

PEOPLE WHO BUILD



PRE-CONSTRUCTION COMPLIANCE REPORT

PROJECT NAME

LHAP MULTI-STOREY CARPARK

PROJECT NO.

CLIENT – HI20174

ADCO – 3460

PRE-CONSTRUCTION COMPLIANCE REPORT




VERSION CONTROL

Rev. No.	Issue Date	Approved By	Position	Details
V0	14/12/2020	Kristian Anthony	Project Construction Manager	Initial report
V1	02/01/2021	Kristian Anthony	Project Construction Manager	Updated as per CC1

COMPLIANCE REPORT DECLARATION

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

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

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

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GLOSSARY OF TERMS & ABBREVIATIONS

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

1 INTRODUCTION

1.1 DOCUMENT STRUCTURE & PURPOSE

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

Section 2 - Provides an overview of the Project

Section 3 - Provides an overview of the Project Approval Conditions

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

Section 5 - Environmental System Overview

Section 6 - Report Findings including Non-compliances

Appendix A –Conditions of Consent

Appendix B - CoC Compliance Reporting Table

This document has been prepared to address compliance reporting requirements and methodology for the Pre-Construction or 'B conditions' for Liverpool Hospital Multi-Storey Carpark, and specifically the requirements of Condition A34 which states:

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

1.2 PROPONENT DETAILS

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

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2 PROJECT DESCRIPTION

The proposed Liverpool Hospital development will include:

- Construction and operation of an either-level carpark
- Demolitions work
- Remediation works
- Road connections
- Landscaping

The project construction phase is to be delivered over 2 stages and hence the crown certificates will be issued as follows

Dear Amy,

Further to your request we have prepared the following list of items that will need to be addressed for the issue of the Crown Certificate for the proposed construction of a multi-story carpark associated with the redevelopment of the existing Liverpool Hospital campus to create the Liverpool Health and Academic Precinct.

We note that staged Crown Certificates will be required as follows:

- + **Crown Certificate #1:** Early works including slab on-ground and in-ground services
- + **Crown Certificate #2:** Balance of building work

3 OVERVIEW OF PROJECT APPROVAL CONDITIONS

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

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

Documentation relevant to the PCCR includes:

- State Significant Development Approval SSD 10388, provided in Appendix A of this PCCR.

4 COMPLIANCE REPORTING POST APPROVAL REQUIREMENTS

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

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

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

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

The compliance reports applicable to SSD 10388 and the minimum frequency for submitting Compliance Reports is set out in Table 1 on the following page.

4.1 TABLE 1 - COMPLIANCE REPORTING PROGRAM & SCHEDULE

Compliance Report	Phase	Timing	Minimum Frequency	Applies to this Development (Yes / No)
Pre-Construction Compliance Report	Pre-Construction	Prior to construction commencing	Single Report Only	Yes – Condition A33
Pre-Operational Compliance Report	Pre-Operation	At least one month prior to operation	Single Report Only	Yes – Condition A33
Operational Compliance Report	Operation	For the duration of operation	At intervals no greater than 52 weeks	Yes – Condition A33

4.2 PERIODIC COMPLIANCE REVIEW

The Project Manager undertakes regular compliance activities such as inspections, observations and review of conditions with the wider project team. Any incidents or issues of non-compliance will be reported in accordance with SSD Condition A27.

4.3 COMPLIANCE REPORTING AND TIMING

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

- Pre-Construction Compliance Report – before the commencement of construction works (CoC A33)

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- Pre-Operation Compliance Report – No later than one month before the commencement of operation (CoC A33)
- Operational Compliance Report – For the duration of operation, at intervals no greater than 52 weeks from the commencement of operation (CoC A33)

4.4 COMPLIANCE STATUS DESCRIPTORS

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

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

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

5 ENVIRONMENTAL MANAGEMENT SYSTEM OVERVIEW

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

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

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

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

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6 REPORT FINDINGS

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

6.1 COMPLIANCE PERFORMANCE

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

Table 2: Project Compliance Summary

SSD Category	Total No.	No. Compliant	No. Non-Compliant	No. Not Triggered
Part A - Administrative	37	19	0	18
Part B - Prior to Commencement of Construction	35	32	0	3
Part C - During Construction	53	8	0	45
Part D – Prior to Commencement of Operation	26	0	0	26
Part E – During Operation	10	0	0	10
<u>Total</u>	161	59	0	102

6.2 NON-COMPLIANCES

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

Table 3: Summary of Pre-Construction Non-Compliances

CoC ID	Requirements	Details of Non-Compliance	Reported to	Corrective Action Taken

There are NIL non-conformances to be reported for this period.

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6.3 PREVIOUS REPORT ACTIONS

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

6.4 INCIDENTS

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

Table 4: Summary of Incidents

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

There are NIL incidents to be reported for this period.

6.5 COMPLAINTS

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

Table 5: Summary of Complaints

Date of Complaint (dd/mm/yy)	Date of Response (dd/mm/yy)	Method of Complaint (Email / Phone / Letter)	Nature of Complaint (Traffic / Noise / Dust)	SINSW Response	Complaint Status (Open / Closed)

There are NIL complaints to be reported for this period.

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APPENDIX A: SSD INSTRUMENT OF APPROVAL

APPENDIX B: COC COMPLIANCE REPORTING TABLE

Approval / Condition ID	Requirement	Evidence Collected / Response	IER Finding / Comment	Preliminary Conformance Status		
				Compliant	Non-compliant	Not Triggered
PART A ADMINISTRATIVE CONDITIONS						
A1	Obligation to Minimise Harm to the Environment In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	<ul style="list-style-type: none">Noted.	TBA Pending Auditor Review	Compliant		
A2	Terms of Consent The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS and Response to Submissions; (d) in accordance with the approved plans in the table below:	<ul style="list-style-type: none">Noted.Copies of all the SSD approved documentation listed in this Condition provided to the Private Certifying Authority for our records.	TBA Pending Auditor Review	Compliant		
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: 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; any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and the implementation of any actions or measures contained in anv such document referred to in (a) above.	<ul style="list-style-type: none">Noted.	TBA Pending Auditor Review			Not Triggered

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.	<ul style="list-style-type: none"> Noted. 	TBA Pending Auditor Review			Not Triggered
A5	Limits of Consent This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	<ul style="list-style-type: none"> Noted. 	TBA Pending Auditor Review			Not Triggered
A6	Prescribed Conditions The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	<ul style="list-style-type: none"> Noted. Documentation submitted for all conditions applicable to CC1 have been submitted to the certifying authority 	TBA Pending Auditor Review	Compliant		
A7	Planning Secretary as Moderator In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	<ul style="list-style-type: none"> Noted. 	TBA Pending Auditor Review			Not Triggered
A8	Evidence of Consultation Where conditions of this consent require consultation with an identified party, the Applicant must: consult with the relevant party prior to submitting the subject document for information or approval; and provide details of the consultation undertaken including: the outcome of that consultation, matters resolved and unresolved; and details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	<ul style="list-style-type: none"> Proof of consultation with all relevant parties have been submitted to the Certifying Authority 	TBA Pending Auditor Review	Compliant		
A9	Staging The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month	<ul style="list-style-type: none"> Noted A copy of the staging report prepared by Wolfpeak dated 22/01/21 has been submitted to the certifying authority 	TBA Pending Auditor Review	Compliant		

	before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).					
A10	A Staging Report prepared in accordance with condition A9 must: if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);	<ul style="list-style-type: none"> Noted. 	TBA Pending Auditor Review	Compliant		
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	<ul style="list-style-type: none"> Noted. 	TBA Pending Auditor Review	Compliant		
A12	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.	<ul style="list-style-type: none"> Noted. 	TBA Pending Auditor Review	Compliant		
A13	Staging, Combining and Updating Strategies, Plans or Programs The Applicant may: prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural	<ul style="list-style-type: none"> Noted. 	TBA Pending Auditor Review	Compliant		

	or design plan) or programs that are proposed to be combined); and update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).					
A14	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
A15	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
A16	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
A17	Structural Adequacy All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.	<ul style="list-style-type: none"> Structural Design Certificate provided to Certifying Authority confirming that the structural design has been prepared in accordance with the BCA and as per this Condition. 	TBA Pending Auditor Review	Compliant		

A18	External Walls and Cladding The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	<ul style="list-style-type: none"> Architectural Design Certificate provided to Certifying Authority that the external walls comply with the relevant requirements of the BCA. 	TBA Pending Auditor Review	Compliant		
A19	Site Contamination Remediation approved as part of this development consent must be carried out in accordance with the Remediation Action Plan (RAP), dated 30 April 2020, prepared by JKEvironments, or any updated RAP, prepared by a Certified Contaminated Land Consultant.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review	Compliant		
A20	Applicability of Guidelines References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review	Compliant		
A21	However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
A22	Monitoring and Environmental Audits Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, noncompliance notification, compliance reporting and independent auditing. Note: For the purposes of this condition, as set out in the EP&A Act, “monitoring” is monitoring of the development to provide	<ul style="list-style-type: none"> Noted. 	TBA Pending Auditor Review			Not Triggered

	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.					
A23	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: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent audit of the development and the Applicant’s response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review	Compliant		
A24	Compliance The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review	Compliant		

A25	Incident Notification, Reporting and Response The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
A26	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
A27	Non-Compliance Notification The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
A28	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
A29	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
A30	Revision of Strategies, Plans and Programs Within three months of: the submission of a compliance report under condition A35; the submission of an incident report under condition A26; the submission of an Independent Audit under condition C52; the approval of any modification of the conditions of this consent; or the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered

A31	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review. Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
A32	Compliance Reporting No later than 48 hours prior to the commencement of construction, a Compliance Monitoring and Reporting Schedule prepared in accordance with the Compliance Reporting Post Approval Requirements, as amended by condition A33, must be submitted to the Planning Secretary and the Certifier.	<ul style="list-style-type: none"> Notification of ADCO's planned Compliance Monitoring & Reporting Program provided to DP&E 	TBA Pending Auditor Review	Compliant		
A33	Table 1 of the Compliance Reporting Post Approval Requirements is amended so that the Compliance Monitoring and Reporting Schedule, minimum frequency of Compliance Reports required is: a Pre-Construction Compliance Report must be submitted to the Planning Secretary prior to commencement of construction; a Pre-Operational Compliance Report must be submitted to the Planning Secretary prior to commencement of operation and/or use; and Operation Compliance Reports are required for the duration of operation and must be submitted to the Planning Secretary at intervals, no greater than 52 weeks from the commencement of operation or as otherwise by the Planning Secretary.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review	Compliant		
A34	Compliance Reports of the development must be prepared in accordance with the Compliance Reporting Post Approval Requirements.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review	Compliant		
A35	Compliance Reports of the development must be submitted to the Planning Secretary in accordance with timing outlined in the Compliance Monitoring and Reporting Schedule.	<ul style="list-style-type: none"> A copy of the pre-construction compliance report has been submitted to the Planning Secretary prior to the commencement of construction. A copy of this 	TBA Pending Auditor Review	Compliant		

		transmittal has been submitted to the Certifying Authority				
A36	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
A37	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, the Planning Secretary may approve a request for ongoing annual operation Compliance Reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that consistent operational compliance has been achieved.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION						
B1	Notification of Commencement The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	<ul style="list-style-type: none"> DPIE notified of start date XX/XX/XX Certifying Authority issuing of Crown Certificate #1a and #1b provided 22/01/21 29/01/21 respectively . 	TBA Pending Auditor Review	Compliant		
B2	If the construction or operation of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	<ul style="list-style-type: none"> Noted Notification of commencement for stage 1 submitted on the XX/XX/XX 	TBA Pending Auditor Review	Compliant		
B3	Certified Drawings Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with: (a) the relevant clauses of the BCA; and (b) this development consent.	<ul style="list-style-type: none"> Copies of the structural drawings together with design certification prepared and signed by the Structural Engineer demonstrating compliance with the BCA and this SSD consent submitted to Certifying Authority. 	TBA Pending Auditor Review	Compliant		
B4	External Walls and Cladding Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	<ul style="list-style-type: none"> Architectural documentation provided to Certifying Authority as evidence that the products and systems proposed for use in the construction of external walls including finishes and claddings comply with the requirements of the BCA. 	TBA Pending Auditor Review	Compliant		

B5	Protection of Public Infrastructure Before the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Planning Secretary, Certifying Authority and Council.	<ul style="list-style-type: none"> Evidence of consultation with owner of infrastructure / provider of services that suitable arrangements have been made for affected assets. Dilapidation report provided and submitted to the Planning Secretary, Certifying Authority and Council. 	TBA Pending Auditor Review	Compliant		
B6	Pre-Construction Dilapidation Report Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties and Council assets that are likely to be impacted by the proposed works.	<ul style="list-style-type: none"> Dilapidation report provided and submitted Planning Secretary, Certifying Authority and Council. 	TBA Pending Auditor Review	Compliant		
B7	Outdoor Lighting Prior to commencement of construction, all outdoor lighting during construction within the site must comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
B8	Demolition Prior to the commencement of construction, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier.	<ul style="list-style-type: none"> Copy of the Demolition Works Plan accompanied by a written statement that the plan complies with AS2601-2001 (safety requirements) provided to Certifying Authority. 	TBA Pending Auditor Review	Compliant		

B9	Site Contamination Prior to the commencement of construction, except demolition works, further post-demolition validation investigation outlined in Remediation Action Plan (RAP), dated 30 April 2020, prepared by JKEvironments, must be conducted to determine the full nature and extent of the contamination at the project area after demolition works. The post-demolition validation investigation(s) must be undertaken, and the subsequent report(s), must be prepared in accordance with relevant guidelines and prepared by Certified Contaminated Land Consultant		TBA Pending Auditor Review			Not Triggered
B10	The Remediation Action Plan (RAP), dated 30 April 2020, prepared by JKEvironments, must be updated following results of the post-demolition validation investigation(s) by a Certified Contaminated Land Consultant.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
B11	Environmental Management Plan Requirements Management plans required under this consent must be prepared in accordance with relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020).	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review	Compliant		
B12	Construction Environmental Management Plan Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following: Details of: hours of work; 24-hour contact details of site manager; management of dust and odour to protect the amenity of the neighbourhood; stormwater control and discharge; measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; community consultation and complaints handling; Construction Traffic and Pedestrian Management Sub-Plan (see condition B13);	<ul style="list-style-type: none"> A copy of the Construction Environmental Management Plan submitted to Certifying Authority. 	TBA Pending Auditor Review	Compliant		

	<p>Construction Noise and Vibration Management Sub-Plan (see condition B14);</p> <p>Construction Waste Management Sub-Plan (see condition B15);</p> <p>an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;</p> <p>waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site.</p>					
B13	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <p>be prepared by a suitably qualified and experienced person(s);</p> <p>be prepared in consultation with Council and TfNSW;</p> <p>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; and</p> <p>detail heavy vehicle routes, access and parking arrangements.</p>	<ul style="list-style-type: none"> Community Communication Strategy prepared and submitted to DPIE 	TBA Pending Auditor Review	Compliant		
B14	<p>The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced noise expert;</p> <p>(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</p> <p>(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p> <p>(d) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(e) describe the community consultation undertaken to develop the strategies in condition B16(d); and</p> <p>(f) include a complaints management system that would be implemented for the duration of the construction.</p>	<ul style="list-style-type: none"> Copy of the Construction Noise and Vibration Management Sub-Plan (CNVMSP) submitted to Certifying Authority. 	TBA Pending Auditor Review	Compliant		

B15	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following: (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; (b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.	<ul style="list-style-type: none"> A copy of ADCO's Construction Waste Management Plan has been submitted to the Certifying Authority 	TBA Pending Auditor Review	Compliant		
B16	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: minimise the impacts of earthworks and construction on the local and regional road network; minimise conflicts with other road users; minimise road traffic noise; and ensure truck drivers use specified routes.	<ul style="list-style-type: none"> Noted. 	TBA Pending Auditor Review	Compliant		
B17	Soil and Water Prior to the commencement of construction, the Applicant must install erosion and sediment controls on the site to manage wet weather events.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review	Compliant		
B18	Prior to the commencement of construction, erosion and sediment controls must be installed and maintained, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review	Compliant		
B19	Prior to the commencement of construction, the Applicant must describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI.	<ul style="list-style-type: none"> A Flood Management Procedure has been prepared by our Civil Engineer, detailing measures to manage flood events and has submitted to the Certifying Authority 	TBA Pending Auditor Review	Compliant		
B20	Prior to the commencement of construction, the Applicant must implement measures outlined in Acid Sulfate Soil Management Plan, prepared by JKEvironments, dated 4 May 2020 to manage Acid Sulfate Soils. These measures must include handling, treatment, monitoring of water quality at treatment areas and disposal of Acid Sulfate Soils.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review	Compliant		

B21	Construction Parking Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site for heavy vehicles, except where separate works zone have been approved, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	<ul style="list-style-type: none"> A Construction Worker Transport Strategy providing sufficient parking facilities and travel arrangements has been developed by a traffic engineer and submitted to the Certifying Authority 	TBA Pending Auditor Review	Compliant		
B22	Construction Worker Transportation Strategy Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the satisfaction of the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be submitted to the Planning Secretary for information.	<ul style="list-style-type: none"> A Construction Worker Transport Strategy providing sufficient parking facilities and travel arrangements has been developed by a traffic engineer and submitted to the Certifying Authority 	TBA Pending Auditor Review	Compliant		
B23	Flood Management Prior to the commencement of construction, the Applicant must prepare and implement for the duration of construction: flood warning and notification procedures for construction workers on site; and evacuation and refuge protocols.	<ul style="list-style-type: none"> A Flood management procedure has been prepared by our Civil Engineer and submitted to the Certifying Authority 	TBA Pending Auditor Review	Compliant		
B24	Prior to the commencement of construction, the Certifier must be satisfied that any structures below the Probable Maximum Flood level are constructed from flood compatible building components.	<ul style="list-style-type: none"> Noted. 	TBA Pending Auditor Review	Compliant		

B25	Archaeological Salvage – Historic Archaeology Prior to the commencement of construction, except demolition works, a suitably qualified and experienced historical archaeologist, who meets Heritage Council of NSW's Criteria for assessing Excavation Directors, must be nominated to manage a historical archaeological program.	<ul style="list-style-type: none"> Resume of suitably qualified and experienced historical archaeologist has been submitted to the Certifying Authority 	TBA Pending Auditor Review	Compliant		
B26	Prior to the commencement of construction, except demolition works, an Archaeological Research Design and Excavation Methodology must be prepared to the satisfaction of the Planning Secretary to guide the historical archaeological program. It must be prepared in accordance with Heritage Council of NSW guidelines and prepared in consultation with Heritage NSW. The final approved Archaeological Research Design and Excavation Methodology must be provided to Council.	<ul style="list-style-type: none"> Archaeological report prepared by a historical archaeologist has been submitted to the Certifying Authority 	TBA Pending Auditor Review	Compliant		
B27	Landscaping Prior to the commencement of construction, the Applicant must prepare a revised Landscape Plan to manage the revegetation and landscaping works on-site. The plan must: provide for the planting of 81 trees; detail the location, species, maturity and height at maturity of plants to be planted on-site; include species (trees, shrubs and groundcovers) indigenous to the local area; and include the planting of trees with a pot container of 75 litres or greater.	<ul style="list-style-type: none"> Design drawings prepared by the Landscape Architect have been submitted to the Certifying Authority 	TBA Pending Auditor Review	Compliant		
B28	Car Parking and Service Vehicle Layout Prior to the commencement of construction, compliance with the following requirements must be submitted to the Certifier: all vehicles must enter and leave the site in a forward direction; a minimum of 1,248 on-site car parking spaces for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, must be in accordance with the latest version of AS 2890.2; and the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.	<ul style="list-style-type: none"> Drawings have been provided to the Certifying Authority, documented vehicles entering and exiting site and vehicle swept paths in compliance with this condition. 	TBA Pending Auditor Review	Compliant		

B29	Public Domain Works Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review	Compliant		
B30	Protection of the rail corridor Prior to the commencement of works, the Applicant must prepare and submit to the satisfaction of Sydney Trains the following items prepared in accordance with relevant ASA Standards (https://www.transport.nsw.gov.au/industry/asset-standards-authority): geotechnical and structural report/drawings that meet Sydney Trains requirements. The geotechnical report must be based on actual borehole testing conducted on the site closest to the rail corridor. construction methodology with construction details pertaining to structural support during excavation. cross sectional drawings showing the rail corridor, sub soil profile, proposed excavation and structural design of sub ground support adjacent to the rail corridor. All measurements are to be verified by a registered surveyor. detailed survey plan showing the relationship of the proposed development with respect to Sydney Trains easement and rail corridor.	<ul style="list-style-type: none"> Requested documentation provided to Sydney Trains prior to construction commencement A copy of Sydney Trains approval has been submitted to the Certifying Authority 	TBA Pending Auditor Review	Compliant		
B31	Prior to the commencement of works, the Applicant must consult with Sydney Trains to obtain written endorsement/agreement that access to the rail corridor can be maintained during construction.	<ul style="list-style-type: none"> Sydney Trains review and agreement that access to the railway corridor has been received and submitted to the Certifying Authority 	TBA Pending Auditor Review	Compliant		
B32	Prior to the commencement of works, the Applicant must submit to Sydney Trains a plan showing all craneage and other aerial operations for the development and must comply with all Sydney Trains requirements. If required by Sydney Trains, the Applicant must amend the plan showing all craneage and other aerial operations to comply with all Sydney Trains requirements.	<ul style="list-style-type: none"> Requested documentation provided to Sydney Trains prior to construction commencement A copy of Sydney Trains approval has been submitted to the Certifying Authority 	TBA Pending Auditor Review	Compliant		

B33	Prior to commencement of works, the Applicant must establish the existence and location of any rail services. Should rail services be identified within the subject development site, the Applicant must consult with Sydney Trains to determine whether these services are to be relocated or incorporated within the development site.	<ul style="list-style-type: none"> Requested documentation provided to Sydney Trains prior to construction commencement A copy of Sydney Trains approval has been submitted to the Certifying Authority 	TBA Pending Auditor Review	Compliant		
B34	Prior to the commencement of landscaping works, the Applicant must provide to Sydney Trains for approval a final landscaping and planting plan demonstrating measures to ensure the roots and foliage of trees being planted beside the rail corridor do not impact on the rail corridor or rail operations and complies with the 'Sydney Trains High Voltage Powerline Tree Management Plan'.	<ul style="list-style-type: none"> Requested documentation provided to Sydney Trains prior to construction commencement A copy of Sydney Trains approval has been submitted to the Certifying Authority 	TBA Pending Auditor Review	Compliant		
B35	Prior to installation of fencing, details of the type of fencing for construction and operation stages and the method of erection must be approved by Sydney Trains.	<ul style="list-style-type: none"> Noted No fencing being installed as part of the project 	TBA Pending Auditor Review	Compliant		
PART C DURING CONSTRUCTION						
C1	Site Notice A site notice(s): (a) must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer. (b) is to satisfy all but not be limited to, the following requirements: (i) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size; (ii) the notice is to be durable and weatherproof and is to be displayed throughout the works period; (iii) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and (iv) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and	<ul style="list-style-type: none"> Noted. 	TBA Pending Auditor Review	Compliant		

	is to state that unauthorised entry to the site is not permitted.					
C2	Operation of Plant and Equipment All plant and equipment used on site, or to monitor the performance of the development must be: a) maintained in a proper and efficient condition; and b) operated in a proper and efficient manner.	<ul style="list-style-type: none"> Noted. 	TBA Pending Auditor Review	Compliant		
C3	Demolition Demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.	<ul style="list-style-type: none"> Copy of the Demolition Works Plan accompanied by a written statement that the plan complies with AS2601-2001 (safety requirements) provided to Certifying Authority. 	TBA Pending Auditor Review	Compliant		
C4	Construction Hours Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	<ul style="list-style-type: none"> Noted. 	TBA Pending Auditor Review	Compliant		
C5	Activities may be undertaken outside of the hours in condition C4 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works.	<ul style="list-style-type: none"> Noted. 	TBA Pending Auditor Review			Not Triggered

	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.					
C6	Notification of such construction activities as referenced in condition C5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
C7	Concrete finishing works (including the use of a helicopter float) may be undertaken outside of the hours in condition C4, unless directed otherwise by the Planning Secretary, between the following hours: (a) Saturday: 1pm to 3pm.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
C8	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	<ul style="list-style-type: none"> Noted. 	TBA Pending Auditor Review			Not Triggered
C9	Archaeological Salvage – Historic Archaeology The historical archaeological program is to be undertaken in accordance with the approved Archaeological Research Design and Excavation Methodology under condition B26.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
C10	A final archaeological excavation report must be prepared within 12 months of the completion of archaeological excavation. The report must include details of any significant artefacts recovered, where they were located and details of their ongoing conservation and protection in perpetuity. Copies of the final excavation report must be provided to the Planning Secretary, Heritage NSW and Liverpool Council's local studies unit.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
C11	Heritage Interpretation Strategy A Heritage Interpretation Strategy (HIS) must be prepared within 12 months of the completion of archaeological excavation, in consultation with Heritage NSW, and submitted to the Planning Secretary and Council. The HIS must ensure that the	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered

	final design (building and landscaping) incorporates the results of previous and current archaeological excavations undertaken at Liverpool Hospital. This must include key results from the final excavation reports (prepared by Higginbotham, 1995 and AHMS, 2009) including artefacts, where these can be located. Where relevant this should include information on the display and housing of artefacts.					
C12	Implementation of Management Plans The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	<ul style="list-style-type: none"> Noted. 	TBA Pending Auditor Review	Compliant		
C13	Construction Traffic All construction vehicles (excluding worker vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping unless directed by traffic control.	<ul style="list-style-type: none"> Noted. 	TBA Pending Auditor Review	Compliant		
C14	Hoarding Requirements The following hoarding requirements must be complied with: where feasible provide graphics illustrating Liverpool's history developed in consultation with Council's Public Art Officer; no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and the construction site manager is responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.	<ul style="list-style-type: none"> Noted Aboriginal artworks have been included in the site perimeter bannermesh 	TBA Pending Auditor Review	Compliant		
C15	No Obstruction of Public Way The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review	Compliant		
C16	Construction Noise Limits The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered

	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.					
C17	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C5.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
C18	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
C19	Vibration Criteria Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration -Effects of vibration on structures (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
C20	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 C19.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
C21	The limits in conditions C19 and C20 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B12 of this consent.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
C22	Air Quality The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
C23	During construction, the Applicant must ensure that: exposed surfaces and stockpiles are suppressed by regular watering; all trucks entering or leaving the site with loads have their loads covered; trucks associated with the development do not track dirt onto the public road network;	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered

	public roads used by these trucks are kept clean; and land stabilisation works are carried out progressively on site to minimise exposed surfaces.					
C24	Erosion and Sediment Control All erosion and sediment control measures, must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not triggered
C25	Imported Soil The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Department or Certifying Authority upon request.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not triggered
C26	Disposal of Seepage and Stormwater Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
C27	Emergency Management The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
C28	Stormwater Management System Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must: be designed by a suitably qualified and experienced person(s); be generally in accordance with the conceptual design in the EIS; be in accordance with applicable Australian Standards; and ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered

	Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.					
C29	Unexpected Finds Protocol – Aboriginal Heritage In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW 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 Heritage NSW to develop and implement management strategies for all objects/sites. Works may only recommence with the written approval of Heritage NSW.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
C30	Unexpected Finds Protocol – Historic Heritage If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and Heritage NSW contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of Heritage NSW.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
C31	Waste Storage and Processing All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
C32	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered

C33	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
C34	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
C35	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
C36	Outdoor Lighting The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
C37	Protection of the rail corridor No work is permitted within the rail corridor (including land and airspace), or any easements which benefit Sydney Trains/RailCorp, at any time, unless the prior approval of, or an agreement with, Sydney Trains/RailCorp has been obtained by the Applicant.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
C38	No rock anchors, rock bolts, ground anchors or rock ties, piles, foundations, rock pillars, transfer structures, basement walls, slabs, columns, beams, cut rock faces, are to be installed into Sydney Trains/RailCorp property or easements.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
C39	The Applicant must not block rail related use and rail corridor access gate, to ensure continuous provision for easy and ongoing 24/7 access by rail vehicles, plant and equipment to support maintenance and emergency activities.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
C40	. All works within six metres of the nearest transmission line conductor for the 33kV High Voltage Aerial Transmission Line must comply with: ISSC 20 - Guideline for the Management of Activities within Electricity Easements and Close to Electricity Infrastructure;	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered

	The Safe Approach Distances (SADs) in the Sydney Trains Document titled SMS-06-GD- 0268 - Working Around Electrical Equipment; and WorkCover Code of Practice - Work near Overhead Power Lines (The Code).					
C41	The Applicant must ensure that all drainage from the development is adequately disposed of and managed and not discharged into the railway corridor unless prior written approval has been obtained from Sydney Trains.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
C42	The Applicant must prevent any form of pollution entering the railway corridor. Any form of pollution that arises because of the development activities remains the full responsibility of the Applicant.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
C43	The Applicant must ensure excess soil is not allowed to enter, be spread or stockpiled within the rail corridor (and its easements) and must be adequately managed/disposed of.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
C44	The Applicant must ensure that the development incorporates appropriate anti-graffiti measures, to the satisfaction of Sydney Trains.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
C45	The Applicant must ensure fencing approved by Sydney Trains is in place along the rail corridor to prevent unauthorised access to the rail corridor during construction works.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
C46	Independent Environmental Audit Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
C47	Within four weeks of the commencement of construction, an Independent Audit Schedule prepared in accordance with the Independent Audit Post Approval Requirements, as amended by condition C48, must be submitted to the Planning Secretary and the Certifier.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
C48	Table 1 of the Independent Audit Post Approval Requirements, is amended so that the Independent Audit Schedule frequency of Independent Audits required in the construction phase is:	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered

	an initial construction Independent Audit must be undertaken within 12 weeks of the notified commencement date of construction; and subsequent Independent Audits of construction must be undertaken at intervals, no greater than 26 weeks from the date of the initial construction Independent Audit.					
C49	The Planning Secretary may require Independent Audits to be undertaken at different times to those specified above, upon giving at least eight weeks notice to the Applicant of the date upon which the Independent Audit must be commenced.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
C50	Independent Audits of the development must be carried out in accordance with: the Independent Audit Schedule submitted to the Planning Secretary and the Certifier under condition C47 of this consent, as amended by condition C48; and the Independent Audit Post Approval Requirements (Department 2018, or as amended).	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
C51	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: review and respond separately to each Independent Audit Report prepared under condition C50 of this consent; submit the response to the Planning Secretary and the Certifier; and make each Independent Audit Report and response to it publicly available 60 days after submission to the Planning Secretary.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
C52	Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within two months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements, unless otherwise agreed by the Planning Secretary.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
C53	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing operational Independent Audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that Independent Audits have demonstrated consistent operational compliance.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered

PART D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE

D1	Notification of Occupation At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	<ul style="list-style-type: none"> Noted. 	TBA Pending Auditor Review			Not Triggered
D2	External Walls and Cladding Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	<ul style="list-style-type: none"> Noted. 	TBA Pending Auditor Review			Not Triggered
D3	The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	<ul style="list-style-type: none"> Noted. 	TBA Pending Auditor Review			Not Triggered
D4	Post-construction Dilapidation Report Prior to occupation of the building, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is: a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure. b) to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifying Authority must: i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. c) to be forwarded to Council.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
D5	Protection of Public Infrastructure Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and	<ul style="list-style-type: none"> Noted. 	TBA Pending Auditor Review			Not Triggered

	(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development. Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required by of this consent.					
D6	Protection of Property Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.	<ul style="list-style-type: none"> Noted. 	TBA Pending Auditor Review			Not Triggered
D7	Utilities and Services Prior to occupation of the building, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.	<ul style="list-style-type: none"> Noted. 	TBA Pending Auditor Review			Not Triggered
D8	Works as Executed Plans Prior to occupation of the building, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifying Authority.	<ul style="list-style-type: none"> Noted. 	TBA Pending Auditor Review			Not Triggered
D9	Evacuation Plan Prior to the commencement of operation, the Applicant must prepare and implement for the duration of occupation of the carpark: flood warning and notification procedures for users on site; and evacuation and refuge protocols prepared in consultation with Council and the NSW State Emergency Service.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
D10	Green Travel Plan Prior to the commencement of operation, a Green Travel Plan (GTP) must be submitted to the satisfaction of TfNSW to promote the use of active and sustainable transport modes. The plan must: be prepared by a suitably qualified traffic consultant in consultation with Council and TfNSW; set mode share targets that encourage the use of public and active transport and reduce the proportion of single-occupant car journeys to the site;	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered

	<p>identify robust actions and strategies to meet the mode share targets in the first two, five and 10 years post occupation;</p> <p>include a Transport Access Guide that provides information to employees, patients and visitors about the range of travel modes, access arrangements and supporting facilities that service the site, including bicycle parking and other end of trip facilities;</p> <p>identify relevant workplace policies such as flexible working arrangements that enable administrative staff to travel outside peak periods, or which reduce the need for work related travel;</p> <p>consider the appropriateness of any relevant parking policies to manage travel demand, including a measure to apply higher car parking charges during peak times to encourage off-peak use;</p> <p>details of carpooling operations and monitoring of parking priority;</p> <p>appoint a Travel Plan Coordinator to oversee the implementation of the GTP and Transport Access Guide;</p> <p>nominate a party responsible for the ongoing monitoring and review of the GTP, including the delivery of actions and associated mode share targets;</p> <p>include a breakdown of staff shift patterns including the number of staff commencing shifts at particular times; and the residential postcodes of where those staff are travelling from, if known; and</p> <p>include, if available, details of visiting hours and anticipated numbers of patients and visitors.</p>					
D11	<p>Local Traffic Management Plan</p> <p>Prior to the commencement of operation, a local traffic management plan must be prepared in consultation with Council and the final submitted to Council outlining the traffic management scheme, including signs and line marking, along the access road to/from the car park.</p>	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
D12	<p>Operational Noise – Design of Mechanical Plant and Equipment</p> <p>Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that noise generated at the premises would not exceed the noise limits at the times and locations in the table below.</p>	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered

D13	Bicycle Parking and End-of-Trip Facilities Prior to occupation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifier: the provision of a minimum 25 visitor bicycle parking spaces; the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; appropriate pedestrian and cyclist advisory signs must be provided; and all works/regulatory signposting associated with the proposed developments must be at no cost to the relevant roads authority.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
D14	Road Damage Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
D15	Fire Safety Certification Prior to the final occupation of the Acute Services Building, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
D16	Structural Inspection Certificate A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority prior to the occupation of the relevant parts of any new or refurbished buildings. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: (a) the site has been periodically inspected and the Certifying Authority is satisfied that the structural works is deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered

	Certificate/s. (c) person/s authorised to, for the life of the development.					
D17	Stormwater Quality Management Plan Prior to the commencement of operation, an Operation and Maintenance Plan (OMP) must be submitted to the satisfaction of the Certifier. The OMP must ensure the proposed stormwater quality measures remain effective and contain the following: maintenance schedule of all stormwater quality treatment devices; record and reporting details; relevant contact information; and Work Health and Safety requirements.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
D18	Outdoor Lighting Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
D19	Signage Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
D20	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
D21	Site Contamination The Applicant must submit a Validation Report for the development. The Validation Report must: be prepared by a Certified Contaminated Land Consultant; be submitted to the Planning Secretary and the Certifier for information within one month of the completion of remediation works; and	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered

	be prepared in accordance with the RAP and the Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (OEI, 2011).					
D22	Site Audit Statement Prior to the commencement of operation, 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 intended land use and be provided for the information of the Planning Secretary and the Certifier.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
D23	Long Term Environmental Management Plan Where a Long Term Environmental Management Plan (LTEMP) is identified as required by the RAP, the plan must: be prepared by a certified Contaminated Land Consultant; be accompanied by a Section B Site Audit Statement prepared by a NSW EPA accredited Site Auditor, that determines the appropriateness of the LTEMP and/or that the land can be made suitable for the intended use if the site is managed in accordance with the LTEMP; be provided to the Planning Secretary within one month of the completion of remediation works, unless otherwise agreed by the Planning Secretary; include, but not be limited to: a description of the nature and location of any contamination remaining on site; provisions to manage and monitor any remaining contamination, including details of any restrictions placed on the land to prevent development over the containment cell; a description of the procedures for managing any leachate generated from the containment cell, including any requirements for testing, pumping, treatment and/or disposal; a description of the procedures for monitoring the integrity of the containment cell; a surface and groundwater monitoring program; mechanisms to report results to relevant agencies; triggers that would indicate if further remediation is required; and details of any contingency measures that the Applicant is to carry out to address any ongoing contamination.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered

D24	Landscaping Prior to the commencement of operation, the Applicant must prepare an Operational Landscape Management Plan to manage landscaping on-site. The plan must describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
D25	The Applicant must not commence operation until the Operational Landscape Management Plan is submitted to the Certifier.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
D26	Public Art A public art package for the hospital campus must be prepared in consultation with Council's Public Arts Officer or relevant representative. Prior to commencement of operation, relevant components of the public art package must be installed.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
PART E POST OCCUPATION						
E1	Operation of Plant and Equipment All plant and equipment used on site, or to monitor the performance of the development must be: (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
E2	Long Term Environmental Management Plan Upon completion of remediation works, and where a LTEMP has been prepared, the Applicant must manage the site in accordance with the LTEMP prepared under condition D23 and any on- going maintenance of remediation notice issued by EPA under the Contaminated Land Management Act 1997.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
E3	Operational Noise Limits The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the report titled Bowral and District Hospital Redevelopment Acoustic Report, prepared by Wood and Grieve Engineers, dated 8 November 2018.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered

E4	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in the report titled Bowral and District Hospital Redevelopment Acoustic Report, prepared by Wood and Grieve Engineers, dated 8 November 2018. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
E5	Unobstructed Driveways and Parking Areas All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.	<ul style="list-style-type: none"> Noted. 	TBA Pending Auditor Review			Not Triggered
E6	Green Travel Plan The Green Travel Plan required by condition D10 of this consent must be reviewed and updated on an annual basis. The review must consider the performance of the Plan against the specified targets and specify additional measures where required for implementation.	<ul style="list-style-type: none"> Noted. 	TBA Pending Auditor Review			Not Triggered
E7	Stormwater Operation and Maintenance Plan The OMP required by condition D17 of this consent must be implemented for the duration of occupation of the development.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered
E8	Outdoor Lighting Notwithstanding condition D8, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	<ul style="list-style-type: none"> Noted. 	TBA Pending Auditor Review			Not Triggered

E8	Fire Safety Certificate The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.	<ul style="list-style-type: none"> Noted. 	TBA Pending Auditor Review			Not Triggered.
E9	Landscaping The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D25 for the duration of occupation of the development.	<ul style="list-style-type: none"> Noted. 	TBA Pending Auditor Review			Not Triggered.
E10	Operational Waste Management Plan The Liverpool Health Multi Storey Carpark Operational Waste Management Plan, prepared by Waste Audit and Consultancy Services (Aust) Pty Ltd, dated January 2020, for the development must be implemented for the duration of the development and updated annually. The Waste Management Plan must: 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 Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); and detail the materials to be reused or recycled, either on or off site.	<ul style="list-style-type: none"> Noted 	TBA Pending Auditor Review			Not Triggered.

PRE-CONSTRUCTION COMPLIANCE REPORT



APPENDIX C: BCA CROWN CERTIFICATE #1A & #1B

BCA CROWN CERTIFICATE

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

CERTIFICATE No.:	CRO-21003
DATE OF CERTIFICATE:	22 January 2021
SUBJECT LAND: Lot & DP Address	Lot 501 DP 1165217 Campbell Street and Goulburn Street Liverpool NSW 2170
LOCAL GOVERNMENT AREA:	Liverpool City Council
APPLICANT: Name Company Address	Kristian Anthony ADCO Constructions Level 2, 7-9 West Street North Sydney NSW 2060
Phone/Email	Phone: (02) 8437 5000 Email: kristiana@adcoconstruct.com.au
OWNER: Name Address	Health Infrastructure Locked Bag 2030 St Leonards NSW 1590
Phone / Email	Phone: 0405 489 832 Email: Anthony.Dimech@health.nsw.gov
PLANNING APPROVAL: SSD No.: Date of Determination	SSD-10388 30 November 2020
DESCRIPTION OF DEVELOPMENT:	<u>Crown Certificate #1a</u> – Demolition works only associated with the construction of the multi-storey carpark comprising of an eight-level carpark
BCA CLASSIFICATION:	Class 7a
REFERENCED DOCUMENTATION:	As listed in Schedule 1
STATUTORY CERTIFICATION:	

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

CONDITIONS: As listed in Schedule 2

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

SIGNATURE

Accredited Certifier in NSW
Accreditation No.

David Blackett
BDC 0032

Date: 22 January 2021



SCHEDULE 1

SCHEDULE OF DOCUMENTATION

+ Architectural Plans prepared by Fitzpatrick & Partners:

DRAWING NUMBER	REV	DATE	DRAWING NUMBER	REV	DATE
LHAP-AR-FPA-DRG-CP-010001	02	1 December 2020	LHAP-AR-FPA-DRG-CP-020001	09	27 November 2020
LHAP-AR-FPA-DRG-CP-030001	08	1 December 2020			

+ Other documents:

ITEM	DOCUMENTATION	PREPARED BY	DATE
<u>CRO-21001</u>			
1.	Application Form	ADCO Constructions PL	25 November 2020
2.	Site Survey Plan	Cardno	17 September 2019
3.	Architectural Design Certificate	Fitzpatrick & Partners	11 January 2021
4.	Structural Design Certificate	Taylor Thomson Whiting (NSW) PL	14 December 2020
5.	Civil Design Certificate	Taylor Thomson Whiting (NSW) PL	4 December 2020
6.	Sydney Water Building Plan Approval	Warren, Smith & Partners	15 September 2020
7.	Electrical Design Certificate	Stantec	27 November 2020
8.	Staging Report	Wolf Peak	22 December 2020
9.	Remediation Works Statement	ADCO PL	4 December 2020
10.	Levy Receipt	ADCO PL	17 December 2020
11.	BCA Design Certificate - Access	ADCO PL	21 December 2020
12.	Email confirmation - N / A for planning for bush fire zone	ADCO PL	26 November 2020
13.	DA Condition AN6 - Electrical and Telecommunication Utilities	Stantec Australia PL	27 November 2020
14.	DA Condition AN7 - Electrical and Telecommunication Utilities	Stantec Australia PL	15 December 2020
15.	Hazardous Building Materials Survey Report	JK Environments	5 September 2019
16.	Stage 2 Environmental Site Assessment Report	JK Environments	29 January 2020
17.	Remediation Action Plan Report	JK Environments	30 April 2020
18.	Handling of Asbestos Design Statement	ADCO PL	21 December 2020
19.	Structural Drawings	Taylor Thomson Whiting (NSW) PL	20 November 2020
20.	Evidence of submission to Planning Secretary	ADCO PL	11 December 2020
21.	Dilapidation Report	Taylor Thomson Whiting (NSW) PL	10 December 2020
22.	Evidence of submission of dilapidation report to council.	ADCO PL	11 December 2021
23.	Email confirmation of zone of influence – Dilapidation Report	Taylor Thomson Whiting (NSW) PL	11 January 2021
24.	Demolition Design Certificate	Jeffsann Excavations PL	4 December 2020
25.	Construction Environmental Management Plan Design Statement	ADCO PL	21 December 2020
26.	Construction Environmental Management Plan	ADCO PL	25 November 2020
27.	Construction Traffic and Pedestrian Management Plan	PTC	14 December 2020
28.	Evidence of submission of Construction Environmental Management Plan to Planning Secretary	ADCO PL	4 December 2020
29.	Construction Noise and Vibration Management Plan	Acoustic Logic	4 December 2012



30.	Waste Management Plan	ADCO PL	26 August 2020
31.	Acid Sulphate Management Plan Certificate	ADCO PL	9 December 2020
32.	Certificate of Design – Construction Traffic Management Plan	PTC	14 December 2020
33.	Flood Emergency Response Sub-Plan	Taylor Thomson Whiting (NSW) PL	10 December 2020
34.	Geotechnical Assessment	JK Geotechnics	30 July 2020
35.	Geotechnical Investigation Report	JK Geotechnics	27 November 2019
36.	Impact of Proposed New Carpark on Sydney Trains Assets	Taylor Thomson Whiting (NSW) PL	24 November 2020
37.	Crane Radius Plan	Active Crane Hire	11 December 2020
38.	Annexure 1: TTW Report SAAE	ADCO PL	24 November 2020
39.	Annexure 2: JK Geotechnics Investigation Report	ADCO PL	27 November 2019
40.	Annexure 3: Site Plan	ADCO PL	27 November 2020
41.	Annexure 4: Cardno Below Ground Services Search	ADCO PL	17 September 2019
42.	Annexure 5: Electrolysis & Stray Traction Current Report	ADCO PL	16 September 2020
43.	Annexure 6: Clouston Associates Drawings	ADCO PL	20 November 2020
44.	Annexure 7: Environmental Management Plan Version 2	ADCO PL	25 November 2020
45.	Annexure cover pages	ADCO PL	27 July 2020
46.	Transport Sydney Trains approval	Transport Sydney Trains	21 December 2020
47.	Design Certificate – Protection of the rail corridor condition C37-C45	ADCO PL	11 December 2020
48.	Electrolysis & Stay Traction Current Report	Cathodic Protection Services	16 September 2020
49.	Site Survey Plan	Cardno	17 September 2019
50.	Site Plan	Fitzpatrick & Partners	27 November 2020
51.	Certificate of Design – Protection of the rail corridor condition B30-B35	ADCO PL	30 November 2020
52.	Historical Archaeologist CV	RPS	4 December 2020
53.	Email confirmation from Jemena	ADCO PL	3 November 2020
54.	Carpark Plans	PTC	2 December 2020
55.	Email close out – confirmation of applicable conditions	ADCO PL	11 January 2021
56.	Pre-Construction Compliance Report	ADCO PL	14 December 2020
57.	Remediation Action Plan	JK Environments	14 January 2021
58.	Evidence of submission of CEMP & Sub Management Plans to Planning Secretary	Department of Planning	14 January 2021
59.	Consultation with Council – CTMP	Liverpool City Council	13 January 2021
60.	Evidence of submission of CTPMP to Transport for NSW	Transport for NSW	12 January 2021
61.	Evidence of submission of Post Approval Document to Planning Secretary	Department of Planning	14 January 2021
62.	Construction Traffic Management Plan – Council Endorsement	Liverpool City Council	14 January 2021
63.	Email confirmation of the Archaeological Salvage	RPS Group	21 January 2021
CRO-21003			
64.	Construction Traffic Management Plan	PTC	21 January 2021
65.	Email consultation with TfNSW	TfNSW	18 January 2021
66.	CTMP Confirmation Statement	ADCO PL	21 January 2021



SCHEDULE 2

CONDITIONS OF BCA CROWN CERTIFICATE

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

1. This certificate approves demolition works only for the areas subject to this Certificate. Schedule 1 includes additional documentation that is not necessarily relied upon for the works approved under this Certificate, but will be relied upon in Crown Certificate #1b.
2. The following documentation is required to be provided and completed to the satisfaction of BM+G **as soon as the relevant approval authority has responded.**
 - a. **SSD Condition A9:** Provide acceptance of approval of the Staging Report from Planning Secretary.
 - b. **SSD Condition A14 & A15:** Provide acceptance of approval of the Staging Report from Planning Secretary
 - c. **SSD Condition A32 – A35:** Provide evidence of submission of the Compliance Report from Planning Secretary
 - d. **SSD Condition B26:** Provide acceptance of approval of the Archaeological Research Design and Excavation Methodology from Planning Secretary. Provide evidence of submission to Council of the approved Archaeological Research Design and Excavation Methodology. Provide evidence of consultation with Heritage NSW.

Further works cannot proceed until the above SSD conditions have been satisfactorily addressed.

3. All building works associated with the subject development are to be carried out in accordance with the requirements of the Blackett Maguire + Goldsmith BCA Assessment Report Revision 5 dated 27 May 2020.
4. No approval is given nor implied for the construction of works beyond the scope specifically approved by the Stage 1 Crown Certificate.
5. All building works associated with the subject development are to be carried out in accordance with the approved documentation listed above in Schedule 1.

Any departure from the documentation cannot be undertaken without the review and approval by Blackett Maguire + Goldsmith.
6. Where there is any conflict between the Design Documentation and the advice provided by Blackett Maguire + Goldsmith, the advice issued takes precedence unless approved by Blackett Maguire + Goldsmith.
7. Any changes to the Architectural Documentation that may affect compliance with the Building Code of Australia or the referenced Australian Standards are to be appropriately disclosed to Blackett Maguire + Goldsmith for review.
8. This Crown Certificate does not certify compliance with the conditions of Development Consent. The building works should not commence until the Crown is satisfied that the conditions of development consent that are a pre-requisite to commencement have been appropriately addressed where relevant.



SCHEDULE 3

FIRE SAFETY SCHEDULE

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

ADDRESS:	Locked Bag 2030 St Leonards NSW 1590
OWNER	Health Infrastructure
BCA CROWN CERTIFICATE No.:	CRO-21003

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

SCHEDULE

Statutory Fire Safety Measure	Design / Installation Standard	Proposed
Automatic Fire Detection & Alarm System	BCA Spec. E2.2a & AS 1670.1 – 2018	✓
Emergency Lighting	BCA Clause E4.2, E4.4 & AS 2293.1 – 2018	✓
Emergency Evacuation Plan	AS 3745 - 2010	✓
Exit Signs	BCA Clauses E4.5, E4.6 & E4.8; and AS 2293.1 – 2018	✓
Fire Dampers	BCA Clause C3.15, AS 1668.1 – 2015 & AS 1682.1 & 2 – 2015 and manufacturer's specification	✓
Fire Doors	BCA Clause C2.12, C2.13, C3.8, AS 1905.1 – 2015 and manufacturer's specification	✓
Fire Hose Reels	BCA Clause E1.4 & AS 2441 – 2005	✓
Fire Hydrant Systems	BCA Clause E1.3 & AS 2419.1 – 2005	✓
Fire Seals	BCA Clause C3.15, AS 1530.4 – 2014 & AS 4072.1 – 2005 and manufacturer's specification	✓
Lightweight Construction	BCA Clause C1.8 & AS 1530.4 – 2014 and manufacturer's specification	✓
Paths of Travel	EP&A Regulation Clause 186	✓
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001	✓
Warning & Operational Signs	Clause 183 of the EP&A Regulation 2000, AS 1905.1 – 2015, BCA Clause D2.23, D3.6 & E3.3	✓
Fire Engineering Performance Solutions	<i>To be developed</i>	✓



SCHEDULE 4

INSPECTION REQUIREMENTS

REQUIRED INSPECTIONS

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

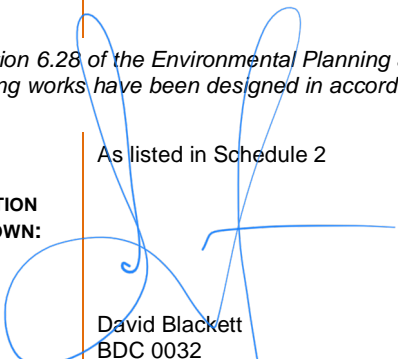
- + Completion of fire rated walls prior to installation of ceiling.
- + Installation of concealed essential fire safety measures prior to covering.
- + Preliminary Final Inspection and onsite testing of all active fire safety systems. Prior to completion of building works.
- + After the building works has been completed.



BLACKETT
MAGUIRE+
GOLDSMITH

BCA CROWN CERTIFICATE

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

CERTIFICATE No.:	CRO-21004
DATE OF CERTIFICATE:	29 January 2021
SUBJECT LAND: Lot & DP Address	Lot 501 DP 1165217 Campbell Street and Goulburn Street Liverpool NSW 2170
LOCAL GOVERNMENT AREA:	Liverpool City Council
APPLICANT: Name Company Address	Kristian Anthony ADCO Constructions Level 2, 7-9 West Street North Sydney NSW 2060
Phone/Email	Phone: (02) 8437 5000 Email: kristiana@adcoconstruct.com.au
OWNER: Name Address	Health Infrastructure Locked Bag 2030 St Leonards NSW 1590
Phone / Email	Phone: 0405 489 832 Email: Anthony.Dimech@health.nsw.gov
PLANNING APPROVAL: SSD No.: Date of Determination	SSD-10388 30 November 2020
DESCRIPTION OF DEVELOPMENT:	<u>Crown Certificate #1b</u> – Early works including earthworks, slab on-ground and in-ground services <u>only</u> associated with the construction of the multi-storey carpark comprising of an eight-level carpark
BCA CLASSIFICATION:	Class 7a
REFERENCED DOCUMENTATION:	As listed in Schedule 1
STATUTORY CERTIFICATION: <i>Pursuant to the provisions of Section 6.28 of the Environmental Planning and Assessment Act 1979, Blackett Maguire + Goldsmith Pty Ltd hereby certifies that the building works have been designed in accordance with the Building Code of Australia 2019, subject to the attached Conditions.</i>	
CONDITIONS:	As listed in Schedule 2
PERSON UNDERTAKING CERTIFICATION OF DESIGN ON BEHALF OF THE CROWN: SIGNATURE	
Accredited Certifier in NSW Accreditation No.	David Blackett BDC 0032

Date: 29 January 2021

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

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

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



SCHEDULE 1

SCHEDULE OF DOCUMENTATION

+ Architectural Plans prepared by Fitzpatrick & Partners:

DRAWING NUMBER	REV	DATE	DRAWING NUMBER	REV	DATE
LHAP-AR-FPA-DRG-CP-010001	02	1 December 2020	LHAP-AR-FPA-DRG-CP-020001	09	27 November 2020
LHAP-AR-FPA-DRG-CP-030001	08	1 December 2020	LHAP-AR-FPA-DRG-CP-030002	07	1 December 2020
LHAP-AR-FPA-DRG-CP-100002	02	1 December 2020	LHAP-AR-FPA-DRG-CP-200002	02	1 December 2020

+ Other documents:

ITEM	DOCUMENTATION	PREPARED BY	DATE
<u>CRO-21001</u>			
1.	Application Form	ADCO Constructions PL	25 November 2020
2.	Site Survey Plan	Cardno	17 September 2019
3.	Architectural Design Certificate	Fitzpatrick & Partners	11 January 2021
4.	Structural Design Certificate	Taylor Thomson Whiting (NSW) PL	14 December 2020
5.	Civil Design Certificate	Taylor Thomson Whiting (NSW) PL	4 December 2020
6.	Sydney Water Building Plan Approval	Warren, Smith & Partners	15 September 2020
7.	Electrical Design Certificate	Stantec	27 November 2020
8.	Staging Report	Wolf Peak	22 December 2020
9.	Remediation Works Statement	ADCO PL	4 December 2020
10.	Levy Receipt	ADCO PL	17 December 2020
11.	BCA Design Certificate - Access	ADCO PL	21 December 2020
12.	Email confirmation - N / A for planning for bush fire zone	ADCO PL	26 November 2020
13.	DA Condition AN6 - Electrical and Telecommunication Utilities	Stantec Australia PL	27 November 2020
14.	DA Condition AN7 - Electrical and Telecommunication Utilities	Stantec Australia PL	15 December 2020
15.	Hazardous Building Materials Survey Report	JK Environments	5 September 2019
16.	Stage 2 Environmental Site Assessment Report	JK Environments	29 January 2020
17.	Remediation Action Plan Report	JK Environments	30 April 2020
18.	Handling of Asbestos Design Statement	ADCO PL	21 December 2020
19.	Structural Drawings	Taylor Thomson Whiting (NSW) PL	20 November 2020
20.	Evidence of submission to Planning Secretary	ADCO PL	11 December 2020
21.	Dilapidation Report	Taylor Thomson Whiting (NSW) PL	10 December 2020
22.	Evidence of submission of dilapidation report to council.	ADCO PL	11 December 2021
23.	Email confirmation of zone of influence – Dilapidation Report	Taylor Thomson Whiting (NSW) PL	11 January 2021
24.	Demolition Design Certificate	Jeffsann Excavations PL	4 December 2020
25.	Construction Environmental Management Plan Design Statement	ADCO PL	21 December 2020
26.	Construction Environmental Management Plan	ADCO PL	25 November 2020
27.	Construction Traffic and Pedestrian Management Plan	PTC	14 December 2020
28.	Evidence of submission of Construction Environmental Management Plan to Planning Secretary	ADCO PL	4 December 2020



29.	Construction Noise and Vibration Management Plan	Acoustic Logic	4 December 2012
30.	Waste Management Plan	ADCO PL	26 August 2020
31.	Acid Sulphate Management Plan Certificate	ADCO PL	9 December 2020
32.	Certificate of Design – Construction Traffic Management Plan	PTC	14 December 2020
33.	Flood Emergency Response Sub-Plan	Taylor Thomson Whiting (NSW) PL	10 December 2020
34.	Geotechnical Assessment	JK Geotechnics	30 July 2020
35.	Geotechnical Investigation Report	JK Geotechnics	27 November 2019
36.	Impact of Proposed New Carpark on Sydney Trains Assets	Taylor Thomson Whiting (NSW) PL	24 November 2020
37.	Crane Radius Plan	Active Crane Hire	11 December 2020
38.	Annexure 1: TTW Report SAAE	ADCO PL	24 November 2020
39.	Annexure 2: JK Geotechnics Investigation Report	ADCO PL	27 November 2019
40.	Annexure 3: Site Plan	ADCO PL	27 November 2020
41.	Annexure 4: Cardno Below Ground Services Search	ADCO PL	17 September 2019
42.	Annexure 5: Electrolysis & Stray Traction Current Report	ADCO PL	16 September 2020
43.	Annexure 6: Clouston Associates Drawings	ADCO PL	20 November 2020
44.	Annexure 7: Environmental Management Plan Version 2	ADCO PL	25 November 2020
45.	Annexure cover pages	ADCO PL	27 July 2020
46.	Transport Sydney Trains approval	Transport Sydney Trains	21 December 2020
47.	Design Certificate – Protection of the rail corridor condition C37-C45	ADCO PL	11 December 2020
48.	Electrolysis & Stay Traction Current Report	Cathodic Protection Services	16 September 2020
49.	Site Survey Plan	Cardno	17 September 2019
50.	Site Plan	Fitzpatrick & Partners	27 November 2020
51.	Certificate of Design – Protection of the rail corridor condition B30-B35	ADCO PL	30 November 2020
52.	Historical Archaeologist CV	RPS	4 December 2020
53.	Email confirmation from Jemena	ADCO PL	3 November 2020
54.	Carpark Plans	PTC	2 December 2020
55.	Email close out – confirmation of applicable conditions	ADCO PL	11 January 2021
56.	Pre-Construction Compliance Report	ADCO PL	14 December 2020
57.	Remediation Action Plan	JK Environments	14 January 2021
58.	Evidence of submission of CEMP & Sub Management Plans to Planning Secretary	Department of Planning	14 January 2021
59.	Consultation with Council – CTMP	Liverpool City Council	13 January 2021
60.	Evidence of submission of CTPMP to Transport for NSW	Transport for NSW	12 January 2021
61.	Evidence of submission of Post Approval Document to Planning Secretary	Department of Planning	14 January 2021
62.	Construction Traffic Management Plan – Council Endorsement	Liverpool City Council	14 January 2021
63.	Email confirmation of the Archaeological Salvage	RPS Group	21 January 2021
CRO-21003			
64.	Construction Traffic Management Plan	PTC	21 January 2021
65.	Email consultation with TfNSW	TfNSW	18 January 2021



66.	CTMP Confirmation Statement	ADCO PL	21 January 2021
<u>CRO-21004</u>			
67.	Approval of SSD Condition B26 for the Archaeological Research Design and Excavation Methodology	Heritage NSW	29 January 2021
68.	Archaeological Research Design and Excavation Methodology	RPS	15 January 2021



SCHEDULE 2

CONDITIONS OF BCA CROWN CERTIFICATE

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

1. The following documentation is required to be provided and completed to the satisfaction of BM+G **as soon as the relevant approval authority has responded.**
 - a. **SSD Condition A9:** Provide acceptance of approval of the Staging Report from Planning Secretary.
 - b. **SSD Condition A14 & A15:** Provide acceptance of approval of the Staging Report from Planning Secretary
 - c. **SSD Condition A32 – A35:** Provide evidence of submission of the Compliance Report from Planning Secretary

Further works cannot proceed until the above SSD conditions have been satisfactorily addressed.

2. All building works associated with the subject development are to be carried out in accordance with the requirements of the Blackett Maguire + Goldsmith BCA Assessment Report Revision 6 dated 27/01/2021.
3. No approval is given nor implied for the construction of works beyond the scope specifically approved by the Stage 1 Crown Certificate.
4. All building works associated with the subject development are to be carried out in accordance with the approved documentation listed above in Schedule 1.

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

5. Where there is any conflict between the Design Documentation and the advice provided by Blackett Maguire + Goldsmith, the advice issued takes precedence unless approved by Blackett Maguire + Goldsmith.
6. Any changes to the Architectural Documentation that may affect compliance with the Building Code of Australia or the referenced Australian Standards are to be appropriately disclosed to Blackett Maguire + Goldsmith for review.
7. This Crown Certificate does not certify compliance with the conditions of Development Consent. The building works should not commence until the Crown is satisfied that the conditions of development consent that are a pre-requisite to commencement have been appropriately addressed where relevant.



SCHEDULE 3

FIRE SAFETY SCHEDULE

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

ADDRESS:	Locked Bag 2030 St Leonards NSW 1590
OWNER	Health Infrastructure
BCA CROWN CERTIFICATE No.:	CRO-21004

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

SCHEDULE

Statutory Fire Safety Measure	Design / Installation Standard	Proposed
Automatic Fire Detection & Alarm System	BCA Spec. E2.2a & AS 1670.1 – 2018	✓
Emergency Lighting	BCA Clause E4.2, E4.4 & AS 2293.1 – 2018	✓
Emergency Evacuation Plan	AS 3745 - 2010	✓
Exit Signs	BCA Clauses E4.5, E4.6 & E4.8; and AS 2293.1 – 2018	✓
Fire Dampers	BCA Clause C3.15, AS 1668.1 – 2015 & AS 1682.1 & 2 – 2015 and manufacturer's specification	✓
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Fire Seals	BCA Clause C3.15, AS 1530.4 – 2014 & AS 4072.1 – 2005 and manufacturer's specification	✓
Lightweight Construction	BCA Clause C1.8 & AS 1530.4 – 2014 and manufacturer's specification	✓
Paths of Travel	EP&A Regulation Clause 186	✓
Portable Fire Extinguishers	BCA Clause E1.6 & AS 2444 – 2001	✓
Warning & Operational Signs	Clause 183 of the EP&A Regulation 2000, AS 1905.1 – 2015, BCA Clause D2.23, D3.6 & E3.3	✓
Fire Engineering Performance Solutions	<i>To be developed</i>	✓



SCHEDULE 4

INSPECTION REQUIREMENTS

REQUIRED INSPECTIONS

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

- + Completion of fire rated walls prior to installation of ceiling.
- + Installation of concealed essential fire safety measures prior to covering.
- + Preliminary Final Inspection and onsite testing of all active fire safety systems. Prior to completion of building works.
- + After the building works has been completed.