



Pre-Construction Compliance Report

Mudgee Hospital Redevelopment



Executive Summary

The Hutchinson Builders (HB) Compliance Report is aligned with the Compliance Reporting Post Approval Requirements (PAR) issued by the Department of Planning & Environment (DoPE) along with the relevant State Significant Development Conditions of Consent (SSD-9211) relevant to the Mudgee Hospital Redevelopment.



DOCUMENT INFORMATION SHEET

DOCUMENT DETAILS

Title:	Hutchinson Builders Pre-Construction Compliance Report
Purpose and Scope:	The purpose of this report is to provide an update on the progress of the Mudgee Hospital Redevelopment against SSD requirements.

DOCUMENT VERIFICATION

Responsible			
Signature:		Position:	Project Manager
Name:	Sam Bandy	Date:	15/02/19
Accountable			
Signature:		Position:	Project Manager
Name:	Sam Bandy	Date:	15/02/19
Informed <i>(enter name/position of those to receive the completed document)</i>			
Signature:		Position:	Superintendent
Name:	Jose Soares	Date:	15/02/19
Signature:		Position:	
Name:		Date:	

RACIE TERMS

R	Responsible	The person who actually produces the documents
A	Accountable	The person who has to answer for the success or failure of the quality and timeliness of the document
C	Consulted	Those who must be consulted before the document is published
I	Informed	Those who must be informed after the document is published
E	Endorsed	The person who must approve the document before publication

REVISION RECORD

Issue	Date	Reason for Issue	Responsible	Accountable
A	11/02/19	For Information	Sam Bandy	Sam Bandy

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Appendix 1

Appendix 2

1. PURPOSE

1.1 Scope of Document

The purpose of this report is to provide an update of the performance of the Mudgee Hospital Redevelopment. It will provide an accurate snapshot on the project's status against contract obligations including SSD requirements

1.2 Distribution and Intended Audience

The document will be issued to Central West Project Management (CWPM) – Jose Soares.

This document will be issued to Central West Project Management (Principals Authorised Person – Jose Soares) for review. CWPM will then issue it to Health Infrastructure's planning team who will send it across to the Department of Planning and Environment.

2. Introduction

2.1 Project:

Mudgee Hospital Redevelopment SSD-9211

2.2 Project Address:

Corner of Meares & Lewis Street, Mudgee, 2850, NSW.

2.3 Project Phase:

Pre-Construction Compliance Report

2.4 Compliance Reporting Period:

February 2019

2.5 Project Activity Summary

Hutchinson Builders (HB) have been appointed as the Principal Contractor for the Mudgee Hospital Redevelopment. HB are progressing the design to 100% in close contact with HI and HI's representative CWPM.

HB have begun to address Part A – Administrative Conditions & Part B Prior to Commencement of Construction Activities.

HB have paid the Long Service Levy and are in the throes of finalising management plans with CWPM & BM&G.

2.6 Key Project Personnel

The Project Team	Role
Health Infrastructure (HI)	
Rebecca Wark	HI Executive Director, Rural and regional
Amanda Bock	HI Director, Rural and Regional
Mark Lamond	HI Senior Project Director
Katie Babula	HI Project Director
Central West Project Management (CWPM)	
Chris Milne	Managing Director
Jose Soares	PAP/Senior Project Manager – MW
Iain Lynch	PAP/Senior Project Manager - EW
Richard Nesbitt	Design Manager – EW/MW
Brianna Sawyer-Crawford	Assistant Project Manager – MW
John O'Connell	On-Site Project Manager - MW
Michael Godden	Project Manager/Contract Admin – EW/MW
Tegan Willams	Project Assistant – EW/MW
Hutchinson Builders (HB)	
Sean Lees	Team Leader
Corey Weston	Construction Manager
Sam Bandy	Project Manager (Site)
Tristan Nicol	Design Manager

3. Compliance Status Summary

Refer to Appendix 1 MHR SSD-9211 Conditions Matrix

4. Non Compliances

Nil non-compliances to report.

5. Previous Report Actions

No Previous Reports

6. Incidents

Not applicable during pre-construction period.

7. Complaints

Not applicable during pre-construction period.



Appendix 1

MHR SSD-9211 Conditions Matrix

ID #	SSD Conditions	Action (Consult/Prepare/Submit/Approval)	CONTRACTOR Compliant / Non-Compliant / Not Triggered	Monitoring Methodology	Evidence and Comments	Other Comments	Consultation	Approval - DPE	Required Submission Date	Actual Date Submitted	Commenced	Completed	Evidence Link	Responsible for Review / Action	Comment required by	Days Overdue			
PART A - ADMINISTRATIVE CONDITIONS				Hutchies specific monitoring methods.	Hutchies specific documentation/ evidence						Y/N	Y/N							
Obligation to Minimise Harm to the Environment			Compliant																
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.		Compliant	Noted	N/A														
Terms of Consent			No action required																
	The development may only be carried out:		No action required																
(a)	in compliance with the conditions of this consent;		Compliant	Noted															
(b)	in accordance with all written directions of the Planning Secretary;		Compliant	Noted															
(c)	generally in accordance with the EIS and Response to Submissions;		Compliant	Noted															
(d)	in accordance with the approved plans in the table below:		Compliant																
A2	Architectural Plans prepared by Silver Thomas Hanley		Compliant	Plans made available to the planning secretary during SSDA.	Plans & Drawings as noted														
	Dwg No.	Rev															Name of Plan	Date	
	7	B															Demolition Plan	08/06/2018	
	8	B															Proposed Site Plan	08/06/2018	
	9	B															Overall Ground floor plan	08/06/2018	
	10	B															Overall Lower Ground Floor Plan	08/06/2018	
	11	A															Elevations – North & East	08/06/2018	
	12	A															Elevations – South & West	08/06/2018	
	13	A															Sections	08/06/2018	
	Landscape Plans prepared by Taylor Brammer																		
	Dwg No.	Rev																Name of Plan	Date
	LT02-A	02																Planting Plan - West	17/10/2018
	LT03-A	03																Planting Plan - East	17/10/2018
	LT05	06																Mears Street Entry - Planting	17/10/2018
LT06	06	Ambulatory Courtyard	17/10/2018																
LT07	06	Central Courtyard Hardworks - Planting	17/10/2018																
LT08	06	Therapy Garden Hardworks - Planting	17/10/2018																
LT10	06	Sensory Garden – Staff Court Planting	17/10/2018																
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:		No action required	Noted	N/A														
(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		No action required	Noted	N/A														
(b)	the implementation of any actions or measures contained in any such document referred to in (a) above.		No action required	Noted	N/A														
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.		No action required	Noted	N/A														
Limits of Consent			No action required																
A5	This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.		No action required	Noted	N/A														
Prescribed Conditions			Compliant																
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.		Compliant	Noted	N/A														
Planning Secretary as Moderator			Not Triggered																
A7	In the event of a dispute between the Applicant and a public parking 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.		Not Triggered	Noted	N/A														
Long Service Levy			Compliant																
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.		Compliant	Receipt for LSL	LSL has been provided to the Client. No further action required.	Receipt Provided			25/02/2019	8/02/2019				CWPM	15/02/2019				
Legal Notice			Not Triggered																
A9	Any advice or notice to the consent authority must be served on the Planning Secretary.		Not Triggered	Noted	N/A														
Evidence of Consultation			No action required																
	Where conditions of this consent require consultation with an identified party, the Applicant must:		No action required	Noted	N/A														
(a)	consult with the relevant party prior to submitting the subject document for information or approval; and		No action required	Noted	N/A														
(b)	provide details of the consultation undertaken including:		No action required	Noted	N/A														
(i)	the outcome of that consultation, matters resolved and unresolved; and		No action required	Noted	N/A														
(ii)	details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved		No action required	Noted	N/A														
Staging, Combining and Updating Strategies, Plans or Programs																			
	With the approval of the Planning Secretary, the Applicant may:																		

ID #		SSD Conditions	Action	CONTRACTOR Compliant / Non-Compliant / Not Triggered	Monitoring Methodology	Evidence and Comments	Other Comments	Consultation	Approval - DPE	Required Submission Date	Actual Date Submitted	Commenced	Completed	Evidence Link	Responsible for Review / Action	Comment required by	Days Overdue	
A11	(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);		Compliant		On site activities to mimic staging plan submitted and will be uploaded post caretaker period.				12/02/2019					CWPM to Submit to Planning Secretary	15/02/2019		
	(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		No action required		Noted				As required					CWPM to Submit to Planning Secretary			
	(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).		Not Triggered		Noted				As required					CWPM to Submit to Planning Secretary			
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.		Not Triggered		Noted												
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.		Not Triggered		Noted												
Demolition																		
A14		Demolition work must comply with Australian Standard AS 2601-2001 <i>The demolition of structures</i> (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.	HB to prepare and submit demolition plan	Not Triggered		HB Site works to be in accordance with HB demolition plan as approved by BM&G				10/01/2020					CWPM to Submit to BM&G for approval	17/01/2020		
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. <i>Note: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</i>		Compliant		Watching brief consultants, BM&G Inspections and certification that the building is in accordance with the BCA				20/01/19 for Crown Certificate 1 Crown Cert 2 & 3 TBC					BM&G to Accept Certificate	21/01/2019		
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.	HB to develop and submit External Cladding Submission	Not Triggered		HB to construct in accordance with approved materials and plans submitted to BM&G				4/03/2019					BM&G to Accept Report	11/03/2019		
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.		No action required		Noted												
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, noncompliance notification, compliance reporting and independent auditing. <i>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.</i>		Not Triggered		Refer to condition B29, B30, C37-C40 & D18-D21												
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:	CWPM to Publish	Not Triggered		Refer to project website				21/02/2019								
	(a)	make the following information and documents (as they are obtained or approved) publicly available on its website:	CWPM to Publish	Not Triggered		Refer to project website				21/02/2019								
	(i)	the documents referred to in condition A2 of this consent;	CWPM to Publish	Not Triggered		Refer to project website				22/02/2019								
	(ii)	all current statutory approvals for the development;	CWPM to Publish	Not Triggered		Refer to project website				20/02/2019					CWPM to Publish	22/09/2019		

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A19	(iii) all approved strategies, plans and programs required under the conditions of this consent;	CWPM to Publish	Not Triggered	Refer to project website	Documents provided to HI Commas Team for upload via CWPM. Unable to be uploaded until post caretaker period				20/02/2019					CWPM to Publish	22/09/2019		
	(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;	CWPM to Publish	Not Triggered	Refer to project website	Documents provided to HI Commas Team for upload via CWPM. Unable to be uploaded until post caretaker period				As required					CWPM to Publish	As Required		
	(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;	CWPM to Publish	Not Triggered	Refer to project website	Documents provided to HI Commas Team for upload via CWPM. Unable to be uploaded until post caretaker period				As required								
	(vi) a summary of the current stage and progress of the development;	CWPM to Publish	Not Triggered	Refer to project website	Documents provided to HI Commas Team for upload via CWPM. Unable to be uploaded until post caretaker period				Monthly					CWPM to extrapolate relevant data and publish	Monthly		
	(vii) contact details to enquire about the development or to make a complaint;	CWPM to Publish	Not Triggered	Refer to project website	Documents provided to HI Commas Team for upload via CWPM. Unable to be uploaded until post caretaker period				As Required					CWPM to Publish	As Required		
	(viii) a complaints register, updated monthly;	CWPM to Publish	Not Triggered	Refer to project website	Documents provided to HI Commas Team for upload via CWPM. Unable to be uploaded until post caretaker period				Monthly					CWPM to Publish	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;	CWPM to Publish	Not Triggered	Refer to project website	Documents provided to HI Commas Team for upload via CWPM. Unable to be uploaded until post caretaker period				As per Audit Program					CWPM to Publish	As per audit program		
	(x) any other matter required by the Planning Secretary; and	CWPM to Publish	Not Triggered	Refer to project website	Documents provided to HI Commas Team for upload via CWPM. Unable to be uploaded until post caretaker period				As required					CWPM to Publish	As Required		
	(b) keep such information up to date, to the satisfaction of the Planning Secretary.	CWPM to Publish	Not Triggered	Refer to project website	Documents provided to HI Commas Team for upload via CWPM. Unable to be uploaded until post caretaker period				As required					CWPM to Publish	As Required		
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.		Compliant	HB daily induction references the location of the SSD. HB to provide copy of site inductions	SSD conditions available on the project website												
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.		Compliant	Noted	As required/ Available upon request				As advised								

ID #	SSD Conditions	Action	CONTRACTOR Compliant / Non-Compliant / Not Triggered	Monitoring Methodology	Evidence and Comments	Other Comments	Consultation	Approval - DPE	Required Submission Date	Actual Date Submitted	Commenced	Completed	Evidence Link	Responsible for Review / Action	Comment required by	Days Overdue
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.		Compliant	Official Notification Provided	Official Notification Provided on Aconex to DPE via CWPM/ HI Planning				21/02/2020					CWPM to notify planning	20/02/2019	
Certified Drawings																
B2	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:		Compliant	Construction Documentation & Structural Design Certificates	Structural Design Certificate & Drawings				21/02/2020					BM&G to confirm acceptance	22/02/2019	
(a)	the relevant clauses of the BCA; and		Compliant	Noted	Refer design Certificate											
(b)	this development consent.		Compliant	Noted	N/A											
External Walls and Cladding																
B3	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.	HB to prepare & submit cladding submission to BM&G for Approval	Not Triggered	HB to construct in accordance with approved materials and plans submitted to BM&G	HB to produce external cladding submission for approval by BM&G				4/03/2019					BM&G to Accept	7/03/2019	
Reflectivity																
B4	The building materials used on the facades of all buildings will be designed so as not to result in glare that causes discomfort or threatens the safety of pedestrians or drivers. A report/statement demonstrating consistency with this requirement will be submitted to the satisfaction of the Certifying Authority prior to the commencement of above ground works.	HB to submit certificate to BM&G for approval	Not Triggered	Façade to be constructed in accordance with documents	Design Certificate from STH and comments regarding reflectivity				4/03/2019	8/02/2019				BM&G to Accept	7/03/2019	
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;		Not Triggered	N/A	N/A - These works were undertaken as part of the early works package				As required							
(b)	prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and		Compliant	Dilapidation report with photos to be produced	Dilapidation report to be used as evidence				22/02/2019							
(c)	submit a copy of the dilapidation report to the Planning Secretary, Certifying Authority and Council.		Compliant	Dilapidation report with photos to be produced	Emails of submission to relevant bodies to be provided as evidence				22/02/2019					CWPM to submit to planning Secretary	22/02/2019	
Utilities and Services																
B6	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.		Not Triggered	Approvals of easements	Correspondence from elegant service authorities				20/02/2019					BM&G to accept evidence of consultation	22/02/2019	
B7	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.		Not Triggered	Approvals of easements	Correspondence from relevant service authorities				8/03/2019					BM&G to accept	11/03/2019	
Community Communication Strategy																
B8	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:		Compliant	Information uploaded onto the project portal	Refer Project website			Approved	11/02/2019					CWPM to confirm acceptance by Planning	20/02/2029	
(a)	identify people to be consulted during the design and construction phases;		Compliant	Information uploaded onto the project portal	Refer Project website			Approved								
(b)	set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;		Compliant	Information uploaded onto the project portal	Refer Project website			Approved								
(c)	provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;		Compliant	Information uploaded onto the project portal	Refer Project website			Approved								
(d)	set out procedures and mechanisms:		Compliant	Information uploaded onto the project portal	Refer Project website			Approved								
(i)	through which the community can discuss or provide feedback to the Applicant;		Compliant	Information uploaded onto the project portal	Refer Project website			Approved								
(ii)	through which the Applicant will respond to enquiries or feedback from the community; and		Compliant	Information uploaded onto the project portal	Refer Project website			Approved								
(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.		Compliant	Information uploaded onto the project portal	Refer Project website			Approved								
	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.		Compliant	Information uploaded onto the project portal	Refer Project website			Approved								

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Ecologically Sustainable Development																		
B9		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 NSW Health Infrastructure Engineering Services Guidelines and Section J of the National Construction Code 2012 to target the equivalent of a minimum 4 Star Green Star rating.	HB to re-run energy efficiency models and confirm	Not Triggered	Ensure material selections are installed as per contract drawings and section J report	Product data sheets to be supplied for items being installed				8/03/2019					BM&G to accept	11/03/2019		
Bicycle Parking and End of Trip Facilities																		
B10		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:		Compliant	Ensure construction in accordance with contract documents & relevant standards	Certification from STH to be provided prior to completion and sign off from BM&G				4/03/2019	8/02/2019				BM&G to Accept	7/03/2019		
	(a)	the provision of a minimum five staff and four public bicycle parking spaces;		Compliant	Ensure construction in accordance with contract documents & relevant standards	Certification from STH to be provided prior to completion and sign off from BM&G												
	(b)	the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 <i>Parking facilities - Bicycle parking</i> , and be located in easy to access, well-lit areas that incorporate passive surveillance;		Compliant	Ensure construction in accordance with contract documents & relevant standards	Certification from STH to be provided prior to completion and sign off from BM&G												
	(c)	the provision of end-of-trip facilities for staff in accordance with the ESD Design & As Built rating tool;		Compliant	Ensure construction in accordance with contract documents & relevant standards	Certification from STH to be provided prior to completion and sign off from BM&G												
	(d)	appropriate pedestrian and cyclist advisory signs are to be provided; and		Compliant	Ensure construction in accordance with contract documents & relevant standards	Certification from STH to be provided prior to completion and sign off from BM&G												
	(e)	all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority		Compliant	Ensure construction in accordance with contract documents & relevant standards	Certification from STH to be provided prior to completion and sign off from BM&G												
Outdoor Lighting																		
B11		Prior to commencement of construction, all outdoor lighting within the site must comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority.		Compliant	Ensure construction in accordance with contract documents & relevant standards	Certification from electrical engineer to be provided prior to completion and sign off from BM&G				7/03/2019					BM&G to Approve	11/03/2019		
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.		Compliant	Building to be constructed in accordance with construction documentation and relevant standards. All ramps etc.. To be built in accordance with Access requirements	BM&G to produce access report & certification the building has incorporated these access requirements				7/03/2019					BM&G to Approve	11/03/2019		
Archival Recording																		
B13		The Applicant must engage a suitably qualified and experienced expert to undertake a photographic archival recording must be prepared prior to the commencement of works		Compliant	Archival records completed by Eric Martin & Associates to be kept online	Archival records are available to be viewed				20/02/2019					BM&G to Approve	22/02/2019		
Unexpected Contamination Procedure																		
B14		Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure the potentially contaminated material is appropriately managed. The procedure must form part of the CEMP in accordance with condition B17 and must ensure any material identified as contaminated must be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site.		Compliant	Regular review and update of EMP, asbestos management plan & EWMS 9 Dangerous Goods & Hazardous Substances	Air Monitoring reports & soil testing reports				23/01/2019	#####				CWPM to Review and submit to planning secretary	1/02/2019	7 days	
Demolition and Remediation																		
B15		All demolition and site remediation is to be undertaken in accordance with the Remedial Action Plan and Waste Management Plan prepared by Regional EnviroScience Pty Ltd 6 dated August 2018.		Not Triggered	Remediation to be monitored by 3rd party & audited by principal consultant	Remediation certificate provided by 3rd party				10/01/2020					CWPM to Submit BM&G for approval	17/01/2020		
B16		Upon completion of remedial works, the Applicant must submit a Site Audit Report and Section A Site Audit Statement for the relevant part of the site prepared by a NSW EPA accredited Site Auditor. The Site Audit Report and Section A Site Audit Statement must verify the relevant part of the site is suitable for the hospital land use and be provided to the satisfaction of the Certifying Authority.		Not Triggered	Ensure Auditor reviews hygienist/environmental consultants report	Audit report certified by BM&G				As completed					EPA Accredited Site Auditor to provide audit report and BM&G to approve	As Completed		
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 following:		Compliant	Review CEMP and relevant attachments on a regular basis or as required	The CEMP certified by BM&G and submitted to the planning secretary				23/01/2019	#####				CWPM to Review and submit to BM&G for approval	1/02/2019	7 days	
	(a)	Details of:		Compliant	Review CEMP and relevant attachments on a regular basis or as required	The CEMP certified by BM&G and submitted to the planning secretary												
	(i)	hours of work;		Compliant	Review CEMP and relevant attachments on a regular basis or as required	The CEMP certified by BM&G and submitted to the planning secretary												
	(ii)	24-hour contact details of site manager;		Compliant	Review CEMP and relevant attachments on a regular basis or as required	The CEMP certified by BM&G and submitted to the planning secretary												
	(iii)	management of dust and odour to protect the amenity of the neighbourhood;		Compliant	Review CEMP and relevant attachments on a regular basis or as required	The CEMP certified by BM&G and submitted to the planning secretary												
	(iv)	stormwater control and discharge;		Compliant	Review CEMP and relevant attachments on a regular basis or as required	The CEMP certified by BM&G and submitted to the planning secretary												
	(v)	measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;		Compliant	Review CEMP and relevant attachments on a regular basis or as required	The CEMP certified by BM&G and submitted to the planning secretary												

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B17	(vi) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting;		Compliant	Review CEMP and relevant attachments on a regular basis or as required	The CEMP certified by BM&G and submitted to the planning secretary											
	(vii) community consultation and complaints handling;		Compliant	Review CEMP and relevant attachments on a regular basis or as required	The CEMP certified by BM&G and submitted to the planning secretary											
	(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B17);		Compliant	Review CEMP and relevant attachments on a regular basis or as required	The CEMP certified by BM&G and submitted to the planning secretary											
	(c) Construction Noise and Vibration Management Sub-Plan (see condition B18);		Compliant	Review CEMP and relevant attachments on a regular basis or as required	The CEMP certified by BM&G and submitted to the planning secretary											
	(d) Construction Waste Management Sub-Plan (see condition B19);		Compliant	Review CEMP and relevant attachments on a regular basis or as required	The CEMP certified by BM&G and submitted to the planning secretary											
	(e) Construction Dust Management Sub-Plan;		Compliant	Review CEMP and relevant attachments on a regular basis or as required	The CEMP certified by BM&G and submitted to the planning secretary											
	(f) Construction Community Safety Plan;		Compliant	Review CEMP and relevant attachments on a regular basis or as required	The CEMP certified by BM&G and submitted to the planning secretary											
	(g) Construction Soil and Water Management Sub-Plan;		Compliant	Review CEMP and relevant attachments on a regular basis or as required	The CEMP certified by BM&G and submitted to the planning secretary											
	(h) Demarcation of trees to be retained and documentation of protection measures, including (but not limited to) erosion and sediment control measures and procedures if nests or fauna are located in any trees to be removed;		Compliant	Review CEMP and relevant attachments on a regular basis or as required	The CEMP certified by BM&G and submitted to the planning secretary											
	(i) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and		Compliant	Review CEMP and relevant attachments on a regular basis or as required	The CEMP certified by BM&G and submitted to the planning secretary											
(j) 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.		Compliant														
B18	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.															

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B19	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following:		Compliant	Review TMP and relevant attachments on a regular basis or as required	The TMP certified by BM&G and submitted to the planning secretary				15/02/2019					BM&G to advise Acceptance	19/02/2019		
	(a) be prepared by a suitably qualified and experienced person(s);		Compliant	Review TMP and relevant attachments on a regular basis or as required	The TMP certified by BM&G and submitted to the planning secretary												
	(b) be prepared in consultation with Council, RMS and TfNSW;		Compliant	Review TMP and relevant attachments on a regular basis or as required	The TMP certified by BM&G and submitted to the planning secretary												
	(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;		Compliant	Review TMP and relevant attachments on a regular basis or as required	The TMP certified by BM&G and submitted to the planning secretary												
	(d) detail heavy vehicle routes, access and parking arrangements;		Compliant	Review TMP and relevant attachments on a regular basis or as required	The TMP certified by BM&G and submitted to the planning secretary												
	(e) include a Driver Code of Conduct to:		Compliant	Review TMP and relevant attachments on a regular basis or as required	The TMP certified by BM&G and submitted to the planning secretary												
	(i) minimise the impacts of earthworks and construction on the local and regional road network;		Compliant	Review TMP and relevant attachments on a regular basis or as required	The TMP certified by BM&G and submitted to the planning secretary												
	(ii) minimise conflicts with other road users;		Compliant	Review TMP and relevant attachments on a regular basis or as required	The TMP certified by BM&G and submitted to the planning secretary												
	(iii) minimise road traffic noise; and		Compliant	Review TMP and relevant attachments on a regular basis or as required	The TMP certified by BM&G and submitted to the planning secretary												
	(iv) ensure truck drivers use specified routes;		Compliant	Review TMP and relevant attachments on a regular basis or as required	The TMP certified by BM&G and submitted to the planning secretary												
(f) include a program to monitor the effectiveness of these measures; and		Compliant	Review TMP and relevant attachments on a regular basis or as required	The TMP certified by BM&G and submitted to the planning secretary													
(g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.		Compliant	Review TMP and relevant attachments on a regular basis or as required	The TMP certified by BM&G and submitted to the planning secretary													
B20	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to,																
	(a) be prepared by a suitably qualified and experienced noise expert;		Compliant	Plan governed by EPA's Interim Construction Noise Guideline (DECC, 2009)	Refer EWMS 8 - Noise & Vibration				23/01/2019	#####				CWPM to Review and submit to BM&G for approval	1/02/2019	7 days	
	(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);		Compliant	Intermittent noise monitoring during any works deemed required during an excessively noisy works or following complaints	Noise reports if deemed necessary												
	(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;		Not Triggered	No Piling or high noise generating activities applicable	N/A												
	(d) include strategies that have been developed with the community for managing high noise generating works;		Not Triggered	No Piling or high noise generating activities applicable	N/A												
	(e) describe the community consultation undertaken to develop the strategies in condition B18(d); and		Compliant	TMP submitted to Mid west regional council	Copy of TMP that was submitted to council												
(f) include a complaints management system that would be implemented for the duration of the construction.		Compliant	Complaint register to be kept on file	Project Complaints Register													
B21	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;		Compliant	Recycling of construction materials	Waste reporting the tonnage of waste recycled				23/01/2019	#####				CWPM to Review and submit to BM&G for approval	1/02/2019	7 days	
	(b) The CWMSP must include a Hazardous Materials Management Plan and Asbestos Removal Control Plan;		Compliant	Hazardous materials management plan to be approved by BM&G	Asbestos management plan												
(c) 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.		Compliant	Removal of contaminated waste will be actioned in accordance with management plan	Disposal & clearance certificates to be provided													

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Construction Parking																
B22	Prior to the commencement of construction, the Applicant must demonstrate to the satisfaction of the Certifying Authority that sufficient parking facilities have been provided on-site, or suitable alternative location as agreed to by the Planning Secretary, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities		Compliant	HB to advise on parking locations in the inductions and review on site	Site access plan/parking approved by BM&G				8/02/2019	8/02/2019				BM&G to advise acceptance of Site Access Plan	12/02/2019	
Landscaping																
B23	Prior to commencement of the relevant work, 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:		Not Triggered	Review and update management plan as required	Management plan as submitted and approved by BM&G				1/09/2019					CWPM to Review and submit to BM&G for approval	15/09/2019	
	(a) be generally in accordance with the Landscape Plans prepared by Taylor Brammer, dated 17 October 2018;		Not Triggered	Review and update management plan as required	Management plan as submitted and approved by BM&G											
	(b) amend the 65 trees to be species endemic to the area;		Not Triggered	Review and update management plan as required	Management plan as submitted and approved by BM&G											
	(c) detail the species to be planted on-site;		Not Triggered	Review and update management plan as required	Management plan as submitted and approved by BM&G											
	(d) describe the monitoring and maintenance measures to manage revegetation and landscaping works; and		Not Triggered	Review and update management plan as required	Management plan as submitted and approved by BM&G											
	(e) be consistent with the Applicant's Management and Mitigation Measures in the EIS and RiS.		Not Triggered	Review and update management plan as required	Management plan as submitted and approved by BM&G											
B24	The Applicant must not commence the relevant work until the Landscape Management Plan is submitted to the Certifying Authority		Not Triggered	Review and update management plan as required	Management plan as submitted and approved by BM&G											
Stormwater Management System																
B25	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:		Compliant	Stormwater management system to be installed in accordance with contract documents and to be inspected by relevant stakeholders as works progress	Construction documentation and design certificate as approved by BM&G				15/02/2019					BM&G to Advise of Acceptance	19/02/2019	
	(a) be designed by a suitably qualified and experienced person(s);		Compliant	Stormwater management system to be installed in accordance with contract documents and to be inspected by relevant stakeholders as works progress	Construction documentation and design certificate as approved by BM&G											
	(b) be generally in accordance with the conceptual design in the EIS;		Compliant	Stormwater management system to be installed in accordance with contract documents and to be inspected by relevant stakeholders as works progress	Construction documentation and design certificate as approved by BM&G											
	(c) be in accordance with applicable Australian Standards;		Compliant	Stormwater management system to be installed in accordance with contract documents and to be inspected by relevant stakeholders as works progress	Construction documentation and design certificate as approved by BM&G											
	(d) ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines;		Compliant	Stormwater management system to be installed in accordance with contract documents and to be inspected by relevant stakeholders as works progress	Construction documentation and design certificate as approved by BM&G											
Operational Noise – Design of Mechanical Plant and Equipment																
B26	Prior to commencement of construction, the Applicant must incorporate the noise mitigation recommendations in the Noise Impact Assessment, 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 Noise Impact Assessment.		Compliant	Noise impact assessment and monitoring completed prior to SSD	Noise Assessment report available on the project web page				7/03/2019					BM&G to approve	11/03/2019	
Operational Waste Storage and Processing																
B27	Prior to the commencement of construction, the Applicant must obtain agreement from Council for the design of the operational waste storage area where waste removal is undertaken by Council.	CWPM to Provide Agreement	Not Triggered	Ensure waste bins stored as per agreement	Letter from council stating agreement between the hospital and waste collection service to be provided prior to CC3				7/03/2019					BM&G to approve	11/03/2019	
Mechanical Ventilation																
B28	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 <i>The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and AS/NZS 3666.1:2011 <i>Air handling and water systems of buildings– Microbial control</i> to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction.		Compliant	Mechanical services to be installed in accordance with contract documents and inspected periodically by consultants	Design Certificate to be provided by Mechanical Consultant				7/03/2019					BM&G to approve	11/03/2019	

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Compliance Reporting																	
B29	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. NSW Government 11 Mudgee Hospital Redevelopment Department of Planning and Environment (SSD 9211) 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.		Compliant	Program complete and provided to Certifying Authority and Planning Secretary.	Compliance Reporting Program document and email correspondence to Certifier and Planning Secretary				11/02/2019	#####				CWPM to Submit to department of planning and environment and to BM & G	11/02/2019		
B30	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.		No action required	Noted	N/A												
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.		Compliant	Ensure any updated documentation or certification is available on site.	Relevant documents available in Site Office. Available upon request.												
Site Notice																	
	A site notice(s):																
C2	(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.		Compliant	Complete. Review and update at each Stage of the Project.	Complete and on boundaries available for viewing.												
	(b) is to satisfy all but not be limited to, the following requirements:		Compliant	Complete. Review and update at each Stage of the Project.	Complete and on boundaries available for viewing.												
	(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;		Compliant	Complete. Review and update at each Stage of the Project.	Complete and on boundaries available for viewing.												
	(ii) the notice is to be durable and weatherproof and is to be displayed throughout the works period;		Compliant	Complete. Review and update at each Stage of the Project.	Complete and on boundaries available for viewing.												
	(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		Compliant	Complete. Review and update at each Stage of the Project.	Complete and on boundaries available for viewing.												
(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.		Compliant	Complete. Review and update at each Stage of the Project.	Complete and on boundaries available for viewing.													
Operation of Plant and Equipment																	
C3	All plant and equipment used on site, or to monitor the performance of the development must be:		Compliant	Complete.	Weekly pre-start checklist												
	(a) maintained in a proper and efficient condition; and		Compliant	Complete.	Weekly pre-start checklist												
	(b) operated in a proper and efficient manner.		Compliant	Complete.	Weekly pre-start checklist												
Demolition																	
C4	Demolition work must comply with <i>Australian Standard AS 2601-2001</i> 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.		Not Triggered	HB Site works to be in accordance with HB demolition plan as approved by BM&G	Demolition Plan & written Statement				10/01/2020					BM&G to Advise	17/01/2020		
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		Compliant	Noted.	Monitoring subcontractors and ensuring lock up of site is done at correct time.												
	(b) between 8am and 1pm, Saturdays.		Compliant	Noted.	Monitoring subcontractors and ensuring lock up of site is done at correct time.												
	No work may be carried out on Sundays or public holidays.		Compliant	Noted.	Monitoring subcontractors and ensuring lock up of site is done at correct time.												
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		No action required	Noted	N/A												
	(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or		No action required	Noted	N/A												
	(c) where the works are inaudible at the nearest sensitive receivers; or		No action required	Noted	N/A												
	(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.		No action required	Noted	N/A												
Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.		No action required	Noted	N/A													
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;		No action required	Noted	Monitoring subcontractors.												
	(b) 2pm to 5pm Monday to Friday; and		No action required	Noted	Monitoring subcontractors.												

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(c)	9am to 12pm, Saturday.		No action required	Noted	Monitoring subcontractors.											
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).		Compliant	Noted	Version control of CEMP and correctly issuing out updated docs and informing contractors/subcontractors of any changes											
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.		Compliant	Noted. Monitor construction traffic	Site Access Plan states construction vehicle plans.											
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.		Not Triggered	Noted	N/A				As required							
Safe Work Requirements																
C11	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 Safe Work requirements.		Compliant	Monitor site to ensure works being carried out in accordance with approved management plans.	WHS Management Plan and Construction Community Safety Plan											
Hoarding Requirements																
	The following hoarding requirements must be complied with:															
C12	(a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; 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		Compliant	Regular site boundary walks to be undertaken	No advertising allowed or currently on fences											
	(b) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.		Compliant	Regular site boundary walks to be undertaken	N/A											
	(c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.		Not Triggered	Noted	N/A											
No Obstruction of Public Way																
C13	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under and circumstances, unless prior approval has been obtained 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.		Not Triggered	Noted	N/A											
Construction Noise Limits																
C14	The development must be constructed to achieve the construction noise management levels detailed in the <i>Interim Construction Noise Guideline</i> (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.		Compliant	Review and update NWMP as required	Refer to Noise and Vibration Management Plans											
C15	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.		Compliant	Advising subcontractors of this requirement when contracting. Remind subcontractors at toolbox talks.	Induction packs will have link to SSD Conditions, required to read conditions prior to commencing work.											
C16	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.		Compliant	Noted	N/A											
C17	Any noise generated during construction of the development must not be offensive noise within the meaning of the <i>Protection of the Environment Operations Act 1997</i> or exceed approved noise limits for the site.		Compliant	Noted	N/a											
Vibration Criteria																
	Vibration caused by construction at any residence or structure outside the site must be limited to:		Compliant	Review and update NWMP as required	Refer to Noise and Vibration Management Plans											
C18	(a) for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and		Compliant	Review and update NWMP as required	Refer to Noise and Vibration Management Plans											
	(b) for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> (DEC, 2006) (as may be updated or replaced from time to time).		Compliant	Review and update NWMP as required	Refer to Noise and Vibration Management Plans											
C19	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		Compliant	Review and update NWMP as required	Refer to Noise and Vibration Management Plans											
C20	The limits in conditions C18 and C19 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B18 of this consent.		Compliant	Review and update NWMP as required	Refer to Noise and Vibration Management Plans											
Tree Protection																
	For the duration of the construction works:															
C21	(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;		Compliant	Arborist report to be reviewed and implemented as required.	Refer to Arborist Report											
	(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;		Compliant	Arborist report to be reviewed and implemented as required.	Refer to Arborist Report											
	(c) all trees on the site that are not approved for removal must be suitably protected during construction as per recommendations of the Tree Assessment Report prepared for the EIS; and		Compliant	Arborist report to be reviewed and implemented as required.	Refer to Arborist Report											
	(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.		Compliant	Noted	Refer to Arborist Report											

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Dust Minimisation																
C22	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.		Compliant	Monitor Dust caused by works and ensure proper dust suppression is undertaken.	Refer to EWMS 7 Air Quality and CEMP.											
C23	During construction, the Applicant must ensure that:		Compliant	Monitor Dust caused by works and ensure proper dust suppression is undertaken.	Refer to EWMS 7 Air Quality and CEMP.											
	(a) exposed surfaces and stockpiles are suppressed by regular watering;		Compliant	Monitor Dust caused by works and ensure proper dust suppression is undertaken.	Refer to EWMS 7 Air Quality and CEMP.											
	(b) all trucks entering or leaving the site with loads have their loads covered;		Compliant	Monitor Dust caused by works and ensure proper dust suppression is undertaken.	Refer to EWMS 7 Air Quality and CEMP.											
	(c) trucks associated with the development do not track dirt onto the public road network;		Compliant	Monitor Dust caused by works and ensure proper dust suppression is undertaken.	Refer to EWMS 7 Air Quality and CEMP.											
	(d) public roads used by these trucks are kept clean; and		Compliant	Monitor Dust caused by works and ensure proper dust suppression is undertaken.	Refer to EWMS 7 Air Quality and CEMP.											
	(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.		Compliant	Monitor Dust caused by works and ensure proper dust suppression is undertaken.	Refer to EWMS 7 Air Quality and CEMP.											
Erosion and Sediment Control																
C24	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.		Compliant	Review and update Erosion and Sediment Control Plan as required. Ensure Plan is implemented correctly.	Refer to EWMS 1 Erosion and Sediment Control and CEMP.											
Disposal of Seepage and Stormwater																
C25	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 <i>Protection of the Environment Operations Act 1997</i> .		Compliant	Monitor works and ensure disposal methods from subcontractors are in accordance.	Refer to Stormwater Management in CEMP.											
Unexpected Finds Protocol – Aboriginal Heritage																
C26	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.		Not Triggered	Noted	N/A											
Unexpected Finds Protocol - Historic Heritage																
C27	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 the Heritage Division of the OEH.		Not Triggered	Noted	N/A											
Waste Storage and Processing																
C28	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.		Compliant	Waste to be collated in bin laydown areas	Designated waste storage areas and bins as required onsite											
C29	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014)		Compliant	Monitor waste and review against guidelines on a regular basis.	Recycling reports for waste generated											
C30	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.		Compliant	Monitor subcontractor methodologies and relevant works.	Subcontractor waste disposal methodologies.											
C31	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.		Compliant	Monitor subcontractor methodologies and relevant works.	HB CEMP											
Handling of Asbestos																
C32	The Applicant is to consult with Safe Work 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.		Compliant	Review and update Asbestos Control Plan. Monitor site and handling of asbestos to ensure compliance	Asbestos Control Plan											
Reporting and Response																
C33	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 .		Not Triggered	Noted	Incident Register to be maintained and email correspondence of incidents emailed to department											
Non-Compliance Notification																

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C34	<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>		Not Triggered	Noted	Incident Register to be maintained and email correspondence of incidents emailed to department											
Revision of Strategies, Plans and Programs																
	Within three months of:															
C35	(a)	the submission of a compliance report under condition B27;	Not Triggered	Noted	Revision numbers and dates of updates on documents.											
	(b)	the submission of an incident report under condition C32;	Not Triggered	Noted	As required											
	(c)	the submission of an Independent Audit under condition C37;	Not Triggered	Noted	Audit Reports dated and revision control				25/07/2019							
	(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.		Not Triggered	Noted	N/A											
C36		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.	Not Triggered	Noted	N/A									BM&G to review		
	Note	<i>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.</i>	Not Triggered	Noted	N/A											

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Independent Environmental Audit																
C37	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.		Not Triggered	Noted	Email correspondence evidence of submission to Planning and Certifier				25/04/2019					BM&G to review & CWPM to submit		
C38	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 C36 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)		Not Triggered	Noted	Audit reports											
C39	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 C37 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		Not Triggered	Noted	Review reports in a timely manner				25/05/2019							
C40	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.		Not Triggered	Noted	N/A				25/05/2019					BM&G to Review CWPM to submit		
			Not Triggered	Noted	Email correspondence Available on project webpage				25/07/19 to submit..... ... Notify the Department 18/07/19					CWPM to publish report and notify		
C40	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.		Not Triggered	Noted	N/A											
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.		Not Triggered	Noted	Email correspondence				1 Month prior to occupation							
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.		Not Triggered	Noted	Email correspondence				Prior to occupation							
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.		Not Triggered	Noted	Email correspondence				Prior to occupation							
Landscaping																
D4	Prior to occupation, the Applicant must undertake all landscape works detailed in the Landscape Management Plan required by condition B21 to the satisfaction of the Certifying Authority		Not Triggered	Noted	Email correspondence approving plan from Certifier				As per program							
Protection of Public Infrastructure																
D5	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.		Not Triggered	Noted	Dilapidation Report											
Post-construction Dilapidation Report																
D6	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.		Not Triggered	Noted	Post Occupation Dilapidation Report											
Utilities and Services																
D7	Prior to occupation of the building, a compliance certificate under the section 307 of the <i>Water Management Act 2000</i> must be obtained from Council and submitted to the Certifying Authority.		Not Triggered	Noted	Compliance Certificate Email correspondence to Certifier											
Green Travel Plan																
	Prior to the commencement of operation, a Green Travel Plan (GTP) must be prepared and be submitted to the 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;		Not Triggered	Noted	GTP and email evidence of submission											
			Not Triggered	Noted	Qualifications of Consultant available											
			Not Triggered	Noted. Review final plan to ensure all included.	To be included											
			Not Triggered	Noted. Review final plan to ensure all included.	To be included											
			Not Triggered	Noted. Review final plan to ensure all included.	To be included											

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	(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 at appropriate times throughout the academic year.		Not Triggered		Noted. Review final plan to ensure all included.											
	(f)	include the establishment of a Transport Advisory Committee (TAC) to observe, set out and monitor the transport goals of the hospital on a short, medium and long-term basis.		Not Triggered		Noted. Review final plan to ensure all included.											
	Note:	<i>The Committee should comprise an independent chair and appropriate representation from the Applicant, Council and the local community</i>															
Heritage Interpretation Plan																	
		The Applicant must prepare a Heritage Interpretation Plan to acknowledge the historic heritage of the site. The plan must:															
D9	(a)	be prepared by a suitably qualified and experienced expert in consultation with the OEH NSW Heritage Division and Council;		Not Triggered		Noted											
	(b)	be submitted to/approved by the Certifying Authority prior to the commencement of operation;		Not Triggered		Noted									BM&G to review		
	(c)	include provision for naming elements within the development that acknowledges the site's heritage; and		Not Triggered		Noted. Review final plan to ensure all included.											
	(d)	includes of significant elements and moveable heritage items such as plaques and lift equipment, within the new buildings and grounds		Not Triggered		Noted. Review final plan to ensure all included.											
	(e)	incorporates interpretive information in to the site.		Not Triggered		Noted. Review final plan to ensure all included.											
D10		The Applicant must:															
	(a)	not commence operation until the Heritage Interpretation Plan is approved by the Certifying Authority; and		Not Triggered		Noted									BM&G to review		
	(b)	implement the most recent version of the Heritage Interpretation Plan approved by the Certifying Authority.		Not Triggered		Noted - monitor and correctly file any updated doc											
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:															
D11	(a)	the BCA;		Not Triggered		Review systems											
	(b)	AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes;		Not Triggered		Review systems											
	(c)	the development consent and any relevant modifications; and		Not Triggered		Review systems											
	(d)	any dispensation granted by the NSW Fire Brigade.		Not Triggered		Review systems											
Fire Safety Certification																	
D12		Prior to the final occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.		Not Triggered		Noted									CWPM to submit		

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Structural Inspection Certificate																
D13	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:		Not Triggered	Noted	Structural Inspection Certificate or a Compliance Certificate and email correspondence to Certifying Authority. Email correspondence submitting to council and authority.				Prior to Occupation					CWPM to submit to authority		
	(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		Not Triggered	Noted	Report from Certifier									BM&G to review		
	(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.		Not Triggered	Review documents	Inspection Cert and Design Certs											
	(c) person/s authorised to, for the life of the development		Not Triggered	Noted												
Warm Water Systems and Cooling Systems																
D14	The installation, operation and maintenance of warm water systems and water cooling systems (as defined under the <i>Public Health Act 2010</i>) must comply with the <i>Public Health Act 2010</i> , <i>Public Health Regulation 2012</i> and Parts 1 and 2 (or Part 3 if a Performance-based water cooling system) of <i>AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance</i> and the NSW Health Code of Practice for the Control of Legionnaires' Disease.		Not Triggered	Review Systems are in accordance	Warm Water Systems and Cooling Systems											
Signage																
D15	Way-finding signage and signage identifying the location of staff car parking must be installed prior to occupation.		Not Triggered	Noted	Signage											
D16	Bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas prior to occupation.		Not Triggered	Noted	Signage											
Operational Waste Management Plan																
D17	Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Department/Certifying Authority. The Waste Management Plan must:		Not Triggered	Noted	Management Plan and email correspondence.				Prior to Occupation							
	(a) detail the type and quantity of waste to be generated during operation of the development; describe the handling, storage and disposal of all waste streams generated on site, consistent with the <i>Protection of the Environment Operations Act 1997</i> , <i>Protection of the Environment Operations (Waste) Regulation 2014</i> and the <i>Waste Classification Guideline</i> (Department of Environment, Climate Change and Water, 2009);		Not Triggered	Noted	To be included in Hospital WMP				Prior to Occupation							
	(b) detail the materials to be reused or recycled, either on or off site; and		Not Triggered	Noted	To be included in Hospital WMP				Prior to Occupation							
	(c) include the Management and Mitigation Measures included in EIS.		Not Triggered	Review WMP to ensure EIS included	To be included in Hospital WMP				Prior to Occupation							
Validation Report																
D18	The Applicant must prepare a Validation Report for the development. The Validation Report must:		Not Triggered	Note	Validating Report											
	(a) be prepared by an EPA accredited Site Auditor;		Not Triggered	Note	Qualifications of Auditor available and submitted to HI				On Completion							
	(b) be submitted to EPA, the Planning Secretary and the Certifying Authority for information one month after completion of remediation works;		Not Triggered	Note	Email evidence of submission				1 month after completion					CWMPM to submit		
	(c) be prepared in accordance with the RAP and the Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (OEH, 2011); and		Not Triggered	Note	RAP and Contaminated Sites Guidelines											
	(d) include, but not be limited to:															
	(i) comment on the extent and nature of the remediation undertaken;		Not Triggered	Review to ensure all included	Validation report											
	(ii) describe the location, nature and extent of any remaining contamination on site;		Not Triggered	Review to ensure all included	Validation report											
	(iii) sampling and analysis plan and sampling methodology;		Not Triggered	Review to ensure all included	Validation report											
	(iv) results of sampling of treated material;		Not Triggered	Review to ensure all included	Validation report											
	(v) details of the volume of treated material emplaced within the containment cell and its location;		Not Triggered	Review to ensure all included	Validation report											
	(vi) results of any validation sampling, compared to relevant guidelines/criteria;		Not Triggered	Review to ensure all included	Validation report											
	(vii) discussion of the suitability the remediates areas for the intended land use.		Not Triggered	Review to ensure all included	Validation report											
Site Audit Report and Site Audit Report																
D19	Prior to occupation of the acute clinical services building, the Applicant must obtain from an EPA accredited Site Auditor, a Site Audit Statement and a Site Audit Report which demonstrates that the relevant part of the site is suitable for its intended use(s).		Not Triggered	Noted	Site Audit Report and Site Audit Report											
D20	Following the finalisation of all works, the Applicant must obtain from an EPA accredited Site Auditor, a Site Audit Statement and a Site Audit Report which demonstrates that the remainder of the development site is suitable for its intended use(s).		Not Triggered	Noted	Site Audit Report and Site Audit Report											
D21	Within two months of submission of the Validation report required by condition D18, the Applicant must demonstrate to the satisfaction of the Certifying Authority that the Site Auditor has submitted a Site Audit Report and Site Audit Statement to EPA in accordance with the requirements of EPA's Guidelines for the NSW Site Auditor Scheme (3rd Edition) 2017.		Not Triggered	Noted	Site Audit Report and Site Audit Report. Certifier correspondence..				2 Months after D18					BM&G to review		
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:		No action required													
	(a) maintained in a proper and efficient condition; and		No action required	Ensure maintenance as per schedule	Maintenance Schedule											
	(b) operated in a proper and efficient manner		No action required	Review training manual and Works	Training Manual											
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.		No action required	Noted					On Completion							
Operational Noise Limits																

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E3		The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the Noise Impact Assessment prepared as part of the EIS		Not Triggered	Noted	EIS											
E4		The Applicant must undertake short term noise monitoring in accordance with the <i>Noise Policy for Industry</i> 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 Noise Impact Assessment and dated 16 October 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.		Not Triggered	Noted	Noise monitoring reports											
Green Travel Plan																	
E5		The Green Travel Plan required by condition D8 of this consent must be updated annually and implemented.		Not Triggered	Noted					annually							
Lighting																	
E6	(a)	The Applicant must ensure the lighting associated with the development: complies with the latest version of AS 4282-1997 - <i>Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997); and		Not Triggered	Noted												
	(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.		Not Triggered	Noted												
Fire Safety Certificate																	
E7		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.		Not Triggered	Post HB Contract Completion					Annually							
Hazard Audit																	
E8	(a)	Within twelve months after the commencement of operation and every three years thereafter, or at such intervals as the Planning Secretary may agree, the Applicant must carry out a comprehensive Hazard Audit of the development. The audits must: be carried out at the Applicant's expense by a qualified person or team, who have been approved by the Planning Secretary and are independent of the development;		Not Triggered	Noted	Hazard Audit Report				Annually							
	(b)	be carried out in accordance with the Department's <i>Hazardous Industry Planning Advisory Paper No. 5, 'Hazard Audit Guidelines'</i> ; and		Not Triggered	Noted	Hazard Audit Report											
	(c)	include a review of the site Safety Management System and a review of all entries made in the incident register since the previous audit.		Not Triggered	Noted	Hazard Audit Report											
E9		Within one month of completing each audit carried out in accordance with condition C37, the Applicant must submit a report to the satisfaction of the Planning Secretary for information. The audit report must be accompanied by a program for the implementation of all recommendations made in the audit report. If the Applicant intends to defer the implementation of a recommendation, reasons must be documented.		Not Triggered	Noted	Report											
Landscaping																	
E10		The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition B21 for the duration of occupation of the development.		Not Triggered	Noted												
Hazards and Risk																	
E11	(a)	The Applicant must store all chemicals, fuels and oils used on-site in accordance with: the requirements of all relevant Australian Standards; and		Not Triggered	Noted	Hospital management plans											
	(b)	the NSW EPA's <i>Storing and Handling of Liquids: Environmental Protection – Participants Manual</i> if the chemicals are liquids.		Not Triggered	Noted	Hospital management plans											
E12		In the event of an inconsistency between the requirements of condition E11(a) and E11(b)E11(a), the most stringent requirement must prevail to the extent of the inconsistency.		Not Triggered	Noted	Hospital management plans											
Dangerous Goods																	
E13	(a)	Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with: all relevant Australian Standards;		Not Triggered	Noted	Hospital management plans											
	(b)	for liquids, a minimum bund volume requirement of 110% of the volume of the largest single stored volume within the bund; and		Not Triggered	Noted	Hospital management plans											
	(c)	the Environment Protection Manual for <i>Authorised Officers: Bunding and Spill Management – technical bulletin</i> (EPA, 1997).		Not Triggered	Noted	Hospital management plans											
E14		In the event of an inconsistency between the requirements E13(a) to E13(c), the most stringent requirement must prevail to the extent of the inconsistency		Not Triggered	Noted	Hospital management plans											
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 C32 or, having given such notification, subsequently forms the view that an incident has not occurred.		Not Triggered	Noted					within 7 days of incident							
2	a	Written notification of an incident must: identify the development and application number;		Not Triggered	Noted												
	b	provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);		Not Triggered	Noted												
	c	identify how the incident was detected;		Not Triggered	Noted												
	d	identify when the applicant became aware of the incident;		Not Triggered	Noted												
	e	identify any actual or potential non-compliance with conditions of consent;		Not Triggered	Noted												
	f	describe what immediate steps were taken in relation to the incident;		Not Triggered	Noted												
	g	identify further action(s) that will be taken in relation to the incident; and		Not Triggered	Noted												
	h	identify a project contact for further communication regarding the incident.		Not Triggered	Noted												

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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.		Not Triggered		Noted											
4	The Incident Report must include:		Not Triggered		Noted											
	a a summary of the incident;		Not Triggered		Noted											
	b outcomes of an incident investigation, including identification of the cause of the incident;		Not Triggered		Noted											
	c details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and		Not Triggered		Noted											
d details of any communication with other stakeholders regarding the incident.		Not Triggered		Noted												



Appendix 2

Compliance Report Declarations Form

Compliance Report Declaration Form

Project Name **Mudgee Hospital Redevelopment**

Project Application Number **MHR SSD 9211 Conditions Matrix**

Description of Project **Mudgee Hospital Redevelopment**

Project Address **Corner of Meares & Lewis Street, Mudgee, 2850, NSW**

Proponent **Hutchinson Builders**

Title of Compliance Report **Pre-Construction Compliance Report**

Date **11/02/19**

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.

Notes:

- Under section 10.6 of the Environmental Planning and Assessment Act 1979 a person must not include false or misleading information (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and
- The Crimes Act 1900 contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years' imprisonment or 200 penalty units, or both).

Name of Authorised Reporting Officer **Sam Bandy**

Title **Project Manager**

Signature 

Qualification **Bachelor of Applied Science & Economics**

Company **Hutchinson Builders**

Company Address

8 Prescott St Toowoomba, Queensland, 4350

