Fire Doors	BCA Clause C2.12, C2.13, C3.2, C3.4, C3.5, & C3.7, C3.8, and AS 1905.1 – 2015
Fire Hose Reels	BCA Clause E1.4 & AS 2441 – 2005
Fire Hydrant Systems	Clause E1.3 & AS 2419.1 – 2005
Fire Seals	BCA Clause C3.15, AS 1530.4 & AS4072.1 – 2005
Fire walls	BCA Spec. C2.5
Lightweight Fire Resisting Construction	BCA Clause C1.8 & AS 1530.4 – 2014
Mechanical Air Handling Systems (auto-shutdown)	BCA Clause E2.2, AS/NZS 1668.1 – 2015 & AS 1668.2 – 2012
Paths of Travel	EP & A Regulation Clause 186
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001
Required Exit Doors (power operated)	BCA Clause D2.19(b)
Smoke Dampers	AS/NZS 1668.1 – 2015
Smoke Doors	BCA Spec. C3.4 & C2.5
Smoke Walls	BCA Spec. C2.5
Stand-by Power Systems	BCA Clause E1.3, E3.4, E4.2 & E4.5 and AS 3000 – 2018
Wall-Wetting Sprinklers	BCA Clause C3.4 & AS 2118.2 – 2010
Warning & Operational signs	Section 183 of the EP & A Regulations 2000, AS 1905.1 – 2015, BCA Clause C3.6, D2.23, D3.6, E3.3



SCHEDULE 4

INSPECTION REQUIREMENTS

REQUIRED INSPECTIONS – CC #1 EARLY WORKS

Please ensure that our office is contacted to undertake the following inspections throughout the construction program:

- + Site preparation



BLACKETT
MAGUIRE+
GOLDSMITH

Address

Suite 2.01,
22-36 Mountain St
Ultimo NSW 2007

Postal

PO Box 167
Broadway NSW 2007
ABN 18 408 985 851

Contact

Ph: 02 9211 7777
Fax: 02 9211 7774
Email: admin@bmplusg.com.au



BLACKETT
MAGUIRE+
GOLDSMITH

BCA CROWN CERTIFICATE

Pursuant to Section 6.28 of the Environmental Planning & Assessment Act 1979

CERTIFICATE No.:	CRO-18149
DATE OF CERTIFICATE:	03 October 2019
SUBJECT LAND:	
Lot & DP	Lot 4 DP 858938
Address	Bowral & District Hospital 97-103 Bowral Street Bowral NSW 2576
LOCAL GOVERNMENT AREA:	Wingecaribbee Shire Council
APPLICANT:	
Company	ADCO Constructions Pty Ltd
Address	Level 2, 7-9 West Street, North Sydney NSW 2060
Phone/Email	Phone: 02 8437 5000 Email: elamond@adcoconstruct.com.au
OWNER:	
Name	Health Infrastructure
Address	14/77 Pacific Hwy North Sydney NSW 2060
Phone / Email	Phone: 02 9978 5402
PLANNING APPROVAL:	
DA No.:	SSD 8980
Date of Determination	21 February 2019
DESCRIPTION OF DEVELOPMENT:	Crown Certificate #2; Remainder of works associated with the redevelopment of the existing Bowral & District Hospital.
BCA CLASSIFICATION:	Class 9a
REFERENCED DOCUMENTATION:	As listed in Schedule 1

STATUTORY CERTIFICATION:

Pursuant to the provisions of Section 6.28 of the Environmental Planning and Assessment Act 1979, Blackett Maguire + Goldsmith Pty Ltd hereby certifies that the building works have been designed in accordance with the Building Code of Australia 2019, subject to the attached Conditions.

CONDITIONS:

As listed in Schedule 2

PERSON UNDERTAKING CERTIFICATION OF DESIGN ON BEHALF OF THE CROWN:

SIGNATURE

Accredited Certifier in NSW
Accreditation No.

David Blackett
BPE0032

Date: 03 October 2019

Address Suite 2.01,
22-36 Mountain St
Ultimo NSW 2007

Postal PO Box 167
Broadway NSW 2007
ABN 18 408 985 851

Contact Ph: 02 9211 7777
Fax: 02 9211 7774
Email: admin@bmplusg.com.au



SCHEDULE 1

SCHEDULE OF DOCUMENTATION

+ Architectural Plans prepared by MSJ Architect:

DRAWING NUMBER	REV	DATE	DRAWING NUMBER	REV	DATE
00002	16	21 June 2019	02000	15	21 June 2019
02001	15	21 June 2019	02002	15	21 June 2019
02003	15	21 June 2019	10001	J	19 July 2019
10002	J	14 August 2019	10003	H	9 August 2019
10004	G	9 August 2019	10005	E	9 August 2019
20001	20	9 August 2019	20002	20	12 July 2019
20003	22	12 July 2019	20004	21	12 July 2019
30002	B	31 May 2019	30003	C	21 June 2019
30004	E	24 July 2019	30005	C	21 June 2019
30006	C	21 June 2019	30007	B	31 May 2019
30008	B	31 May 2019	30009	C	21 June 2019
30010	B	31 May 2019	30011	C	21 June 2019
30012	B	31 May 2019	30013	B	24 July 2019
30014	B	31 May 2019	30015	A	24 July 2019
30016	1		38001	7	14 June 2019
38002	4	21 June 2019			

+ Other documents:

ITEM	DOCUMENTATION	PREPARED BY	DATE
1.	HI endorsement for the FER	Health Infrastructure	2 October 2019
2.	Certificate of Design – External Walls	MSJ Architecture	1 September 2019
3.	Pre-Construction Dilapidation Report	Henry & Hymas	9 April 2019
4.	Certificate of Design – Electrical Power Supply	Wood & Grieve Engineers	17 April 2019
5.	Certificate of Design - Communication (Telstra)	Wood & Grieve Engineers	17 April 2019
6.	Services Connection Offer	Endeavour Energy	23 November 2017
7.	NBN development application submission	ADCO Constructions	28 August 2019
8.	Section 68 modification approval	Wingecarribee Shire Council	26 June 2018
9.	Statement of Compliance – Community Communication Strategy	NSW Planning	17 April 2019
10.	Construction Traffic Management Plan	AAA Traffic Control	7 March 2019
11.	Stormwater and Sediment Erosion Control Plan	Enstruct Group	23 August 2019
12.	Certificate of Design – Construction Soil and Water Management Plan	Enstruct Group	23 August 2019
13.	Certificate of Design – Stormwater	Enstruct	23 August 2019
14.	Acoustic Assessment	Wood & Grieve Engineers	18 April 2019
15.	Correspondence regarding Truck Routes	AAA Traffic Control	2 April 2019
16.	Transport Assessment	GTA Consultants	11 October 2019
17.	Certificate of Compliance – Traffic	GTA Consultants	4 September 2019
18.	Statement of Compliance – Bicycle parking/ End of Trip Facilities	ADCO Constructions	3 September 2019
19.	Correspondence regarding Public Domain Works	Capital Insight	8 August 2019
20.	Correspondence regarding Tree Replacement Plan	Site Image Landscape Architects	29 July 2019
21.	Certificate of Design – Tree Replacement	Site Image Landscape Architects	15 August 2019



ITEM	DOCUMENTATION	PREPARED BY	DATE
22.	Approval for Parking Modifications and bus zone and shelter relocation	Wingecarribee Shire Council	26 July 2018
23.	Independent Audit Program	NGH Environmental	16 July 2019
24.	Certificate of Design – Architectural	MSJ Architects	22 August 2019
25.	Architectural Specification	MSJ Architects	17 July 2019
26.	Certificate of Design – ACP Panels	ADCO Constructions	19 March 2019
27.	Certificate of Design – No timber elements	ADCO Constructions	19 March 2019
28.	Certificate of Design – Structural	Henry & Hymas	23 August 2019
29.	Certificate of Design – Hydraulic Services, Fire Hydrants, Fire Hose Reel	Axis Consulting Services	12 August 2019
30.	Certificate of Design – Electrical	Wood & Grieve Engineers	8 August 2019
31.	Certificate of Design – Mechanical	Fredon Air (NSW)	22 August 2019
32.	Certificate of Design – Mechanical	Wood & Grieve Engineers	15 March 2019
33.	Certificate of Design – Fire Services	Fine Line Fire Protection	29 August 2019
34.	Fire Hydrant Coverage Plans	Acor Consultants	29 July 2019
35.	Fire Hose Reel Coverage Plans	Acor Consultants	29 July 2019
36.	Certificate of Design – Vertical Transportation	Wood & Grieve Engineers	20 March 2019
37.	Fire Engineering Report – SHIF0105/R002 Rev C	Umow Lai	9 August 2019
38.	Certificate of Design – Access	iAccess Consultants	14 June 2019
39.	Access Report	iAccess Consultants	14 June 2019
40.	Section J Report	Wood & Grieve Engineers	12 December 2018
41.	Statement of Compliance – Food Preparation/ Kitchen area	MSJ Architects	15 August 2019
42.	FEBQ v3	Umow Lai	24/07/2019
43.	FEBQ Cover Letter	FRNSW	26 July 2019



SCHEDULE 2

CONDITIONS OF BCA CROWN CERTIFICATE

This Crown Certificate has been issued subject to the following conditions:

1. All sarking is to comply with BCA2016 or be incorporated into the Fire Engineering Report, details to be provided.
2. This Crown Certificate does not certify compliance with the conditions of Development Consent. The building works should not commence until the Crown is satisfied that the conditions of development consent that are a pre-requisite to commencement have been appropriately addressed where relevant.
3. There is to be no impact, disruption, impediment or modification to existing active or passive fire safety systems or egress arrangements within the existing hospital building as a direct or indirect result of the proposed works without prior consultation and approval by the LHD (as applicable) and the crown certifier (BM+G).
4. All building works associated with the subject development are to be carried out in accordance with the requirements of the Blackett Maguire + Goldsmith BCA Assessment Report Revision 1 dated 10 April 2019.
5. All building works associated with the subject development are to be carried out in accordance with the approved documentation listed above in Schedule 1.

Any departure from the documentation cannot be undertaken without the review and approval by Blackett Maguire + Goldsmith.

6. Where there is any conflict between the Design Documentation and the advice provided by Blackett Maguire + Goldsmith, the advice issued takes precedence unless approved by Blackett Maguire + Goldsmith.
7. Any changes to the Architectural Documentation that may affect compliance with the Building Code of Australia or the referenced Australian Standards are to be appropriately disclosed to Blackett Maguire + Goldsmith for review.
8. Blackett Maguire + Goldsmith are to be contacted throughout the project for routine site inspections to ensure that the works are being carried out in accordance with the approved documentation.



SCHEDULE 3

FIRE SAFETY SCHEDULE

Issued under Clause 168 of the Environmental Planning & Assessment Regulation 2000

The following essential fire safety measures shall be implemented in the whole of the building premises and each of the fire safety measures must satisfy the standard of performance listed in the schedule, which, for the purposes of Clause 168 of the Environmental Planning and Assessment Regulation 2000, is deemed to be the current fire safety schedule for the building.

SCHEDULE

STATUTORY FIRE SAFETY MEASURE	DESIGN/INSTALLATION STANDARD	EXISTING	PROPOSED
Access Panels, Doors & Hoppers	BCA Clause C3.13 & AS 1530.4 – 2014		✓
Alarm Signalling Equipment	AS1670.3 – 2018		✓
Automatic Fail-Safe Devices	BCA Clause D2.21		✓
Automatic Fire Detection & Alarm System	BCA Spec. E2.2a & AS 1670.1 – 2018 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated 9/8/2019		✓
Automatic Fire Suppression Systems <i>Designed to OH1 with fast response sprinkler heads provided</i>	BCA Spec. E1.5 & AS 2118.1-2017 Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated 9/8/2019		✓
Emergency Lifts	BCA Clause E3.4 & AS 1735.2 – 2001		✓
Emergency Lighting	BCA Clause E4.4 & AS 2293.1 – 2018		✓
EWIS	BCA Clause E4.9 & AS 1670.4 – 2018 & AS 4428.4 – 2004		✓
Emergency Evacuation Plan	AS 3745 – 2010 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated 9/8/2019		✓
Exit Signs	BCA Clauses E4.5, E4.6 & E4.8 and AS 2293.1 – 2018		✓
Fire Blankets	AS 3504 – 1995 & AS 2444 – 2001		✓
Fire Dampers	BCA Clause C3.15, AS 1668.1 – 2015 & AS 1682.1 & 2 – 1990		✓
Fire Doors	BCA Clause C2.12, C2.13, C3.2, C3.4, C3.5, & C3.7, C3.8, and AS 1905.1 – 2015		✓
Fire Hose Reels	BCA Clause E1.4 & AS 2441 – 2005 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated 9/8/2019		✓
Fire Hydrant Systems	Clause E1.3 & AS 2419.1 – 2005 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated 9/8/2019		✓
Fire Seals	BCA Clause C3.15, AS 1530.4 & AS4072.1 – 2005		✓
Fire walls	BCA Spec. C2.5		✓
Lightweight Fire Resisting Construction	BCA Clause C1.8 & AS 1530.4 – 2014		✓
Mechanical Air Handling Systems (auto-shutdown)	BCA Clause E2.2, AS/NZS 1668.1 – 2015 & AS 1668.2 – 2012		✓
Paths of Travel	EP & A Regulation Clause 186 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated 9/8/2019		✓
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001		✓
Required Exit Doors (power operated)	BCA Clause D2.19(b)		✓
Smoke Dampers	AS/NZS 1668.1 – 2015		✓
Smoke Doors	BCA Spec. C3.4 & C2.5		✓
Smoke Walls	BCA Spec. C2.5		✓



STATUTORY FIRE SAFETY MEASURE	DESIGN/INSTALLATION STANDARD	EXISTING	PROPOSED
Stand-by Power Systems	BCA Clause E1.3, E3.4, E4.2 & E4.5 and AS 3000 – 2018		✓
Wall-Wetting Sprinklers	BCA Clause C3.4 & AS 2118.2 – 2010 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated 9/8/2019		✓
Warning & Operational signs	Section 183 of the EP & A Regulations 2000, AS 1905.1 – 2015, BCA Clause C3.6, D2.23, D3.6, E3.3 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated 9/8/2019		✓

FIRE ENGINEERING SUMMARY			
FIRE ENGINEERING REPORT SHIF0105/R002 REV C DATED 9/8/19 PREPARED BY UMOW LAI			
DEPARTURE FROM DTS PROVISIONS	PERFORMANCE REQUIREMENT	EXISTING	PROPOSED
1. Extended travel distances within the plant room to a single exit, up to 30 m in lieu of 20 m.	DP4, EP2.2 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated 9/8/2019		✓
2. Travel distances in the Level 01 operating theatres exceed the BCA DTS limits, including a maximum of: <ul style="list-style-type: none"> Up to 33m to an exit in lieu of 30m. Up to 68m between exits in lieu of 45m. 	DP4, EP2.2 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated 9/8/2019		✓
3. Horizontal exit configuration requires passing through more than one fire compartment to reach a non-horizontal exit	DP4 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated 9/8/2019		✓
4. Non-required non-fire isolated stairways are not permitted in patient care areas. The open stair at Ground floor leading to the link bridge does not comply with D1.12.	DP4 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated 9/8/2019		✓
5. Exit doors between fire compartments swing in one direction in lieu of both directions	DP2 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated 9/8/2019		✓
6. It is proposed to reduce the FRL of shelf angles providing support of brickwork from 120 minutes to 60 minutes.	CP1 & CP2 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated 9/8/2019		✓
7. Steel columns located within the perimeter of the Level 3 plant room supporting the roof only are not protected in accordance with the BCA DTS requirements.	CP1 & CP2 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated 9/8/2019		✓
8. The new link bridge is proposed to be constructed with unprotected steel and be smoke separated from the new building.	CP1 & CP2 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated 9/8/2019		✓
9. The BCA DTS provisions do not specifically nominate a fire treatment method where the perimeter floor slab meets with the external wall. It is proposed to provide a smoke seal with non-combustible material.	CP2 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated 9/8/2019		✓
10. It is proposed to allow selected unprotected steel roof elements to penetrate through fire walls.	CP2 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated 9/8/2019		✓



FIRE ENGINEERING SUMMARY FIRE ENGINEERING REPORT SHIF0105/R002 REV C DATED 9/8/19 PREPARED BY UMOW LAI			
DEPARTURE FROM DTS PROVISIONS	PERFORMANCE REQUIREMENT	EXISTING	PROPOSED
11. Protection of external wall openings in different fire compartments to be achieved in the following manner: <ul style="list-style-type: none"> • Fire rated construction FRL 120 provided to one compartment only in lieu of FRL 60 (or equivalent) provided to both compartments. • Protection achieved with wall wetting sprinklers located on both sides of one compartment opening in lieu of protecting both compartment openings. 	CP2 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated 9/8/2019		✓
12. Where pivot smoke doors are provided (to swing in two directions) smoke leakage performance in accordance with AS6905 is to be achieved.	CP3 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated 9/8/2019		✓
13. It is proposed for the medical gas services to penetrate more than 2x fire compartments and be fire stopped in accordance with BCA Spec C3.15.	CP2 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated 9/8/2019		✓
14. Fire hydrant booster is to be located not within sight of the Main Building Entry	EP1.3 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated 9/8/2019		✓
15. Fire hose reel coverage achieved to a number of rooms by crossing a fire door.	EP1.1 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated 9/8/2019		✓
16. Sprinkler heads proposed to be flush mounted in specific infection control areas such a operating theatres and isolation rooms, which do not meet the fast response RTI requirement.	EP1.4 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated 9/8/2019		✓



SCHEDULE 4

INSPECTION REQUIREMENTS

REQUIRED INSPECTIONS – CC#2 MAIN WORKS

Please ensure that our office is contacted to undertake the following inspections throughout the construction program:



BLACKETT
MAGUIRE+
GOLDSMITH

BCA CROWN CERTIFICATE

Pursuant to Section 6.28 of the Environmental Planning & Assessment Act 1979

CERTIFICATE No.:	CRO- 20003
DATE OF CERTIFICATE:	29 January 2020
SUBJECT LAND:	
Lot & DP	Lot 4 DP 858938
Address	Bowral & District Hospital 97-103 Bowral Street Bowral NSW 2576
LOCAL GOVERNMENT AREA:	Wingecarribee Shire Council
APPLICANT:	
Company	ADCO Constructions Pty Ltd
Address	Level 2, 7-9 West Street, North Sydney NSW 2060
Phone/Email	Phone: 02 8437 5000 Email: elamond@adcoconstruct.com.au
OWNER:	
Name	Health Infrastructure
Address	14/77 Pacific Hwy North Sydney NSW 2060
Phone / Email	Phone: 02 9978 5402
PLANNING APPROVAL:	
DA No.:	SSD 8980
Date of Determination	21 February 2019
DESCRIPTION OF DEVELOPMENT:	Crown Certificate #3 – Erection of the <u>structure only</u> for Levels 2 & 3 expansion of the new inpatient unit (between grids B-C).
BCA CLASSIFICATION:	Class 9a
REFERENCED DOCUMENTATION:	As listed in Schedule 1

STATUTORY CERTIFICATION:

Pursuant to the provisions of Section 6.28 of the Environmental Planning and Assessment Act 1979, Blackett Maguire + Goldsmith Pty Ltd hereby certifies that the building works have been designed in accordance with the Building Code of Australia 2016, subject to the attached Conditions.

CONDITIONS: As listed in Schedule 2

PERSON UNDERTAKING CERTIFICATION OF DESIGN ON BEHALF OF THE CROWN:

SIGNATURE

Accredited Certifier in NSW
Accreditation No.

David Blackett
BPB0032

Date: 29 January 2020

Address Suite 2.01,
22-36 Mountain St
Ultimo NSW 2007

Postal PO Box 167
Broadway NSW 2007
ABN 18 408 985 851

Contact Ph: 02 9211 7777
Fax: 02 9211 7774
Email: admin@bmplusg.com.au



SCHEDULE 1

SCHEDULE OF DOCUMENTATION

+ Architectural Plans prepared by MSJ Architects:

DRAWING NUMBER	REV	DATE	DRAWING NUMBER	REV	DATE
130443-MSJ-AR-DWG-MW05005	R	10 January 2020	130443-MSJ-AR-DWG-MW2-25002	1	20 September 2019
130443-MSJ-AR-DWG-MW05006	Q	10 January 2020	130443-MSJ-AR-DWG-MW25003	10	7 January 2020
130443-MSJ-AR-DWG-MW25001	11	7 January 2020			

+ Other documents:

ITEM	DOCUMENTATION	PREPARED BY	DATE
1.	Crown 3 Application Form	ADCO Construction PL	9 January 2020
2.	Stagging Letter	ADCO Construction PL	9 January 2020
3.	Long Service Levy Receipt	Long Service Corporation	19 March 2019
4.	Architectural Specification	MSJ Architects	17 December 2019
5.	Design Statement- No Composite Panels Included	MSJ Architects	28 November 2019
6.	Structural Design Certificate	Henry & Hymas Consulting Engineers Pty Ltd	17 January 2020
7.	Stormwater Design Certificate	Enstruct Group PL	12 December 2019
8.	Hydraulic Design Certificate	Axis Consulting Service	16 December 2019
9.	Electrical Design Certificate	Stantec	4 December 2019
10.	Fire Services Design Certificate	Fine Line Fire Protection PL	11 August 2019
11.	Hydraulic Services Plans- Fire Hydrant	ACOR Consultants PL	8 October 2018
12.	Fire Hose Reel Coverage Drawings	ADCO Construction PL	21 June 2019
13.	B4 External Wall Types	MSJ Architects	17 December 2019
14.	Receipt of Payment – Long Service Levy top up – No. 00410386	Long Service Corporation	10 January 2020
15.	Correspondence regarding tendered contract and relevant BCA	Kristian Anthony – Adco Constructions Pty Ltd	28 January 2020



SCHEDULE 2

CONDITIONS OF BCA CROWN CERTIFICATE

This Crown Certificate has been issued subject to the following conditions:

1. All sarking is to comply with BCA2016 or be incorporated into the Fire Engineering Report, details to be provided.
2. All structural elements (floors walls and columns) are to achieve 120/120/120 FRL in accordance with BCA 2016
3. The FER is to be updated to address any reduced FRLs or design compliance departures from BCA DTS provisions.
4. This Crown Certificate does not certify compliance with the conditions of Development Consent. The building works should not commence until the Crown is satisfied that the conditions of development consent that are a pre-requisite to commencement have been appropriately addressed where relevant.
5. There is to be no impact, disruption, impediment or modification to existing active or passive fire safety systems or egress arrangements within the existing hospital building as a direct or indirect result of the proposed works without prior consultation and approval by the LHD (as applicable) and the crown certifier (BM+G).
6. All building works associated with the subject development are to be carried out in accordance with the requirements of the Blackett Maguire + Goldsmith BCA Assessment Report Revision 1 dated 10 April 2019.
7. All building works associated with the subject development are to be carried out in accordance with the approved documentation listed above in Schedule 1.

Any departure from the documentation cannot be undertaken without the review and approval by Blackett Maguire + Goldsmith.

8. Where there is any conflict between the Design Documentation and the advice provided by Blackett Maguire + Goldsmith, the advice issued takes precedence unless approved by Blackett Maguire + Goldsmith.
9. Any changes to the Architectural Documentation that may affect compliance with the Building Code of Australia or the referenced Australian Standards are to be appropriately disclosed to Blackett Maguire + Goldsmith for review.
10. Blackett Maguire + Goldsmith are to be contacted throughout the project for routine site inspections to ensure that the works are being carried out in accordance with the approved documentation.



SCHEDULE 3

FIRE SAFETY SCHEDULE

Issued under Clause 168 of the Environmental Planning & Assessment Regulation 2000

The following essential fire safety measures shall be implemented in the whole of the building premises and each of the fire safety measures must satisfy the standard of performance listed in the schedule, which, for the purposes of Clause 168 of the Environmental Planning and Assessment Regulation 2000, is deemed to be the current fire safety schedule for the building.

SCHEDULE

STATUTORY FIRE SAFETY MEASURE	DESIGN/INSTALLATION STANDARD	EXISTING	PROPOSED
Access Panels, Doors & Hoppers	BCA Clause C3.13 & AS 1530.4 – 2014		✓
Alarm Signalling Equipment	AS1670.3 – 2018		✓
Automatic Fail-Safe Devices	BCA Clause D2.21		✓
Automatic Fire Detection & Alarm System	BCA Spec. E2.2a & AS 1670.1 – 2018 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated 9/8/2019		✓
Automatic Fire Suppression Systems <i>Designed to OH1 with fast response sprinkler heads provided</i>	BCA Spec. E1.5 & AS 2118.1-2017 Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated 9/8/2019		✓
Emergency Lifts	BCA Clause E3.4 & AS 1735.2 – 2001		✓
Emergency Lighting	BCA Clause E4.4 & AS 2293.1 – 2018		✓
EWIS	BCA Clause E4.9 & AS 1670.4 – 2018 & AS 4428.4 – 2004		✓
Emergency Evacuation Plan	AS 3745 – 2010 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated 9/8/2019		✓
Exit Signs	BCA Clauses E4.5, E4.6 & E4.8 and AS 2293.1 – 2018		✓
Fire Blankets	AS 3504 – 1995 & AS 2444 – 2001		✓
Fire Dampers	BCA Clause C3.15, AS 1668.1 – 2015 & AS 1682.1 & 2 – 1990		✓
Fire Doors	BCA Clause C2.12, C2.13, C3.2, C3.4, C3.5, & C3.7, C3.8, and AS 1905.1 – 2015		✓
Fire Hose Reels	BCA Clause E1.4 & AS 2441 – 2005 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated 9/8/2019		✓
Fire Hydrant Systems	Clause E1.3 & AS 2419.1 – 2005 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated 9/8/2019		✓
Fire Seals	BCA Clause C3.15, AS 1530.4 & AS4072.1 – 2005		✓
Fire walls	BCA Spec. C2.5		✓
Lightweight Fire Resisting Construction	BCA Clause C1.8 & AS 1530.4 – 2014		✓
Mechanical Air Handling Systems (auto-shutdown)	BCA Clause E2.2, AS/NZS 1668.1 – 2015 & AS 1668.2 – 2012		✓
Paths of Travel	EP & A Regulation Clause 186 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated 9/8/2019		✓
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001		✓
Required Exit Doors (power operated)	BCA Clause D2.19(b)		✓
Smoke Dampers	AS/NZS 1668.1 – 2015		✓
Smoke Doors	BCA Spec. C3.4 & C2.5		✓
Smoke Walls	BCA Spec. C2.5		✓



STATUTORY FIRE SAFETY MEASURE	DESIGN/INSTALLATION STANDARD	EXISTING	PROPOSED
Stand-by Power Systems	BCA Clause E1.3, E3.4, E4.2 & E4.5 and AS 3000 – 2018		✓
Wall-Wetting Sprinklers	BCA Clause C3.4 & AS 2118.2 – 2010 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated 9/8/2019		✓
Warning & Operational signs	Section 183 of the EP & A Regulations 2000, AS 1905.1 – 2015, BCA Clause C3.6, D2.23, D3.6, E3.3 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated 9/8/2019		✓

FIRE ENGINEERING SUMMARY			
FIRE ENGINEERING REPORT SHIF0105/R002 REV C DATED 9/8/19 PREPARED BY UMOW LAI			
DEPARTURE FROM DTS PROVISIONS	PERFORMANCE REQUIREMENT	EXISTING	PROPOSED
1. Extended travel distances within the plant room to a single exit, up to 30 m in lieu of 20 m.	DP4, EP2.2 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated 9/8/2019		✓
2. Travel distances in the Level 01 operating theatres exceed the BCA DTS limits, including a maximum of: <ul style="list-style-type: none"> Up to 33m to an exit in lieu of 30m. Up to 68m between exits in lieu of 45m. 	DP4, EP2.2 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated 9/8/2019		✓
3. Horizontal exit configuration requires passing through more than one fire compartment to reach a non-horizontal exit	DP4 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated 9/8/2019		✓
4. Non-required non-fire isolated stairways are not permitted in patient care areas. The open stair at Ground floor leading to the link bridge does not comply with D1.12.	DP4 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated 9/8/2019		✓
5. Exit doors between fire compartments swing in one direction in lieu of both directions	DP2 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated 9/8/2019		✓
6. It is proposed to reduce the FRL of shelf angles providing support of brickwork from 120 minutes to 60 minutes.	CP1 & CP2 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated 9/8/2019		✓
7. Steel columns located within the perimeter of the Level 3 plant room supporting the roof only are not protected in accordance with the BCA DTS requirements.	CP1 & CP2 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated 9/8/2019		✓
8. The new link bridge is proposed to be constructed with unprotected steel and be smoke separated from the new building.	CP1 & CP2 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated 9/8/2019		✓
9. The BCA DTS provisions do not specifically nominate a fire treatment method where the perimeter floor slab meets with the external wall. It is proposed to provide a smoke seal with non-combustible material.	CP2 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated 9/8/2019		✓
10. It is proposed to allow selected unprotected steel roof elements to penetrate through fire walls.	CP2 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated 9/8/2019		✓



FIRE ENGINEERING SUMMARY FIRE ENGINEERING REPORT SHIF0105/R002 REV C DATED 9/8/19 PREPARED BY UMOW LAI			
DEPARTURE FROM DTS PROVISIONS	PERFORMANCE REQUIREMENT	EXISTING	PROPOSED
11. Protection of external wall openings in different fire compartments to be achieved in the following manner: <ul style="list-style-type: none"> • Fire rated construction FRL 120 provided to one compartment only in lieu of FRL 60 (or equivalent) provided to both compartments. • Protection achieved with wall wetting sprinklers located on both sides of one compartment opening in lieu of protecting both compartment openings. 	CP2 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated 9/8/2019		✓
12. Where pivot smoke doors are provided (to swing in two directions) smoke leakage performance in accordance with AS6905 is to be achieved.	CP3 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated 9/8/2019		✓
13. It is proposed for the medical gas services to penetrate more than 2x fire compartments and be fire stopped in accordance with BCA Spec C3.15.	CP2 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated 9/8/2019		✓
14. Fire hydrant booster is to be located not within sight of the Main Building Entry	EP1.3 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated 9/8/2019		✓
15. Fire hose reel coverage achieved to a number of rooms by crossing a fire door.	EP1.1 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated 9/8/2019		✓
16. Sprinkler heads proposed to be flush mounted in specific infection control areas such a operating theatres and isolation rooms, which do not meet the fast response RTI requirement.	EP1.4 and Fire Engineering Report SHIF0105/R002 (C) prepared by UMOW Lai dated 9/8/2019		✓



SCHEDULE 4

INSPECTION REQUIREMENTS

TO BE COMIRMED

Development Consent

Section 4.38 of the Environmental Planning and Assessment Act 1979

As delegate of the Minister for Planning under delegation executed on 11 October 2017, 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

Anthea Sargeant
Executive Director
Key Sites and Industry Assessments

Sydney

2019

File: DOC18/537

SCHEDULE 1

Application Number:	SSD 8980
Applicant:	Health Administration Corporation
Consent Authority:	Minister for Planning
Site:	97-103 Bowral Street, Bowral (Lot 4 DP 858938)
Development:	Redevelopment of Bowral and District Hospital, comprising: <ul style="list-style-type: none">• new four-storey building including inpatient care and a new Emergency Department• pedestrian links and connections• reconfiguration of public and ambulance entry into the Emergency Department• on-grade car parking and drop-off facilities• wayfinding signage and building signage• engineering, services and landscaping.

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>
Advisory Notes	Advisory information relating to the consent but do not form a part of this consent
Applicant	NSW Health Infrastructure, or any person carrying out any development to which this consent applies
BCA	Building Code of Australia
CEMP	Construction Environmental Management Plan
Certification of Crown building work	Certification under section 109R of the EP&A Act
Certifying Authority	Professionals that are accredited by the Building Professionals Board to issue construction, occupation, subdivision, strata, compliance and complying development certificates under the EP&A Act, <i>Strata Schemes (Freehold Development) Act 1973</i> and <i>Strata Schemes (Leasehold Development) Act 1986</i> or in the case of Crown development, a person qualified to conduct a Certification of Crown Building works.
Construction	<p>All physical works to enable operation, including but not limited to the demolition and removal of buildings, the carrying out of works for the purposes of the development, including bulk earthworks, and erection of buildings and other infrastructure permitted by this consent, but excluding the following:</p> <ul style="list-style-type: none"> • building and road dilapidation surveys; • investigative drilling, investigative excavation or Archaeological Salvage; • establishing temporary site offices (in locations identified by the conditions of this consent); • installation of environmental impact mitigation measures, fencing, enabling works; and • minor adjustments to services or utilities.
Council	Wingecarribee 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 Development	<p>NSW Department of Planning, Industry and Environment</p> <p>The development described in the EIS and Response to Submissions, including the works and activities comprising the redevelopment of Bowral and District Hospital including the demolition of existing buildings, site remediation works, construction of a new four storey acute service building, new on-site car parking, landscaping, building identification signage and ancillary infrastructure and services works, as modified by the conditions of this consent.</p>
Earthworks	Bulk earthworks, site levelling, import and compaction of fill material, excavation for installation of drainage and services, to prepare the site for construction
EIS	The Environmental Impact Statement titled <i>Bowral and District Hospital Redevelopment</i> , prepared by City Plan Services dated August 2018, submitted with the application for consent for the development, including any additional information provided by the Applicant in support of the application
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	<i>Environmental Planning and Assessment Regulation 2000</i>
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 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
Management and mitigation measures	The management and mitigation measures set out in Section 9 of the Environmental Impact Statement and Appendices and Response to Submissions prepared by NSW Health Infrastructure dated 21 November 2018 and Appendices
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)
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 9.40 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
OEH	NSW Office of Environment and Heritage
OEMP	Operational Environmental Management Plan
Operation	The carrying out of the approved purpose of the development upon completion of construction.
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.
Rehabilitation	The restoration of land disturbed by the development to a good condition, to ensure it is safe, stable and non-polluting.
Response to	The Applicant's response to issues raised in submissions received in relation to

submissions	the application for consent for the development under the EP&A Act.
RMS	NSW Roads and Maritime Services
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
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 (unless otherwise modified by the modification application);
 - (d) in accordance with the approved plans in the table below:

Architectural Drawings prepared by MSJ Architects			
Dwg No.	Rev	Name of Plan	Date
130443-MSJ-AR-DWG-MW01025	1	Site Plan	20/12/18
130443-MSJ-AR-DWG-MW03001	6	Ground Floor Plan	13/07/18
130443-MSJ-AR-DWG-MW003002	24	Level 1 Plan	13/07/18
130443-MSJ-AR-DWG-MW2-03003	3	Level 2 Plan	11/09/19
130443-MSJ-AR-DWG-MW2-03004	3	Level 3 Plan	20/09/19
130443-MSJ-AR-DWG-MW2-03005	3	Roof Plan	20/09/19
130443-MSJ-AR-DWG-MW2-25001	2	Overall Sections – Sheet 1	20/09/19
130443-MSJ-AR-DWG-MW2-25002	1	Overall Sections – Sheet 2	20/09/19
130443-MSJ-AR-DWG-MW2-25003	2	Overall Sections – Sheet 3	20/09/19
130443-MSJ-AR-DWG-MW2-20007	5	East Elevation – DD	20/09/19
130443-MSJ-AR-DWG-MW2-20005	5	North Elevation – DD	20/09/19
130443-MSJ-AR-DWG-MW2-20006	5	South Elevation – DD	20/09/19
130443-MSJ-AR-DWG-MW2-20008	5	West Elevation – DD	20/09/19

Landscape Design Development Plans prepared by <i>Site Image Landscape Architects</i>			
Dwg No.	Rev	Name of Plan	Date
002	E	Landscape Areas	20/11/18
003	E	Existing Trees	20/11/18
004	E	Northern Courtyard and Bowral St Frontage	20/11/18
005	E	Main Entry and Carpark	20/11/18
006	E	Main Entry and Carpark	20/11/18
007	E	Administration Building Entry	20/11/18
008	E	Staff Courtyard	20/11/18
009	E	Planting, Northern Courtyard, Indicative Plant Schedule	20/11/18
DD Concept Plan prepared by <i>MSJ Architects</i>			
Dwg No.	Rev	Name of Plan	Date
130443-MSJ-AR-DWG-DD CONCEPT	1	Site Plan – DD Concept	22/10/18
Wayfinding Signage prepared by <i>MSJ Architects</i>			
Dwg No.	Rev	Name of Plan	Date
-	3	Signage – External Directional Signs	31/10/18
-	3	Signage – Main Directional & Campus Directory Sign	31/10/18
-	3	Signage – Secondary Directional Signs	31/10/2018
-	4	Signage – Main Building Identification Sign	22/01/19
-	3	Emergency Sign	31/10/18

- A3. Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:
- (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and
 - (b) the implementation of any actions or measures contained in any such document referred to in (a) above.
- A4. The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), 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 the works associated with the development have physically commenced.

Prescribed Conditions

- A6. The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.

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.

Long Service Levy

- A8. For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.

Legal Notices

- A9. Any advice or notice to the consent authority must be served on the Planning Secretary.

Evidence of Consultation

- A10. Where conditions of this consent require consultation with an identified party, the Applicant must:
- (a) consult with the relevant party prior to submitting the subject document for information or approval; and
 - (b) provide details of the consultation undertaken including:
 - (i) the outcome of that consultation, matters resolved and unresolved; and
 - (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.

Staging, Combining and Updating Strategies, Plans or Programs

- A11. With the approval of the Planning Secretary, the Applicant may:
- (a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);
 - (b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and
 - (c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).
- A12. If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.
- A13. If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.

Demolition

- A14. Demolition work must comply with *Australian Standard AS 2601-2001 The demolition of structures* (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.

Structural Adequacy

A15. All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.

Notes:

- Part 8 of the EP&A Regulation 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

A16. The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.

Applicability of Guidelines

A17. References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.

However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.

Monitoring and Environmental Audits

A18. 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, compliance reporting 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

A19. 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 environmental audit of the development and the Applicant's response to the recommendations in any audit report;

- (x) any other matter required by the Planning Secretary; and
- (b) keep such information up to date, to the satisfaction of the Planning Secretary.

Compliance

A20. 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.

ADVISORY NOTES

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

PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION

Notification of Commencement

- B1. The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.

If the construction or operation of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.

Certified Plans

- B2. Plans certified in accordance with section 6.28 of the EP&A Act are to be submitted to the Certifying Authority and the Department prior to commencement of each stage of the works and must include details as required by any of the following conditions.

Certified Drawings

- B3. Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifying Authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with:

- (a) the relevant clauses of the BCA; and
- (b) this development consent.

External Walls and Cladding

- B4. Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.

The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.

Protection of Public Infrastructure

- B5. Before the commencement of construction, the Applicant must:
- (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;
 - (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and
 - (c) submit a copy of the dilapidation report to the Certifying Authority and Council.

Unexpected Contamination Procedure

- B6. Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the CEMP in accordance with condition B14 and where any material identified as contaminated is to be disposed off-site, the disposal location and results of testing must be submitted to the Planning Secretary prior to its removal from the site.

Utilities and Services

- B7. Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.
- B8. 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.

Community Communication Strategy

- B9. A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.

The Community Communication Strategy must:

- (a) identify people to be consulted during the design and construction phases;
- (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;
- (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;
- (d) set out procedures and mechanisms:
 - (i) through which the community can discuss or provide feedback to the Applicant;
 - (ii) through which the Applicant will respond to enquiries or feedback from the community; and
 - (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.

The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than two weeks before the commencement of any work.

Work for the purposes of the development must not commence until the Community Communication Strategy has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.

Ecologically Sustainable Development

- B10. Prior to the commencement of construction, the Applicant must submit details of all design measures to the satisfaction of the Certifying Authority demonstrating the proposal incorporates ecologically sustainable development initiatives as outlined in the statement prepared by MSJ Architects dated 19.10.18 to target the equivalent of a minimum 4 Star Green Star rating.

Outdoor Lighting

- B11. 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. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority.

Access for People with Disabilities

- B12. The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.

Environmental Management Plan Requirements

- B13. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:
- (a) detailed baseline data;
 - (b) details of:
 - (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);
 - (ii) any relevant limits or performance measures and criteria; and

- (iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;
- (c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;
- (d) a program to monitor and report on the:
 - (i) impacts and environmental performance of the development;
 - (ii) effectiveness of the management measures set out pursuant to paragraph (c) above;
- (e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;
- (f) a program to investigate and implement ways to improve the environmental performance of the development over time;
- (g) a protocol for managing and reporting any:
 - (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);
 - (ii) complaint;
 - (iii) failure to comply with statutory requirements; and
- (h) a protocol for periodic review of the plan.

Note: *The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans*

Construction Environmental Management Plan

B14. Prior to commencement of construction, the Applicant must prepare a Construction Environmental Management Plan (CEMP) and it 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;
 - (iv) stormwater control and discharge;
 - (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;
 - (vi) groundwater management plan including measures to prevent groundwater contamination;
 - (vii) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting;
 - (viii) community consultation and complaints handling;
- (b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B16);
- (c) Construction Noise and Vibration Management Sub-Plan (see condition B17);
- (d) Construction Waste Management Sub-Plan (see condition B18);
- (e) Construction Soil and Water Management Sub-Plan (see condition B19);
- (f) an unexpected finds protocol for contamination and associated communications procedure;
- (g) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and
- (h) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site.

- B15. The Applicant must not commence construction of the development until the CEMP is approved by the Certifying Authority and a copy submitted to the Planning Secretary and Council.
- B16. The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must 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 RMS;
 - (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services;
 - (d) detail heavy vehicle routes, access and parking arrangements;
 - (e) include a Driver Code of Conduct to:
 - (i) minimise the impacts of earthworks and construction on the local and regional road network;
 - (ii) minimise conflicts with other road users;
 - (iii) minimise road traffic noise; and
 - (iv) ensure truck drivers use specified routes;
 - (f) include a program to monitor the effectiveness of these measures; and
 - (g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.
- B17. 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 B19(d); and
 - (f) include a complaints management system that would be implemented for the duration of the construction.
 - (g) noise monitoring at sensitive receiver locations, including alert triggers to stop works when receivers become 'highly noise affected' (i.e. >75 dB(A) in accordance with the NSW Noise Policy for Industry (NPI))
 - (h) compliance with the NPI construction noise management levels (RBL + 10 dB(A) where feasible and reasonable
 - (i) respite periods
 - (j) all construction activities to comply with best practice vibration management criteria
 - (k) construction vehicles to arrive at the site inside of approved construction hours
 - (l) a risk safety assessment is required to determine if audible movement alarms are required.
- B18. The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:
- (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;
 - (b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in

accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.

B19. The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:

- (a) be prepared by a suitably qualified expert, in consultation with Council;
- (b) describe all erosion and sediment controls to be implemented during construction;
- (c) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site);
- (d) detail all off-Site flows from the Site; and
- (e) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI).

Stormwater Management System

B20. Prior to the commencement of construction, the Applicant must design a stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must:

- (a) be designed by a suitably qualified and experienced person(s);
- (b) be generally in accordance with the conceptual design in the EIS;
- (c) be in accordance with applicable Australian Standards; and
- (d) ensure that the system capacity has been designed in accordance with *Australian Rainfall and Runoff* (Engineers Australia, 2016) and *Managing Urban Stormwater: Council Handbook* (EPA, 1997) guidelines.

Operational Noise – Design of Mechanical Plant and Equipment

B21. Prior to commencement of construction, the Applicant must provide noise mitigation measures 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 report titled Bowral and District Hospital Redevelopment Acoustic Report, prepared by Wood and Grieve Engineers, dated 8 November 2018.

Construction and Demolition Waste Management

B22. The Applicant must notify the RMS Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site, prior to the commencement of the removal of any waste material from the site.

Mechanical Ventilation

B23. 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 the relevant works.

Car Parking and Service Vehicle Layout

B24. Compliance with the following requirements must be demonstrated in documentation and submitted to the satisfaction of the Certifying Authority prior to the commencement of construction:

- (a) all vehicles must enter and leave the Site in a forward direction unless directed by traffic control;
- (b) minimum of 196 on-site car parking spaces for use during operation of the development and designed in accordance with the latest version of AS2890.1;

- (c) all demolition and construction vehicles (excluding worker vehicles) are to be contained wholly within the Site and vehicles must enter the Site before stopping;
- (d) 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
- (e) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.

Bicycle Parking and End-of-Trip Facilities

- B25. Compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction:
- a) the provision of a minimum 10 staff and visitor bicycle parking spaces;
 - b) the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 *Parking facilities - Bicycle parking*, and be located in easy to access, well-lit areas that incorporate passive surveillance;
 - c) appropriate pedestrian and cyclist advisory signs are to be provided; and
 - d) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.

Public Domain Works

- B26. Prior to the commencement of any footpath or public domain works (where proposed on Council property), the Applicant must consult with Council and demonstrate to the Certifying Authority that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifying Authority.

Compliance Reporting

- B27. No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.

Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).

The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.

- B28. Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.

Landscape plan

- B29. The Landscape Design Development Plans prepared by Site Image Landscape Architects is to be amended to include a minimum of 42 replacement tree species on the site prior to construction works commencing. Trees are to be a minimum pot size of 75 litres and the selection of tree species and location is to be in consultation with Council.

PART C DURING CONSTRUCTION

Approved Plans to be On-site

- C1. A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.

Site Notice

- C2. A site notice(s):
- (a) must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer.
 - (b) is to satisfy all but not be limited to, the following requirements:
 - (i) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;
 - (ii) the notice is to be durable and weatherproof and is to be displayed throughout the works period;
 - (iii) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and
 - (iv) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.

Operation of Plant and Equipment

- C3. All plant and equipment used on site, or to monitor the performance of the development must be:
- a) maintained in a proper and efficient condition; and
 - b) operated in a proper and efficient manner.

Demolition

- C4. Demolition work must comply with *Australian Standard AS 2601-2001* The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.

Construction Hours

- C5. Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:
- (a) between 7am and 6pm, Mondays to Fridays inclusive; and
 - (b) between 8am and 1pm, Saturdays.

No work may be carried out on Sundays or public holidays.

- C6. Activities may be undertaken outside of the hours in condition C5 if required:
- (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or
 - (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or
 - (c) where the works are inaudible at the nearest sensitive receivers; or
 - (d) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works.

Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.

- C7. 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

- C8. The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).

Construction Traffic

- C9. All construction vehicles (excluding worker vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping unless directed by traffic control.

Road Occupancy Licence

- C10. A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.

Parking signs

- C11. 'No parking' signs are to be installed to protect sight lines of the new driveway to Bowral Street. This is to be to the satisfaction of Council's Traffic Committee and be delivered at full cost to the Applicant prior to the commencement of works.
- C12. Two-hour timed parking restrictions are to be applied to the streets bounding the B&DH on Mona Road, Bowral Street and Sheffield Road. This is to be to the satisfaction of Council's Traffic Committee and be delivered at full cost to the Applicant prior to the commencement of works.
- C13. The existing parking spaces accessed from Ascot Road to the south of the site are to be restricted to two hours and include the provision for night time staff. This is to be delivered prior to commencement of works.
- C14. Separate approval is required for the relocation of the bus shelter.

SafeWork Requirements

- C15. 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

- C16. The following hoarding requirements must be complied with:
- (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing;
 - (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application; and
 - (c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.

No Obstruction of Public Way

- C17. 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, unless there is a prior approval from the relevant Authority. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.

Construction Noise Limits

- C18. 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.

- C19. The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C5.
- C20. The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.
- C21. Any noise generated during construction of the development must not be offensive noise within the meaning of the *Protection of the Environment Operations Act 1997* or exceed approved noise limits for the site.

Vibration Criteria

- C22. 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).
- C23. 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 C22.
- C24. The limits in conditions C22 and C23 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B14 of this consent.

Tree Protection

- C25. For the duration of the construction works:
 - (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;
 - (b) all street trees must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;
 - (c) all trees on the site must be suitably protected during construction as per recommendations of the report titled *Aboricultural Impact Appraisal and Method Statement*, prepared by Naturally Trees, dated 17 April 2018 and AS 4970-2009 *Protection of Trees on Development sites*; and
 - (d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.

Dust Minimisation

- C26. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.
- C27. During construction, the Applicant must ensure that:

- (a) exposed surfaces and stockpiles are suppressed by regular watering;
- (b) all trucks/vehicles entering or leaving the site with loads have their loads covered;
- (c) trucks/vehicles associated with the development do not track dirt onto the public road network;
- (d) public roads used by these trucks/vehicles are kept clean; and
- (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.

Erosion and Sediment Control

C28. All erosion and sediment control measures, must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment.

Imported Soil

C29. The Applicant must:

- (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;
- (b) keep accurate records of the volume and type of fill to be used; and
- (c) make these records available to the Certifying Authority upon request.

Disposal of Seepage and Stormwater

C30. Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the *Protection of the Environment Operations Act 1997*.

Unexpected Finds Protocol – Aboriginal Heritage

C31. In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and OEH to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of OEH.

Unexpected Finds Protocol – Historic Heritage

C32. If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the OEH Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of Heritage Division of the OEH.

Waste Storage and Processing

C33. Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.

C34. All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).

C35. The body of any vehicle or trailer used to transport waste or excavation spoil must be covered before leaving the premises to prevent any spillage or escape of any dust, waste or spoil. Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises.

C36. 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 or stormwater system.

Handling of Asbestos

C37. The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – ‘Transportation and management of asbestos waste’ must also be complied with.

Incident Notification, Reporting and Response

C38. The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.

Subsequent notification must be given and reports submitted in accordance with the requirements set out in **Appendix 1**.

Non-Compliance Notification

C39. The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.

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.

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

C40. Within three months of:

- (a) the submission of a compliance report under condition B27;
- (b) the submission of an incident report under condition C38;
- (c) the submission of an Independent Audit under condition C42;
- (d) the issue of a direction of the Planning Secretary under condition A2 which requires a review,

the strategies, plans and programs required under this consent must be reviewed, and the Department and the Certifying Authority must be notified in writing that a review is being carried out.

C41. If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Certifying Authority. Where revisions are required, the revised document must be submitted to the Certifying Authority for approval 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.*

Independent Environmental Audit

C42. No later than two months after the date notified for the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.

C43. Independent Audits of the development must be carried out in accordance with:

- (a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C42 of this consent; and
 - (b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).
- C44. In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must:
- (a) review and respond to each Independent Audit Report prepared under condition C42 of this consent;
 - (b) submit the response to the Department and the Certifying Authority; and
 - (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.
- C45. Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational audits to cease, where it has been demonstrated to the Planning Secretary's satisfaction that ongoing operational audits are no longer required.

PART D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE

Notification of Occupation

- D1. The date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before occupation. If the operation of the development is to be staged, the Department must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.

External Walls and Cladding

- D2. Prior to the occupation of the Building, the Applicant must provide the Certifying Authority with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.
- D3. The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.

Protection of Public Infrastructure

- D4. Unless the Applicant and the applicable 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 development; and
 - (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.

Note: This condition does not apply to any damage to roads caused as a result of general road usage.

Post-construction Dilapidation Report

- D5. The Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:
- a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure.
 - b) to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifying Authority must:
 - i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and
 - ii) have written confirmation from the relevant Authority that there is no adverse structural damage to their infrastructure and roads as a result of the development works.
 - c) to be forwarded to Council.

Utilities and Services

- D6. Prior to occupation of the Building, a compliance certificate under the section 307 of the *Water Management Act 2000* must be obtained from Council and submitted to the Certifying Authority.

Works as Executed Plans

- D7. Upon completion of all construction works, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifying Authority.

Operational Management Plan (Safety and Security)

- D8. Upon completion of all construction works, the Applicant must prepare an Operational Management Plan (OMP) for the site. The plan must:
- (a) be prepared in consultation with relevant stakeholders of Bowral and District Hospital; and
 - (b) include measures to ensure all wayfinding signage, CCTV security measures and landscaping is managed to maintain their effectiveness in ensuring the safety of all users of the hospital campus.

- D9. The OMP required by condition D8 must be submitted to the satisfaction of the Certifying Authority and implemented for the life of the approved development. The OMP is to be reviewed as required to ensure the safety of all users of the hospital campus is maintained.

Green Travel Plan

- D10. Prior to occupation of the Building, a Green Travel Plan (GTP) must be prepared and be submitted to the Planning Secretary to promote the use of active and sustainable transport modes. The plan must:
- (a) be prepared by a suitably qualified traffic consultant in consultation with Council and Transport for NSW;
 - (b) include objectives and modes share targets (i.e. site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP;
 - (c) include specific tools and actions to help achieve the objectives and mode share targets;
 - (d) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for 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 the requirement for travel surveys to identify travel behaviours of staff to and from the hospital campus.

Heritage Interpretation Plan

- D11. The Applicant must prepare a Heritage Interpretation Plan to acknowledge the historic heritage of the site. The plan must:
- (a) be prepared in consultation with the OEH NSW Heritage Division and Council;
 - (b) be submitted to the Certifying Authority, Planning Secretary and Council prior to the commencement of operation of the Acute Services Building;
 - (c) include provision for naming elements within the development that acknowledges the site's heritage; and
 - (d) incorporates interpretive information in to the landscape design for the site.
- D12. The Applicant must:
- (a) not commence operation of the Building until the Heritage Interpretation Plan is submitted to the Certifying Authority; and
 - (b) implement the most recent version of the Heritage Interpretation Plan submitted to the Certifying Authority.

Mechanical Ventilation

- D13. Following completion, installation and testing of all mechanical ventilation systems, the Applicant must provide evidence to the satisfaction of the Certifying Authority, prior to the final occupation, that the installation and performance of the mechanical systems complies with:
- (a) the BCA;
 - (b) *AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings* and other relevant codes;
 - (c) the development consent and any relevant modifications; and
 - (d) any dispensation granted by the NSW Fire Brigade.

Road Damage

- D14. The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development is to be met in full by the Applicant prior to commencement of use of any stage of the development.

Fire Safety Certification

- D15. Prior to the final occupation of the Acute Services Building, 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

- D16. A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority prior to the occupation of the relevant parts of any new or refurbished buildings. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:
- (a) the site has been periodically inspected and the Certifying Authority is satisfied that the structural works is deemed to comply with the final design drawings; and
 - (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.
 - (c) person/s authorised to, for the life of the development.

Compliance with Food Code

- D17. Where relevant, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that any kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 *Design, construction and fit-out of food premises* and provide evidence of receipt of the certificate to the satisfaction of the Certifying Authority prior to commencement of use.

Stormwater Quality Management Plan

- D18. Upon completion of all construction works, an Operation and Maintenance Plan (OMP) is to be prepared and submitted to the Certifying Authority to ensure proposed stormwater quality measures remain effective. The OMP must 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 and WaterNSW requirements.

Rainwater Harvesting

- D19. A signed works-as-executed Rainwater Re-Use Plan must be provided to the Certifying Authority upon completion of all construction works.

Warm Water Systems and Cooling Systems

- D20. The installation, 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 Parts 1 and 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.

Signage

- D21. Wayfinding signage and signage identifying the location of staff car parking must be installed prior to commencement of use of all new parking areas.
- D22. Bicycle wayfinding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas upon completion of all construction works.
- D23. 'Do not drink' signage on non-potable water used for toilet flushing and to new hose taps and irrigation systems for landscaped areas must be installed within the site upon completion of all construction works.

Operational Waste Management Plan

- D24. Prior to the commencement of operation of the Building, the Applicant must prepare an Operational Waste Management Plan (OWMP) for the development and submit it to the Certifying Authority. The OWMP 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 EIS and RtS.

Landscaping

- D25. Upon completion of all construction works, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Certifying Authority. The plan must:
- (a) be generally in accordance with the Landscape Concept prepared by Site Image Landscape Architects, dated 20 November 2018;
 - (b) detail the species to be planted on-site;
 - (c) describe the monitoring and maintenance measures to manage revegetation and landscaping works;
 - (d) be consistent with the Applicant's Management and Mitigation Measures in the EIS and RtS; and
 - (e) provide for the planting of trees to screen approved car parking areas from the public domain and provide shade.
- D26. The Applicant must not commence final operation until the Landscape Management Plan is submitted to the Certifying Authority.
- D27. The Applicant must manage the site in accordance with the Landscape Management Plan required by condition D25.

Tree replacement

- D28. The site is to accommodate 42 replacement trees, to be planted prior to occupation. Trees are to be a minimum pot size of 75 litres. The selection of tree species and location is to be in consultation with Council.
- D29. Any plaques on trees that have been removed are to be replaced and reinstated.

Outdoor Lighting

- D30. The Applicant must ensure the installed outdoor lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers. Outdoor lighting must:
- (a) comply with the latest version of AS 4282-1997 - *Control of the obtrusive effects of outdoor lighting* (Standards Australia, 1997); and
 - (b) be mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.

Upon installation of outdoor lighting, but before it is finally commissioned, the Applicant must submit to the Certifying Authority evidence from a qualified practitioner demonstrating compliance in accordance with this condition.

Parking spaces

- D31. The following parking spaces are required to be made available on-site prior to occupation:
- (a) 198 car parking spaces, including 10 accessible spaces
 - (b) 10 bicycle car parking spaces

PART E POST OCCUPATION

Operation of Plant and Equipment

- E1. All plant and equipment used on site, or to monitor the performance of the development must be:
- (a) maintained in a proper and efficient condition; and
 - (b) operated in a proper and efficient manner.

Community Communication Strategy

- E2. The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.

Operational Noise Limits

- E3. The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the report titled Bowral and District Hospital Redevelopment Acoustic Report, prepared by Wood and Grieve Engineers, dated 8 November 2018.
- E4. The Applicant must undertake short term noise monitoring in accordance with the *Noise Policy for Industry* where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in the report titled Bowral and District Hospital Redevelopment Acoustic Report, prepared by Wood and Grieve Engineers, dated 8 November 2018. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.

Unobstructed Driveways and Parking Areas

- E5. All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.

Green Travel Plan

- E6. The Green Travel Plan required by condition D10 of this consent must be updated annually and implemented.

Lighting

- E7. The Applicant must ensure the lighting associated with the development:
- (a) complies with the latest version of AS 4282-1997 - *Control of the obtrusive effects of outdoor lighting* (Standards Australia, 1997); and
 - (b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.

Fire Safety Certificate

- E8. The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.

Landscaping

- E9. The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D25 for the duration of occupation of the development.

Hazards and Risk

- E10. The Applicant must store all chemicals, fuels and oils used on-site in accordance with:
- (a) the requirements of all relevant Australian Standards; and
 - (b) the NSW 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. Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with:
- (a) all relevant Australian Standards;
 - (b) for liquids, a minimum bund volume requirement of 110% of the volume of the largest single stored volume within the bund; and
 - (c) the Environment Protection Manual for *Authorised Officers: Bunding and Spill Management – technical bulletin* (EPA, 1997).
- E13. In the event of an inconsistency between the requirements E12(a) to E12(c), the most stringent requirement must prevail to the extent of the inconsistency.

Discharge Limits

- E14. The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided for in an EPL.

Bunding

- E15. The Applicant must store all chemicals, fuels and oils used on-site in appropriately banded areas in accordance with the requirements of all relevant Australian Standards, and/or EPA's *Storing and Handling of Liquids: Environmental Protection – Participants Manual* (Department of Environment and Climate Change, 2007).

Outdoor Lighting

- E16. Notwithstanding condition D30, 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.

APPENDIX 1 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 Department at the following address: compliance@planning.nsw.gov.au 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 C38 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.