

PEOPLE WHO BUILD



# PRE-OPERATION COMPLIANCE REPORT

PROJECT NAME

**LHAP MULTI-STOREY CARPARK**

PROJECT NO.

**CLIENT – HI20174**

**ADCO – 3460**

# PRE-OPERATION COMPLIANCE REPORT



## VERSION CONTROL

Rev. No.	Issue Date	Approved By	Position	Details
V0	20/10/2022	Ben Matarranz	Senior Project Engineer	Initial report

## 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.

<b>Name of Authorised Reporting Officer:</b>	Ben Matarranz
<b>Title</b>	Senior Project Engineer
<b>Signature</b>	<i>BM</i>
<b>Qualification</b>	BEng.
<b>Company</b>	ADCO Constructions Pty Ltd
<b>Company Address</b>	Level 2, 7-9 West Street, North Sydney NSW 2060

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# PRE-OPERATION COMPLIANCE REPORT



## GLOSSARY OF TERMS & ABBREVIATIONS

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

## 1 INTRODUCTION

### 1.1 DOCUMENT STRUCTURE & PURPOSE

**Section 1** - Sets out the purpose of the POCR 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-Operation 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

# PRE-OPERATION COMPLIANCE REPORT



## 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 3 stages. The BCA Crown Certificates to be issued by the PCA have been staged as follows:

- **Crown Certificate #1 (CC1a)** –Early works including bulk excavation, in ground services, piling, ground floor slab and super-structure.



### 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 Phone/Email	Kristian Anthony ADCO Constructions Level 2, 7-9 West Street North Sydney NSW 2060 Phone: (02) 8437 5000 Email: <a href="mailto:kristiana@adcoconstructions.com.au">kristiana@adcoconstructions.com.au</a>
OWNER: Name Address Phone / Email	Health Infrastructure Locked Bag 2030 St Leonards NSW 1590 Phone: 0405 489 832 Email: <a href="mailto:Anthony.Dimech@health.nsw.gov">Anthony.Dimech@health.nsw.gov</a>
PLANNING APPROVAL: SSD No.: Date of Determination	SSD-10388 30 November 2020
DESCRIPTION OF DEVELOPMENT:	Crown Certificate #1a – Demolition works <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:	
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 0082
Date:	22 January 2021

Address	Suite 2.01, 22-36 Mountain St Ultimo NSW 2007	Postal	PO Box 167 Broadway NSW 2007 18 408 985 851	Contact	Ph: 02 9211 7777 Fax: 02 9211 7774 Email: <a href="mailto:admin@bmplusg.com.au">admin@bmplusg.com.au</a>
		ABN			

# PRE-OPERATION COMPLIANCE REPORT



- **Crown Certificate #1 (CC1b)** –Early works including bulk excavation, in ground services, piling, ground floor slab and super-structure.



## BCA CROWN CERTIFICATE

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

<b>CERTIFICATE No.:</b>	CRO-21004
<b>DATE OF CERTIFICATE:</b>	29 January 2021
<b>SUBJECT LAND:</b> Lot & DP Address	Lot 501 DP 1165217 Campbell Street and Goulburn Street Liverpool NSW 2170
<b>LOCAL GOVERNMENT AREA:</b>	Liverpool City Council
<b>APPLICANT:</b> Name Company Address  Phone/Email	Kristian Anthony ADCO Constructions Level 2, 7-9 West Street North Sydney NSW 2060  Phone: (02) 8437 5000 Email: <a href="mailto:kristiana@adcoconstruct.com.au">kristiana@adcoconstruct.com.au</a>
<b>OWNER:</b> Name Address  Phone / Email	Health Infrastructure Locked Bag 2030 St Leonards NSW 1590  Phone: 0405 489 832 Email: <a href="mailto:Anthony.Dimech@health.nsw.gov">Anthony.Dimech@health.nsw.gov</a>
<b>PLANNING APPROVAL:</b> SSD No.: Date of Determination	SSD-10388 30 November 2020
<b>DESCRIPTION OF DEVELOPMENT:</b>	<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
<b>BCA CLASSIFICATION:</b>	Class 7a
<b>REFERENCED DOCUMENTATION:</b>	As listed in Schedule 1
<b>STATUTORY CERTIFICATION:</b>  <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>	
<b>CONDITIONS:</b>	As listed in Schedule 2
<b>PERSON UNDERTAKING CERTIFICATION OF DESIGN ON BEHALF OF THE CROWN:</b>  SIGNATURE  Accredited Certifier in NSW Accreditation No.	  David Blackett BDC 0032
	Date: 29 January 2021

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Email: [admin@bplusg.com.au](mailto:admin@bplusg.com.au)

# PRE-OPERATION COMPLIANCE REPORT



- **Crown Certificate #2 (CC2)** – Remainder of works associated with the multi-storey carpark



## BCA CROWN CERTIFICATE

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

<b>CERTIFICATE No.:</b>	CRO-21017
<b>DATE OF CERTIFICATE:</b>	25 March 2021
<b>SUBJECT LAND:</b> Lot & DP Address	Lot 501 DP 1165217 Campbell Street and Goulburn Street LIVERPOOL NSW 2170
<b>LOCAL GOVERNMENT AREA:</b>	Liverpool City Council
<b>APPLICANT:</b> Name Company Address  Phone/Email	Kristian Anthony ADCO Constructions Level 2, 7-9 West Street NORTH SYDNEY NSW 2060 Phone: +612 8437 5000 Email: <a href="mailto:kristiana@adcoconstruct.com.au">kristiana@adcoconstruct.com.au</a>
<b>OWNER:</b> Name Address  Phone / Email	Health Infrastructure Locked Bag 2030 ST LEONARDS NSW 1590 Phone: +612 9978 5402 Email: <a href="mailto:Anthony.Dimech@health.nsw.gov">Anthony.Dimech@health.nsw.gov</a>
<b>PLANNING APPROVAL:</b> SSD No.: Date of Determination	SSD-10388 30 November 2020
<b>DESCRIPTION OF DEVELOPMENT:</b>	<u>Crown Certificate #2</u> – Remainder of works associated with the multi-storey carpark  <i>Note: The demolition of P2 carpark and the on-grade carpark which replaces to the P2 are not included in this Certificate.</i>
<b>BCA CLASSIFICATION:</b>	Class 7a
<b>REFERENCED DOCUMENTATION:</b>	As listed in Schedule 1
<b>STATUTORY CERTIFICATION:</b>  <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>	
<b>CONDITIONS:</b>	As listed in Schedule 2
<b>PERSON UNDERTAKING CERTIFICATION OF DESIGN ON BEHALF OF THE CROWN:</b>  SIGNATURE  Accredited Certifier in NSW Accreditation No.	 David Blackett BDC 0032
	Date: 25 March 2021

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# PRE-OPERATION COMPLIANCE REPORT



- **Crown Certificate #3 (CC3) – Demolition of existing multistorey car park**



## BCA CROWN CERTIFICATE

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

<b>CERTIFICATE No.:</b>	CRO-22013
<b>DATE OF CERTIFICATE:</b>	17 May 2022
<b>SUBJECT LAND:</b> Lot & DP Address	Lot 501 DP 1165217 Campbell Street and Goulburn Street LIVERPOOL NSW 2170
<b>LOCAL GOVERNMENT AREA:</b>	Liverpool City Council
<b>APPLICANT:</b> Name Company Address Phone/Email	Kristian Anthony ADCO Constructions Level 2, 7-9 West Street NORTH SYDNEY NSW 2060 Phone: +61 2 8437 5000 Email: <a href="mailto:kristiana@adcoconstruct.com.au">kristiana@adcoconstruct.com.au</a>
<b>OWNER:</b> Name Address Phone / Email	Health Infrastructure Locked Bag 2030 ST LEONARDS NSW 1590 Phone: +61 2 9978 5402 Email: <a href="mailto:Anthony.Dimech@health.nsw.gov">Anthony.Dimech@health.nsw.gov</a>
<b>PLANNING APPROVAL:</b> SSD No.: Date of Determination	SSD-10388 30 November 2020
<b>DESCRIPTION OF DEVELOPMENT:</b>	<u>Crown Certificate #3</u> – Demolition of existing multistorey car park. <i>Note: This Certificate does not approve the on-grade carpark</i>
<b>BCA CLASSIFICATION:</b>	Class 7a
<b>REFERENCED DOCUMENTATION:</b>	As listed in Schedule 1
<b>STATUTORY CERTIFICATION:</b>	
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.	
<b>CONDITIONS:</b>	As listed in Schedule 2
<b>PERSON UNDERTAKING CERTIFICATION OF DESIGN ON BEHALF OF THE CROWN:</b> SIGNATURE Accredited Certifier in NSW Accreditation No.	 David Blackett BDC 0032
	Date: 17 May 2022

**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](mailto:admin@bmplusg.com.au)

# PRE-OPERATION COMPLIANCE REPORT



## 3 OVERVIEW OF PROJECT APPROVAL CONDITIONS

The State Significant Development Application for Liverpool Hospital Multi-Storey Carpark (SSD 10388) was determined on 30 November 2020. 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 POCR includes:

- State Significant Development Approval SSD 10388, provided in Appendix A of this POCR.
- Occupation Certificate 1-2, provided in Appendix D

## 4 COMPLIANCE REPORTING POST APPROVAL REQUIREMENTS

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

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

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

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

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.

# PRE-OPERATION COMPLIANCE REPORT



## 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)
- Pre-Operation Compliance Report – No later than one months 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 POCR 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.

# PRE-OPERATION COMPLIANCE REPORT



## 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	27	2	8
Part B - Prior to Commencement of Construction	35	32	0	3
Part C - During Construction	53	22	3	28
<b>Part D – Prior to Commencement of Operation</b>	<b>26</b>	<b>4</b>	<b>0</b>	<b>22</b>
Part E – During Operation	11	1	0	10
<b>Total</b>	<b>162</b>	<b>86</b>	<b>5</b>	<b>71</b>

### 6.2 NON-COMPLIANCES

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

Table 3: Summary of Pre-Operation Non-Compliances

CoC ID	Requirements	Details of Non-Compliance	Reported to	Corrective Action Taken
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;	Based on the audit identifying one non-compliance against the conditions of approval, condition A2 is assessed as non-compliant.		Actions were not taken in relation to the non-compliance against condition C46. This same issue will be raised again in this report under Non-

# PRE-OPERATION COMPLIANCE REPORT



	(c) generally in accordance with the EIS and Response to Submissions and Amended Development Application; and (d) in accordance with the approved plans in the table below	Also, the audit noted that the EMP version 8.0 dated 28/10/2021 includes reference to some of the EIS and mitigation measures. However, to ensure all measures are covered, the EMP should reference the specific EIS document or be added as an attachment.		Compliance NC-02 – refer to Section 5.9 EMP (version 10) now includes references to the Environmental Impact Statement (EIS) and mitigation measures.
A27	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.	Evidence could not be found of the Proponent notification to DPE within the required timeframe of non-compliances raised in the Independent Environmental Audit Report issued 9 December 2021.		
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.	Evidence could not be found of the Proponent notification to DPE within the required timeframe of non-compliances raised in the Independent Environmental Audit Report issued 9 December 2021.		
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.	Written approval from DPE for the proposed independent auditors was not received prior to the conduct of this independent audit. Refer to section 2.3 of this report.		No evidence was available of approval of auditors for this third audit. This issue will be raised again in this report under Non-Compliance NC-02 – refer to Section 5.9
C51	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must:	Evidence was not available of the Proponent submission to DPE and the Certifier of the second		

# PRE-OPERATION COMPLIANCE REPORT



	(a) Review and response separately to each Independent Audit Report prepared under condition C50 of this consent; (b) 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.	Independent Environmental Audit Report and response to findings within 2 months of the audit being conducted.		
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.	Evidence was not available of the Proponent submission to DPE and the Certifier of the second Independent Environmental Audit Report and response to findings within 2 months of the audit being conducted.		

# PRE-OPERATION COMPLIANCE REPORT



## 6.3 PREVIOUS REPORT ACTIONS

There are no previous actions relating to the POCR 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.

# PRE-OPERATION COMPLIANCE REPORT



## APPENDIX A: SSD INSTRUMENT OF APPROVAL

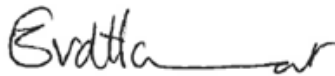
# Development Consent

## *Section 4.38 of the Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning and Public Spaces under delegation executed on 9 March 2020, I approve the Development Application referred to in Schedule 1, subject to the conditions specified in Schedule 2.

These conditions are required to:

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



Erica van den Honert  
**Acting Executive Director**  
**Infrastructure Assessments**

Sydney

30 November 2020

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### SCHEDULE 1

<b>Application Number:</b>	SSD-10388
<b>Applicant:</b>	Health Administration Corporation
<b>Consent Authority:</b>	Minister for Planning and Public Spaces
<b>Site:</b>	Liverpool Hospital (Lot 501 in DP 1165217)
<b>Development:</b>	Liverpool Hospital Multi-storey Carpark, comprising: <ul style="list-style-type: none"><li>• construction and operation of an eight level carpark.</li><li>• at-grade carpark.</li><li>• demolition works.</li><li>• remediation works.</li><li>• road connections.</li><li>• landscaping.</li></ul>

## DEFINITIONS

<b>Aboriginal object</b>	Has the same meaning as the definition of the term in section 5 of the <i>National Parks and Wildlife Act 1974</i>
<b>Aboriginal place</b>	Has the same meaning as the definition of the term in section 5 of the <i>National Parks and Wildlife Act 1974</i>
<b>Accredited Certifier</b>	Means the holder of accreditation as an accredited certifier under the <i>Building Professionals Act 2005</i> acting in relation to matters to which the accreditation applies.
<b>Advisory Notes</b>	Advisory information relating to the consent but do not form a part of this consent
<b>Applicant</b>	Health Administration Corporation or any other person carrying out any development to which this consent applies
<b>Archaeological Salvage</b>	Historical archaeological program outlined in an approved Archaeological Research Design and Excavation Methodology
<b>BCA</b>	Building Code of Australia
<b>CEMP</b>	Construction Environmental Management Plan
<b>Certification of Crown building work</b>	Certification under section 6.28(2) of the EP&A Act
<b>Certified Contaminated Land Consultant</b>	A person certified in accordance with the requirements of the Contaminated Land Consultant Certification Policy Version 2 (EPA November 2017) or any subsequent policies as in force from time to time
<b>Certifier</b>	Means a council or accredited certifier or in the case of Crown development, a person qualified to conduct a Certification of Crown Building work
<b>Compliance Reporting Post Approval Requirements</b>	Compliance Reporting Post Approval Requirements as available on the Department's website
<b>Conditions of this consent</b>	The conditions contained in Schedule 2 of this document
<b>Construction</b>	<p>All physical work to enable operation including but not limited to the demolition and removal of buildings, the carrying out of works for the purposes of the development, and erection of buildings and other infrastructure permitted by this consent, but excluding the following:</p> <ul style="list-style-type: none"> <li>• building and road dilapidation surveys;</li> <li>• investigative drilling or investigative excavation;</li> <li>• Archaeological Salvage;</li> <li>• establishing temporary site offices (in locations identified by the conditions of this consent);</li> <li>• installation of environmental impact mitigation measures, fencing, enabling works; and</li> <li>• minor adjustments to services or utilities.</li> </ul> <p>However, where heritage items, or threatened species or threatened ecological communities (within the meaning of the <i>Biodiversity Conservation Act 2016</i>) are affected or potentially affected by any physical work, that work is construction, unless otherwise determined by the Planning Secretary in consultation with Heritage NSW, EES Group or DPIE Fisheries (in the case of impact upon fish, aquatic invertebrates or marine vegetation)</p>
<b>Council</b>	Liverpool City Council
<b>Day</b>	The period from 7am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and Public Holidays
<b>Demolition</b>	The deconstruction and removal of buildings, sheds and other structures on the site

<b>Department</b>	NSW Department of Planning, Industry and Environment
<b>Development</b>	The development described in the EIS and Response to Submissions and Amended Development Application, including the works and activities comprising construction and operation of the carpark, as modified by the conditions of this consent.
<b>Earthworks</b>	Bulk earthworks, site levelling, import and compaction of fill material, excavation for installation of drainage and services
<b>EES Group</b>	Environment, Energy and Science Group of the Department of Planning, Industry and Environment (Former Office of Environment and Heritage)
<b>EIS</b>	The Environmental Impact Statement titled Environmental Impact Statement Liverpool Hospital – Multi Storey Car Park, Campbell Street Liverpool, prepared by Ethos Urban dated 8 May 2020, submitted with the application for consent for the development, including any additional information provided by the Applicant in support of the application
<b>ENM</b>	Excavated Natural Material
<b>Environment</b>	Includes all aspects of the surroundings of humans, whether affecting any human as an individual or in his or her social groupings
<b>EPA</b>	NSW Environment Protection Authority
<b>EP&amp;A Act</b>	<i>Environmental Planning and Assessment Act 1979</i>
<b>EP&amp;A Regulation</b>	Environmental Planning and Assessment Regulation 2000
<b>Evening</b>	The period from 6pm to 10pm.
<b>Feasible</b>	Means what is possible and practical in the circumstances
<b>Heritage</b>	Encompasses both Aboriginal and historic heritage including sites that predate European settlement, and a shared history since European settlement
<b>Heritage NSW</b>	Heritage, Community Engagement of the Department of Premier and Cabinet
<b>Heritage Item</b>	An item as defined under the <i>Heritage Act 1977</i> , and assessed as being of local, State and/ or National heritage significance, and/or an Aboriginal Object or Aboriginal Place as defined under the <i>National Parks and Wildlife Act 1974</i> , the World Heritage List, or the National Heritage List or Commonwealth Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cth), or anything identified as a heritage item under the conditions of this consent
<b>Incident</b>	An occurrence or set of circumstances that causes, or threatens to cause, material harm and which may or may not be, or cause, a non-compliance <i>Note: “material harm” is defined in this consent</i>
<b>Independent Audit Post Approval Requirements</b>	Independent Audit Post Approval Requirements as available on the Department’s website
<b>Land</b>	Has the same meaning as the definition of the term in section 1.4 of the EP&A Act
<b>LTEMP</b>	Long Term Environmental Management Plan
<b>Management and mitigation measures</b>	The management and mitigation measures set out in the Response to Submissions and Amended Development Application.
<b>Material harm</b>	Is harm that: <ul style="list-style-type: none"> <li>a) involves actual or potential harm to the health or safety of human beings or to the environment that is not trivial; or</li> <li>b) results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000, (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment)</li> </ul>

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

## SCHEDULE 2

### PART A ADMINISTRATIVE CONDITIONS

#### Obligation to Minimise Harm to the Environment

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

#### Terms of Consent

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

<b>Architectural drawings prepared by <i>fitzpatrick+partners</i></b>			
<b>Dwg No.</b>	<b>Rev</b>	<b>Name of Plan</b>	<b>Date</b>
A-SSDA-MSCP-04	08	DEMOLITION PLAN	11/08/20
A-SSDA-MSCP-05	08	SITE PLAN	11/08/20
A-SSDA-MSCP-06	08	GA GROUND 01 (ROAD LAYOUT)	11/08/20
A-SSDA-MSCP-07	08	GA GROUND 02 (ROAD LAYOUT)	11/08/20
A-SSDA-MSCP-08	08	GA LEVEL 01	11/08/20
A-SSDA-MSCP-09	08	GA LEVEL 02	11/08/20
A-SSDA-MSCP-10	08	GA LEVEL 03	11/08/20
A-SSDA-MSCP-11	08	GA LEVEL 04	11/08/20
A-SSDA-MSCP-12	08	GA LEVEL 05	11/08/20
A-SSDA-MSCP-13	08	GA LEVEL 06	11/08/20
A-SSDA-MSCP-14	08	SECTIONS	11/08/20
A-SSDA-MSCP-15	08	ELEVATIONS	11/08/20
A-SSDA-MSCP-16	08	ELEVATIONS	11/08/20
A-SSDA-MSCP-17	08	FAÇADE DETAILS	11/08/20
A-SSDA-MSCP-18	08	FAÇADE DETAILS	11/08/20
A-SSDA-MSCP-19	08	SCHEDULE OF FINISHES	11/08/20
A-SSDA-MSCP-20	08	SCHEDULE OF FINISHES	11/08/20
A-SSDA-MSCP-21	08	SCHEDULE OF FINISHES	11/08/20
A-SSDA-MSCP-27	08	GA LEVEL 07	11/08/20
<b>Landscape drawings prepared by <i>Clouston associates</i></b>			
<b>Dwg No.</b>	<b>Rev</b>	<b>Name of Plan</b>	<b>Date</b>
L-SSDA-MSCP-01	03	SITE PLAN	19.08.2020
S19-0011 DD2283	B	MSCP WEST – ADDITIONAL TREE PLANTING	06/11/20
S19-0011 DD 2284	B	MSCP EAST – ADDITIONAL TREE PLANTING	06/11/20
L-SSDA-MSCP-04	03	ELEVATIONS 01	19.08.2020
L-SSDA-MSCP-05	02	INDICATIVE PLANTING PALETTE	19.08.2020
L-SSDA-MSCP-06	02	INDICATIVE MATERIALS PALETTE	19.08.2020

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

#### **Limits of Consent**

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

#### **Prescribed Conditions**

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

#### **Planning Secretary as Moderator**

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

#### **Evidence of Consultation**

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

#### **Staging**

- A9. The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month 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:
- (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;
  - (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);

- (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and
  - (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.
- A11. Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.
- 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.

### **Staging, Combining and Updating Strategies, Plans or Programs**

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

### **Structural Adequacy**

- A17. All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.

#### *Notes:*

- *Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.*

### **External Walls and Cladding**

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

### **Site Contamination**

- A19. 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.

## Applicability of Guidelines

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

## Monitoring and Environmental Audits

- A22. Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.

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

## Access to Information

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

## Compliance

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

## Incident Notification, Reporting and Response

- A25. The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.
- A26. Subsequent notification must be given and reports submitted in accordance with the requirements set out in **Appendix 1**.

## Non-Compliance Notification

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

## Revision of Strategies, Plans and Programs

- A30. Within three months of:
- (a) the submission of a compliance report under condition A35;
  - (b) the submission of an incident report under condition A26;
  - (c) the submission of an Independent Audit under condition C52;
  - (d) the approval of any modification of the conditions of this consent; or
  - (e) the issue of a direction of the Planning Secretary under condition A2 which requires a review,
- the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.
- 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.

## Compliance Reporting

- A32. 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.
- 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) a Pre-Construction Compliance Report must be submitted to the Planning Secretary prior to commencement of construction;
  - (b) a Pre-Operational Compliance Report must be submitted to the Planning Secretary prior to commencement of operation and/or use; and
  - (c) 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.
- A34. Compliance Reports of the development must be prepared in accordance with the Compliance Reporting Post Approval Requirements.
- 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.

- A36. The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.
- 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.

## **PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION**

### **Notification of Commencement**

- B1. The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.
- B2. If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.

### **Certified Drawings**

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

### **External Walls and Cladding**

- B4. Prior to the commencement of construction of the façade, the Applicant must provide the Certifier 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 Certifier to the Planning Secretary within seven days after the Certifier accepts it.

### **Protection of Public Infrastructure**

- B5. Prior to 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, Certifier and Council.

### **Pre-Construction Dilapidation Report**

- B6. 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.

### **Outdoor Lighting**

- B7. Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.

### **Demolition**

- B8. 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.

### **Site Contamination**

- B9. 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 JKEenvironments, 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 a Certified Contaminated Land Consultant.

- B10. The *Remediation Action Plan* (RAP), dated 30 April 2020, prepared by JKENvironments, must be updated following results of the post-demolition validation investigation(s) by a Certified Contaminated Land Consultant.

### Environmental Management Plan Requirements

- B11. 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).

**Note:** The *Environmental Management Plan Guideline* is available on the Planning Portal at: <https://www.planningportal.nsw.gov.au/majorprojects/assessment/post-approval>

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

### Construction Environmental Management Plan

- B12. 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:

- (a) Details of:
  - (i) hours of work;
  - (ii) 24-hour contact details of site manager;
  - (iii) management of dust and odour to protect the amenity of the neighbourhood;
  - (iv) stormwater control and discharge;
  - (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;
  - (vi) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;
  - (vii) community consultation and complaints handling;
- (b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B13);
- (c) Construction Noise and Vibration Management Sub-Plan (see condition B14);
- (d) Construction Waste Management Sub-Plan (see condition B15);
- (e) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;
- (f) 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.

- B13. The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:

- (a) be prepared by a suitably qualified and experienced person(s);
- (b) be prepared in consultation with Council and TfNSW;
- (c) detail 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
- (d) detail heavy vehicle routes, access and parking arrangements.

- B14. The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:

- (a) be prepared by a suitably qualified and experienced noise expert;
- (b) describe procedures for achieving the noise management levels in EPA's *Interim Construction Noise Guideline* (DECC, 2009);
- (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;

- (d) include strategies that have been developed with the community for managing high noise generating works;
  - (e) describe the community consultation undertaken to develop the strategies in condition B14(d);
  - (f) include a complaints management system that would be implemented for the duration of the construction; and
  - (g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures in accordance with condition B14(d).
- 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; and
  - (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 construction.
- B16. A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:
- (a) minimise the impacts of earthworks and construction on the local and regional road network;
  - (b) minimise conflicts with other road users;
  - (c) minimise road traffic noise; and
  - (d) ensure truck drivers use specified routes.

### **Soil and Water**

- B17. Prior to the commencement of construction, the Applicant must install erosion and sediment controls on the site to manage wet weather events.
- 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* (4<sup>th</sup> edition, Landcom 2004) commonly referred to as the 'Blue Book'.
- 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.
- 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.

### **Construction Parking**

- B21. 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.

### **Construction Worker Transportation Strategy**

- B22. 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.

## **Flood Management**

- B23. Prior to the commencement of construction, the Applicant must prepare and implement for the duration of construction:
- (a) flood warning and notification procedures for construction workers on site; and
  - (b) evacuation and refuge protocols.
- 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.

## **Archaeological Salvage – Historic Archaeology**

- B25. 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.
- 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.

## **Landscaping**

- B27. 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:
- (a) provide for the planting of 81 trees;
  - (b) detail the location, species, maturity and height at maturity of plants to be planted on-site;
  - (c) include species (trees, shrubs and groundcovers) indigenous to the local area; and
  - (d) include the planting of trees with a pot container of 75 litres or greater.

## **Car Parking and Service Vehicle Layout**

- B28. Prior to the commencement of construction, compliance with the following requirements must be submitted to the Certifier:
- (a) all vehicles must enter and leave the site in a forward direction;
  - (b) 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;
  - (c) 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
  - (d) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.

## **Public Domain Works**

- B29. 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.

## **Protection of the rail corridor**

- B30. 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>):

- (a) 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.
  - (b) construction methodology with construction details pertaining to structural support during excavation.
  - (c) 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.
  - (d) detailed survey plan showing the relationship of the proposed development with respect to Sydney Trains easement and rail corridor.
- 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.
- 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.
- 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.
- 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'.
- 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.

## PART C DURING CONSTRUCTION

### Site Notice

- C1. A site notice(s):
- (a) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer and must satisfy the following requirements:
  - (b) 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;
  - (c) the notice must be durable and weatherproof and must be displayed throughout the works period;
  - (d) 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
  - (e) the notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.

### Operation of Plant and Equipment

- C2. All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.

### Demolition

- C3. Demolition work must comply with the demolition work plans required by *Australian Standard AS 2601-2001 The demolition of structures* (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B8.

### Construction Hours

- C4. Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:
- (a) 7am and 6pm, Mondays to Fridays inclusive; and
  - (b) 8am and 1pm, Saturdays.
- No work may be carried out on Sundays or public holidays.
- C5. Construction 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) for the delivery, set-up and removal of construction cranes, where notice of the crane-related works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or
  - (e) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.
- 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.
- 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.
- 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.

### **Archaeological Salvage – Historic Archaeology**

- C9. The historical archaeological program is to be undertaken in accordance with the approved Archaeological Research Design and Excavation Methodology under condition B26.
- 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.

### **Heritage Interpretation Strategy**

- C11. 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 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.

### **Implementation of Management Plans**

- C12. The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).

### **Construction Traffic**

- C13. All construction vehicles are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping unless directed otherwise by traffic control.

### **Hoarding Requirements**

- C14. The following hoarding requirements must be complied with:
  - (a) where feasible provide graphics illustrating Liverpool's history developed in consultation with Council's Public Art Officer;
  - (b) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and
  - (c) 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.

### **No Obstruction of Public Way**

- C15. The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.

### **Construction Noise Limits**

- C16. The development must be constructed to achieve the construction noise management levels detailed in *the Interim Construction Noise Guideline* (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.
- 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 C4 except where permitted by condition C7.

- C18. The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.

### **Vibration Criteria**

- C19. 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).
- 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.
- 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 B14 of this consent.

### **Air Quality**

- C22. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.
- C23. During construction, the Applicant must ensure that:
- (a) exposed surfaces and stockpiles are suppressed by regular watering;
  - (b) all trucks entering or leaving the site with loads have their loads covered;
  - (c) trucks associated with the development do not track dirt onto the public road network;
  - (d) public roads used by these trucks are kept clean; and
  - (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.

### **Erosion and Sediment Control**

- C24. All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication *Managing Urban Stormwater: Soils & Construction* (4<sup>th</sup> edition, Landcom, 2004) commonly referred to as the 'Blue Book'.

### **Imported Soil**

- C25. 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 Certifier upon request.

### **Disposal of Seepage and Stormwater**

- C26. 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.

### **Emergency Management**

- C27. The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.

## **Stormwater Management System**

- C28. 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:
- (a) be designed by a suitably qualified and experienced person(s);
  - (b) be generally in accordance with the conceptual design in the EIS;
  - (c) be in accordance with applicable Australian Standards; and
  - (d) ensure that the system capacity has been designed in accordance with *Australian Rainfall and Runoff* (Engineers Australia, 2016) and *Managing Urban Stormwater: Council Handbook* (EPA, 1997) guidelines.

## **Unexpected Finds Protocol – Aboriginal Heritage**

- C29. 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.

## **Unexpected Finds Protocol – Historic Heritage**

- C30. 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.

## **Waste Storage and Processing**

- C31. 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.
- 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).
- 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.
- 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.
- 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.

## **Outdoor Lighting**

- C36. 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.

## **Protection of the rail corridor**

- C37. 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.
- 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.

- 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.
- 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;*
  - 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.
- 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.
- 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.
- C44. The Applicant must ensure that the development incorporates appropriate anti-graffiti measures, to the satisfaction of Sydney Trains.
- 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.

#### **Independent Environmental Audit**

- C46. 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.
- 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.
- 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:
- (a) an initial construction Independent Audit must be undertaken within 12 weeks of the notified commencement date of construction; and
  - (b) 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.
- C50. Independent Audits of the development must be carried out in accordance with:
- (a) the Independent Audit Schedule submitted to the Planning Secretary and the Certifier under condition C47 of this consent, as amended by condition C48; and
  - (b) the Independent Audit Post Approval Requirements (Department 2018, or as amended).
- C51. In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must:
- (a) review and respond separately to each Independent Audit Report prepared under condition C50 of this consent;
  - (b) submit the response to the Planning Secretary and the Certifier; and
  - (c) make each Independent Audit Report and response to it publicly available 60 days after submission to the Planning Secretary.

- 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.
- 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.

## **PART D PRIOR TO COMMENCEMENT OF OPERATION**

### **Notification of Occupation**

- D1. 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.

### **External Walls and Cladding**

- D2. 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.
- D3. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.

### **Post-construction Dilapidation Report**

- D4. Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report must:
- a) ascertain whether the construction created any structural damage to adjoining buildings or infrastructure;
  - b) be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier 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) be forwarded to Council.

### **Protection of Public Infrastructure**

- D5. Unless the Applicant and the applicable authority agree otherwise, the Applicant must:
- (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and
  - (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.

*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 conditions of this consent.*

### **Protection of Property**

- D6. 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.

### **Utilities and Services**

- D7. Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the *Sydney Water Act 1994*.

### **Works as Executed Plans**

- D8. Prior to the commencement of operation, 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 Certifier.

### **Evacuation Plan**

- D9. Prior to the commencement of operation, the Applicant must prepare and implement for the duration of occupation of the carpark:

- (a) flood warning and notification procedures for users on site; and
- (b) evacuation and refuge protocols prepared in consultation with Council and the NSW State Emergency Service.

### Green Travel Plan

- D10. 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:
- (a) be prepared by a suitably qualified traffic consultant in consultation with Council and TfNSW;
  - (b) 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;
  - (c) identify robust actions and strategies to meet the mode share targets in the first two, five and 10 years post occupation;
  - (d) 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;
  - (e) 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;
  - (f) 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;
  - (g) details of carpooling operations and monitoring of parking priority;
  - (h) appoint a Travel Plan Coordinator to oversee the implementation of the GTP and Transport Access Guide;
  - (i) nominate a party responsible for the ongoing monitoring and review of the GTP, including the delivery of actions and associated mode share targets;
  - (j) 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
  - (k) include, if available, details of visiting hours and anticipated numbers of patients and visitors.

### Local Traffic Management Plan

- D11. 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.

### Operational Noise – Design of Mechanical Plant and Equipment

- D12. 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.

Location	Noise Limits in dB(A)			
	Day	Evening	Night	Night
	L <sub>Aeq</sub> (15 minute)	L <sub>Aeq</sub> (15 minute)	L <sub>Aeq</sub> (15 minute)	L <sub>AFmax</sub>
Any residence	47	43	38	54

### **Bicycle Parking and End-of-Trip Facilities**

- D13. 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:
- a) the provision of a minimum 25 visitor bicycle parking spaces;
  - b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 *Parking facilities - Bicycle parking*, and be located in easy to access, well-lit areas that incorporate passive surveillance;
  - c) appropriate pedestrian and cyclist advisory signs must be provided; and
  - d) all works/regulatory signposting associated with the proposed developments must be at no cost to the relevant roads authority.

### **Road Damage**

- D14. 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.

### **Fire Safety Certification**

- D15. Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.

### **Structural Inspection Certificate**

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

### **Stormwater Quality Management Plan**

- D17. 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:
- (a) maintenance schedule of all stormwater quality treatment devices;
  - (b) record and reporting details;
  - (c) relevant contact information; and
  - (d) Work Health and Safety requirements.

### **Outdoor Lighting**

- D18. Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:
- (a) complies with the latest version of AS 4282-2019 - *Control of the obtrusive effects of outdoor lighting* (Standards Australia, 1997); and
  - (b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.

### **Signage**

- D19. Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.

- 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.

### **Site Contamination**

- D21. The Applicant must submit a Validation Report for the development. The Validation Report must:
- (a) be prepared by a Certified Contaminated Land Consultant;
  - (b) be submitted to the Planning Secretary and the Certifier for information within one month of the completion of remediation works; and
  - (c) be prepared in accordance with the RAP and the Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (OEH, 2011).

### **Site Audit Statement**

- D22. 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.

### **Long Term Environmental Management Plan**

- D23. Where a Long Term Environmental Management Plan (LTEMP) is identified as required by the RAP, the plan must:
- (a) be prepared by a certified Contaminated Land Consultant;
  - (b) 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;
  - (c) be provided to the Planning Secretary within one month of the completion of remediation works, unless otherwise agreed by the Planning Secretary;
  - (d) include, but not be limited to:
    - (i) a description of the nature and location of any contamination remaining on site;
    - (ii) provisions to manage and monitor any remaining contamination, including details of any restrictions placed on the land to prevent development over the containment cell;
    - (iii) a description of the procedures for managing any leachate generated from the containment cell, including any requirements for testing, pumping, treatment and/or disposal;
    - (iv) a description of the procedures for monitoring the integrity of the containment cell;
    - (v) a surface and groundwater monitoring program;
    - (vi) mechanisms to report results to relevant agencies;
    - (vii) triggers that would indicate if further remediation is required; and
    - (viii) details of any contingency measures that the Applicant is to carry out to address any ongoing contamination.

### **Landscaping**

- D24. 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.
- D25. The Applicant must not commence operation until the Operational Landscape Management Plan is submitted to the Certifier.

### **Public Art**

- D26. 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.

## **PART E POST OCCUPATION**

### **Operation of Plant and Equipment**

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

### **Long Term Environmental Management Plan**

- E2. 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*.

### **Operational Noise Limits**

- E3. The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits identified in condition D12.
- E4. The Applicant must undertake short term noise monitoring in accordance with the *Noise Policy for Industry* where valid data are 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 noise levels identified in condition D12. Should the noise monitoring program identify any exceedance of the noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the noise levels or provide attenuation measures at the affected noise sensitive receivers.

### **Unobstructed Driveways and Parking Areas**

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

### **Green Travel Plan**

- E6. The Green Travel Plan required by condition D10 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.

### **Stormwater Operation and Maintenance Plan**

- E7. The OMP required by condition D17 of this consent must be implemented for the duration of occupation of the development.

### **Outdoor Lighting**

- E8. Notwithstanding condition D18, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.

### **Landscaping**

- E9. The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Operational Landscape Management Plan required by condition D24 for the duration of occupation of the development.

### **Operational Waste Management Plan**

- E10. 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:
- (a) detail the type and quantity of waste to be generated during operation of the development;

- (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the *Protection of the Environment Operations Act 1997*, *Protection of the Environment Operations (Waste) Regulation 2014* and the *Waste Classification Guideline* (Department of Environment, Climate Change and Water, 2009); and
- (c) detail the materials to be reused or recycled, either on or off site.

## **APPENDIX 1 WRITTEN INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS**

### **Written Incident Notification Requirements**

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

## **APPENDIX 2 ADVISORY NOTES**

### **General**

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

### **Long Service Levy**

AN2. For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.

### **Legal Notices**

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

### **Access for People with Disabilities**

AN4. The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifier must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.

AN5. Water, electricity and gas are to comply with sections 4.1.3 and 4.2.7 of Planning for Bush Fire Protection 2006.

### **Utilities and Services**

AN6. Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.

AN7. Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.

### **Road Design and Traffic Facilities**

AN8. All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.

### **Road Occupancy Licence**

AN9. A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.

### **SafeWork Requirements**

AN10. To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.

### **Hoarding Requirements**

AN11. The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.

### **Handling of Asbestos**

AN12. The Applicant must consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – 'Transportation and management of asbestos waste' must also be complied with.

### **Fire Safety Certificate**

AN13. The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.

**APPENDIX B: COC COMPLIANCE REPORTING TABLE**

Approval / Condition ID	Requirement	Evidence Collected / Response	IER Finding / Comment	Conformance Status		
				Compliant	Non-compliant	Not Triggered
PART A ADMINISTRATIVE CONDITIONS						
A1	<b>Obligation to Minimise Harm to the Environment</b> 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.	Erosion and sediment controls were implemented Traffic controls were implemented as per the Traffic Control Plan (TCP). Fencing and hoardings were installed around the perimeter of the site. Security cameras were installed. Site signage was in place. Waste bins were found in various locations around the site. Roads surrounding the site were clean. Weekly site inspections were conducted and recorded in the Hammertech system	C	Compliant		
A2	<b>Terms of Consent</b> 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:	Copies of all the SSD approved documentation listed in this Condition provided to the Private Certifying Authority for our records. Approved Architectural and Landscape drawings submitted to DPIE and sighted on the website: <a href="https://www.planningportal.nsw.gov.au/major-projects/project/25756">https://www.planningportal.nsw.gov.au/major-projects/project/25756</a>	C	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 any such document referred to in (a) above.	No new directions from DPIE have been received. No modifications to the SSD conditions have been requested	NT			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.	No inconsistencies, ambiguity or conflict have been identified.	NT			Not Triggered
A5	<b>Limits of Consent</b> This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	Project completion will be within 15 months; it is estimated the project to be finished by Dec 2022..	C	Compliant		
A6	<b>Prescribed Conditions</b> The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Documentation submitted for all conditions applicable to Construction Certificate (CC)1-3 have been submitted to the certifying authority	C	Compliant		
A7	<b>Planning Secretary as Moderator</b> 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.	No disputes between the Applicant and a public authority had occurred to the date of the audit.	NT			Not Triggered
A8	<b>Evidence of Consultation</b> 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.	Proof of consultation with all relevant parties have been submitted to the Certifying Authority	C	Compliant		
A9	<b>Staging</b> 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.	A copy of the staging report prepared by Wolfpeak has been submitted to the certifying authority and planning Secretary.	C	Compliant		

	The Staging Report must be submitted to the Planning Secretary no later than one month 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);	A copy of the staging report prepared by Wolfpeak has been submitted to the certifying authority and planning Secretary.	C	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.	A copy of the staging report prepared by Wolfpeak has been submitted to the certifying authority and planning Secretary.	C	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.	A copy of the staging report prepared by Wolfpeak has been submitted to the certifying authority and planning Secretary.	C	Compliant		
A13	<b>Staging, Combining and Updating Strategies, Plans or Programs</b> 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	A copy of the staging report prepared by Wolfpeak has been submitted to the certifying authority and planning Secretary.	C	Compliant		

	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 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.	A copy of the staging report prepared by Wolfpeak has been submitted to the certifying authority and planning Secretary.	C	Compliant		
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.	A copy of the staging report prepared by Wolfpeak has been submitted to the certifying authority and planning Secretary.	C	Compliant		
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.	A copy of the staging report prepared by Wolfpeak has been submitted to the certifying authority and planning Secretary.	C	Compliant		
A17	<b>Structural Adequacy</b> 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.	Structural Design and Installation Certificate provided to Certifying Authority confirming that the structural design has been prepared in accordance with the BCA and as per this Condition.	C	Compliant		

A18	<b>External Walls and Cladding</b> The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Architectural Design and Installation Certificate provided to Certifying Authority that the external walls comply with the relevant requirements of the BCA.	C	Compliant		
A19	<b>Site Contamination</b> 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 JKENvironments, or any updated RAP, prepared by a Certified Contaminated Land Consultant.	Remediation works statement submitted to the Certifying Authority. Site Validation Plan and Site Audit Statement provided to Certifying Authority that site remediation has been undertaken in accordance with the RAP.	C	Compliant		
A20	<b>Applicability of Guidelines</b> 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.	Requirements in guidelines such as BCA and Australian Standards are included in the Design and BCA Certificates.	C	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.	No directions received from the Planning Secretary regarding updated or revised versions of documents.	NT			Not Triggered
A22	<b>Monitoring and Environmental Audits</b> 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	HSE Internal audit by ADCO was completed in 9/7/2021. Monitoring that is being conducted includes noise and vibration, complaints and incidents, non-compliance tracking, hazardous waste monitoring.	C	Compliant		

	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	<p><b>Access to Information</b></p> <p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <p>(i) the documents referred to in condition A2 of this consent;</p> <p>(ii) all current statutory approvals for the development;</p> <p>(iii) all approved strategies, plans and programs required under the conditions of this consent;</p> <p>(iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;</p> <p>(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;</p> <p>(vi) a summary of the current stage and progress of the development;</p> <p>(vii) contact details to enquire about the development or to make a complaint;</p> <p>(viii) a complaints register, updated monthly;</p> <p>(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;</p> <p>(x) any other matter required by the Planning Secretary; and</p> <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>	<p>Website for the project has been set-up in the Health Infrastructure / Liverpool Hospital:</p> <p><a href="https://www.hinfra.health.nsw.gov.au/our-projects/project-search/liverpool-health-and-academic-precinct?viewmode=0">https://www.hinfra.health.nsw.gov.au/our-projects/project-search/liverpool-health-and-academic-precinct?viewmode=0</a></p> <p>A link to the Planning Portal website is in place to access the EIS and SSD conditions</p> <p>Environmental performance reports: are covered through the audit report and pre-construction compliance report.</p>	C	Compliant		

A24	<b>Compliance</b> 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.	Conditions of Approval is included in the subcontractor's contracts Presented site safety rules including environmental management controls which was posted on their notice board. Refence to the SSD environmental controls are communicated verbally in the site-specific induction. Slides in place – work hours, traffic, emergency, spill kits, etc. Some info will be printed and posted in the induction room.	C	Compliant		
A25	<b>Incident Notification, Reporting and Response</b> 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.	No incidents have occurred that required notification.	NT			Not Triggered
A26	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	No incidents have occurred that required notification.	NT			Not Triggered
A27	<b>Non-Compliance Notification</b> 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.	Records were not available of notification of non-compliances identified per the previous Independent Environmental Audit Report, dated 09/12/2021.	NC		Not Compliant	
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.	Notification of non-compliances identified per Independent Environmental Audit Report dated 09/12/2021 was not sent to DPE.	NC		Not Compliant	
A29	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Noted	NT			Not Triggered
A30	<b>Revision of Strategies, Plans and Programs</b> 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 Environmental Management Plan (EMP), Construction Noise and Vibration Monitoring Plan (CNVMP), Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) were updated and submitted to the certifying authority and planning secretary	C	Complaint		

	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.					
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.	The EMP, CNVMP, CTPMSP were updated and submitted to the certifying authority and planning secretary	C	Complaint		
A32	<b>Compliance Reporting</b> 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.	Compliance Report provided to DP&E and submitted to certifying authority.	C	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	Compliance Report provided to DP&E and submitted to certifying authority.	C	Compliant		

	Planning Secretary at intervals, no greater than 52 weeks from the commencement of operation or as otherwise by the Planning Secretary.					
A34	Compliance Reports of the development must be prepared in accordance with the Compliance Reporting Post Approval Requirements.	Compliance Report provided to DP&E and submitted to certifying authority.	C	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.	Compliance Report provided to DP&E and submitted to certifying authority.	C	Compliant		
A36	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	Pre-construction compliance Report is posted on project website from HI.	C	Compliant		
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.	Noted	NT			Not Triggered
<b>PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION</b>						
B1	<b>Notification of Commencement</b> The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	DPIE notified of start date Certifying Authority issuing of Crown Certificate #1a to #3	C	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.	Notification of commencement and operation was provided to DPIE	C	Compliant		
B3	<b>Certified Drawings</b> 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.	Copies of the structural drawings together with design certification and installation prepared and signed by the Structural Engineer demonstrating compliance with the BCA and this SSD consent submitted to Certifying Authority.	C	Compliant		
B4	<b>External Walls and Cladding</b> Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems	Architectural documentation provided to Certifying Authority as evidence that the products and systems proposed for use in the construction of external walls including finishes and claddings comply with the requirements of the BCA.	C	Compliant		

	<p>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.</p> <p>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.</p>					
B5	<p><b>Protection of Public Infrastructure</b></p> <p>Before the commencement of construction, the Applicant must:</p> <p>(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;</p> <p>(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and</p> <p>(c) submit a copy of the dilapidation report to the Planning Secretary, Certifying Authority and Council.</p>	<p>Evidence of consultation with owner of infrastructure / provider of services that suitable arrangements have been made for affected assets.</p> <p>Dilapidation report provided and submitted to the Planning Secretary, Certifying Authority and Council.</p>	C	Compliant		
B6	<p><b>Pre-Construction Dilapidation Report</b></p> <p>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.</p>	<p>Dilapidation report provided and submitted Planning Secretary, Certifying Authority and Council.</p>	C	Compliant		
B7	<p><b>Outdoor Lighting</b></p> <p>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.</p>	<p>Certificate of design and installation submitted to certifying authority.</p>	C	Compliant		

B8	<b>Demolition</b> 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.	Copy of the Demolition Works Plan accompanied by a written statement that the plan complies with AS2601-2001 (safety requirements) provided to Certifying Authority.	C	Compliant		
B9	<b>Site Contamination</b> 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	Remediation works statement submitted to the Certifying Authority. Site Validation Plan and Site Audit Statement provided to Certifying Authority that site remediation has been undertaken in accordance with the RAP.	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.	Remediation works statement submitted to the Certifying Authority. Site Validation Plan and Site Audit Statement provided to Certifying Authority that site remediation has been undertaken in accordance with the RAP.	TBA Pending Auditor Review			Not Triggered
B11	<b>Environmental Management Plan Requirements</b> 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).	EMP prepared in accordance with relevant guidelines. ADCO EMS has been certified to the ISO 14001:2015 EMS604987,	C	Compliant		
B12	<b>Construction Environmental Management Plan</b> 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;	Presented EMP was reviewed as follows: (i) Detailed under Work Hours (Mon-Fri 0700-1800) (Sat 0800-1300). (ii) Detailed Under Principal's Contractors Details. (iii) Detailed under Air Quality and Dust (iv) Detailed in Erosion and Sediment Control Plan LHAP-CI-TTW-DRG-CP-003014/003030/003031 Issue 6 (under notes Section). (v) Detailed under Sediment Control and Water Quality.	C	Compliant		

	<p>management of dust and odour to protect the amenity of the neighbourhood;</p> <p>stormwater control and discharge;</p> <p>measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>external lighting in compliance with AS 4282-2019</p> <p>Control of the obtrusive effects of outdoor lighting;</p> <p>community consultation and complaints handling;</p> <p>Construction Traffic and Pedestrian Management Sub-Plan (see condition B13);</p> <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>	<p>(vi) EMP is now updated to describes external lighting</p> <p>(vii) Detailed under complaints management.</p> <p>Detailed in Traffic management/ movement &amp; Section 3, 4 of the CTPMSP.</p> <p>Detailed under Noise and Vibration.</p> <p>Detailed under Waste.</p> <p>Detailed under Cultural Heritage - Archaeological artefacts, Unexpected finds.</p> <p>Detailed under Hazardous Substances and Dangerous Goods</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>	CTPMSP Strategy submitted to DPIE	C	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>	Copy of the Construction Noise and Vibration Management Sub-Plan (CNVMSP) submitted to Certifying Authority.	C	Compliant		

	(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (d) include strategies that have been developed with the community for managing high noise generating works; (e) describe the community consultation undertaken to develop the strategies in condition B16(d); and (f) include a complaints management system that would be implemented for the duration of the construction.					
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.	A copy of ADCO's Construction Waste Management Plan has been submitted to the Certifying Authority	C	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.	Detailed under Truck Routes - Driver Code of Conduct – Prepared by ADCO.	C	Compliant		
B17	<b>Soil and Water</b> Prior to the commencement of construction, the Applicant must install erosion and sediment controls on the site to manage wet weather events.	Detailed in the erosion and sediment control plan and implemented on site.	C	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'.	Detailed in the erosion and sediment control plan and implemented on site.	C	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.	A Flood Management Procedure has been prepared by our Civil Engineer, detailing measures to manage flood events and has submitted to the Certifying Authority	C	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.	Acid Sulphate Management Plan implemented, no presence of ASS	C	Compliant		
B21	<b>Construction Parking</b> 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.	CTPMP providing sufficient parking facilities and travel arrangements has been developed by a traffic engineer and submitted to the Certifying Authority	C	Compliant		
B22	<b>Construction Worker Transportation Strategy</b> 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.	CTPMP providing sufficient parking facilities and travel arrangements has been developed by a traffic engineer and submitted to the Certifying Authority	C	Compliant		

B23	<b>Flood Management</b> 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.	A Flood management procedure has been prepared by our Civil Engineer and submitted to the Certifying Authority	C	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.	A Flood management procedure has been prepared by our Civil Engineer and submitted to the Certifying Authority	C	Compliant		
B25	<b>Archaeological Salvage – Historic Archaeology</b> 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.	Approval of suitably qualified and experienced historical archaeologist has been received from the Certifying Authority	C	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.	Archaeological report prepared by a historical archaeologist has been submitted to the Certifying Authority	C	Compliant		
B27	<b>Landscaping</b> 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	Design drawings prepared by the Landscape Architect have been submitted to the Certifying Authority	C	Compliant		

	include the planting of trees with a pot container of 75 litres or greater.					
B28	<b>Car Parking and Service Vehicle Layout</b> 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.	Drawings have been provided to the Certifying Authority, documented vehicles entering and exiting site and vehicle swept paths in compliance with this condition. Requirements are also detailed in the Construction Management Traffic Plan	C	Compliant		
B29	<b>Public Domain Works</b> 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.	Not applicable as all works are within the property boundary. No public domain.	NT			Not triggered
B30	<b>Protection of the rail corridor</b> 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 ( <a href="https://www.transport.nsw.gov.au/industry/asset-standards-authority">https://www.transport.nsw.gov.au/industry/asset-standards-authority</a> ): 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.	Requested documentation provided to Sydney Trains prior to construction commencement A copy of Sydney Trains approval has been submitted to the Certifying Authority	C	Compliant		

	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.					
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.	Sydney Trains review and agreement that access to the railway corridor has been received and submitted to the Certifying Authority	C	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.	Requested documentation provided to Sydney Trains prior to construction commencement A copy of Sydney Trains approval has been submitted to the Certifying Authority	C	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.	Requested documentation provided to Sydney Trains prior to construction commencement A copy of Sydney Trains approval has been submitted to the Certifying Authority	C	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'.	Requested documentation provided to Sydney Trains prior to construction commencement A copy of Sydney Trains approval has been submitted to the Certifying Authority	C	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.	No fencing being installed as part of the project	C	Compliant		
<b>PART C DURING CONSTRUCTION</b>						
C1	<b>Site Notice</b> A site notice(s): (a) must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer. (b) is to satisfy all but not be limited to, the following requirements: (i) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size; (ii) the notice is to be durable and weatherproof and is to be displayed throughout the works period; (iii) the approved hours of work, the name of the site/project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and (iv) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.	The site notice is displayed on site noting all required details and information.	C	Compliant		
C2	<b>Operation of Plant and Equipment</b> 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.	Sighted records for Telehandler Model No. JCB-525-60 SN 09352, maintenance inspection record 29/3/2021, annual inspection 9/2/2021 and logbook inspection was completed 22/9/2021. Reviewed record of forklift logbook for routine maintenance and safety checks, last done was 90-day check on 22/04/2022 All records for plant and equipment are stored on Hammertech system.	C	Compliant		

C3	<b>Demolition</b> 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.	Copy of the Demolition Works Plan accompanied by a written statement that the plan complies with AS2601-2001 (safety requirements) provided to Certifying Authority.	C	Compliant		
C4	<b>Construction Hours</b> 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.	Construction work hours are included in CVNMP and in the EMP. Also, posted on the site notice board.	C	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. Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	No OOHW have been conducted. Process of OOHW is detailed CVNMP.	NT			Not Triggered
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.	No OOHW have been conducted to date.	NT			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.	Noted	NT			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.	Noted.	C	Compliant		
C9	<b>Archaeological Salvage – Historic Archaeology</b> The historical archaeological program is to be undertaken in accordance with the approved Archaeological Research Design and Excavation Methodology under condition B26.	No heritage finds to date.	NT			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.	No heritage finds to date.	NT			Not Triggered
C11	<b>Heritage Interpretation Strategy</b> 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 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.	Archaeological Research Design and Excavation Methodology submitted on planning portal. No archaeological excavations to date.	NT			Not Triggered
C12	<b>Implementation of Management Plans</b> The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	The Environmental Management Plan and sub-plans have been reviewed and uploaded to the project website. Implementation of the Plan and subplans noted	C	Compliant		

C13	<b>Construction Traffic</b> 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.	Implementation of traffic control measures observed during the site inspection, e.g. traffic controllers are available 7am-3pm every day; vehicles were contained within the site..	C	Compliant		
C14	<b>Hoarding Requirements</b> 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.	Fencing and hoarding were installed around the perimeter of the site. Aboriginal artworks have been included in the site perimeter bannermesh	C	Compliant		
C15	<b>No Obstruction of Public Way</b> 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.	No obstruction of public way sighted during the audit. No trucks parked outside; all equipment were contained within the site boundary.	C	Compliant		
C16	<b>Construction Noise Limits</b> The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	Construction noise levels and mitigation strategies detailed in the CNVMP. Noise and Vibration Monitoring results are available. No exceedances reported.	C	Compliant		
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.	No vehicles parked outside of construction hours of work. Contractors are aware of working hours and controls on site. No complaints received	C	Compliant		
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	Quackers in place for trucks and plant on site	C	Compliant		

	would minimise noise impacts on surrounding noise sensitive receivers.					
C19	<b>Vibration Criteria</b> 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).	Vibration criteria is detailed in CNVMP. Noise and Vibration Monitoring results are available and are all within limit.	C	Compliant		
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.	Distance to residential buildings is longer than 30m.	NT			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.	Vibration monitoring results within limit.	NT			Not Triggered
C22	<b>Air Quality</b> The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Dust suppression implemented and sighted during inspection. No mud tracking seen on the street Rumble grid in place.	NT			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; public roads used by these trucks are kept clean; and land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Stockpile is in use in short term. No need for watering at the time of the audit. No mud tracking or dust on roads, water suppression conducted. Wheel washing was done and rumble grid in place. Roads were kept clean, when required streets will be swept, refer to photos in Appx E. Sedimentation fence installed around the perimeter.	C	Compliant		
C24	<b>Erosion and Sediment Control</b> 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	Effective environmental controls were sighted. Silt fence all along the perimeter of the site, coir logs in gates, covered drain pits. Refer to the photos for erosion & sedimentation controls on site.	C	Compliant		

	the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment.					
C25	<b>Imported Soil</b> 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.	Remediation works statement submitted to the Certifying Authority. Site Validation Plan and Site Audit Statement provided to Certifying Authority that site remediation has been undertaken in accordance with the RAP.	TBA Pending Auditor Review			Not triggered
C26	<b>Disposal of Seepage and Stormwater</b> 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.	No disposal of stormwater or discharge to council drains conducted to date. No slit or mud on walkways and roadways.	NT			Not Triggered
C27	<b>Emergency Management</b> 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.	Emergency plans and procedures have been posted in the notice board and relevant information is provided during the site-specific induction. No changes in the evacuation plans and assembly points. Notice board setup onsite has all the emergency evacuation information	C	Compliant		
C28	<b>Stormwater Management System</b> 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 Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.	Civil Design and Installation Certificate issued to certifying authority	C	Compliant		

C29	<b>Unexpected Finds Protocol – Aboriginal Heritage</b> 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.	No unexpected finds	NT			Not Triggered
C30	<b>Unexpected Finds Protocol – Historic Heritage</b> 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.	No unexpected finds	NT			Not Triggered
C31	<b>Waste Storage and Processing</b> 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.	Waste bins provided across the site	C	Compliant		
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).	Waste tracking is managed with a Waste register. No classified waste	C	Compliant		
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.	Concrete waste is taken offsite	C	Compliant		
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.	Waste register records waste generated. Monthly reports are also available from the bin supplier.	C	Compliant		

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.	No hazardous waste has been disposed of.	NT			Not Triggered
C36	<b>Outdoor Lighting</b> 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.	External lighting is not applicable for this project as there is no plan for working at night and working outside approved	NT			Not Triggered
C37	<b>Protection of the rail corridor</b> 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.	Not working within any rail corridor and rail easement.	NT			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.	Not working within any rail corridor and rail easement.	NT			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.	Not working within any rail corridor and rail easement.	NT			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; 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).	Not working within any rail corridor and rail easement.	NT			Not Triggered
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.	Not working within any rail corridor and rail easement.	NT			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.	Not working within any rail corridor and rail easement.	NT			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.	Not working within any rail corridor and rail easement.	NT			Not Triggered
C44	The Applicant must ensure that the development incorporates appropriate anti-graffiti measures, to the satisfaction of Sydney Trains.	Not working within any rail corridor and rail easement.	NT			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.	Not working within any rail corridor and rail easement.	NT			Not Triggered
C46	<b>Independent Environmental Audit</b> 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.	Written agreement from DPIE on the proposed independent auditors was not received prior to the conduct of the third independent audit.	NC		Not Compliant	
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.	Audit program developed by AQUAS was provided to Johnstaff . The Program was sent to and acknowledgment was received.	C	Compliant		
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: 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.	Third independent environmental audit for the project conducted within the six-monthly period.	C	Compliant		

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.	No directions have been received from DPIE to undertake the audits at different times to date.	NT			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).	Audit was conducted following the IAPAR 2020.	C	Compliant		
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.	Audit Report and response to audit report findings raised during the second independent audit were not submitted to DPE and not made publicly available within re required timeframe.	NC		Not Compliant	
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.	Audit Report and response to audit report findings raised during the second independent audit were not submitted to DPE and not made publicly available within re required timeframe.	NC		Not Compliant	
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.	Noted	NT			Not Triggered

**PART D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE**

D1	<b>Notification of Occupation</b> 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.	Notification of operation issued to DPIE.	TBA Pending Auditor Review			Not Triggered
D2	<b>External Walls and Cladding</b> 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.	Architectural design and installation certificate submitted to certifying authority	C	Compliant		
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.	Architectural design and installation certificate submitted to certifying authority and DPIE	C	Compliant		
D4	<b>Post-construction Dilapidation Report</b> 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.	Noted To be completed upon completion of the demolition of the existing P2 car park	NT			Not Triggered

D5	<b>Protection of Public Infrastructure</b> Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development. Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required by of this consent.	Noted. To be completed upon completion of the demolition of the existing P2 car park	NT			Not Triggered
D6	<b>Protection of Property</b> 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.	Noted. To be completed upon completion of the demolition of the existing P2 car park	NT			Not Triggered
D7	<b>Utilities and Services</b> 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.	Sydney Water Section 73 certificate submitted to certifying authority	C	Compliant		
D8	<b>Works as Executed Plans</b> 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.	WAE plans submitted to certifying authority	C	Compliant		
D9	<b>Evacuation Plan</b> 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.	Evacuation plans have been installed and correspondence with SES received	TBA Pending Auditor Review			

D10	<p><b>Green Travel Plan</b></p> <p>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:</p> <ul style="list-style-type: none"> <li>be prepared by a suitably qualified traffic consultant in consultation with Council and TfNSW;</li> <li>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;</li> <li>identify robust actions and strategies to meet the mode share targets in the first two, five and 10 years post occupation;</li> <li>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;</li> <li>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;</li> <li>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;</li> <li>details of carpooling operations and monitoring of parking priority;</li> <li>appoint a Travel Plan Coordinator to oversee the implementation of the GTP and Transport Access Guide;</li> <li>nominate a party responsible for the ongoing monitoring and review of the GTP, including the delivery of actions and associated mode share targets;</li> <li>include a breakdown of staff shift patterns including the number of staff commencing shifts at particular times;</li> <li>and the residential postcodes of where those staff are travelling from, if known; and</li> <li>include, if available, details of visiting hours and anticipated numbers of patients and visitors.</li> </ul>	Green travel plan submitted to certifying authority	TBA Pending Auditor Review			
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D11	<b>Local Traffic Management Plan</b> Prior to the commencement of operation, a local traffic management plan (LTMP) 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.	LTMP submitted to certifying authority	TBA Pending Auditor Review			
D12	<b>Operational Noise – Design of Mechanical Plant and Equipment</b> 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.	Installation certification submitted to certifying authority	TBA Pending Auditor Review			
D13	<b>Bicycle Parking and End-of-Trip Facilities</b> 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.	Installation certificate submitted to certifying authority	TBA Pending Auditor Review			
D14	<b>Road Damage</b> 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.	Noted. To be completed upon completion of the demolition of the existing P2 car park	NT			Not Triggered
D15	<b>Fire Safety Certification</b> 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	Fire safety certificate obtained	TBA Pending Auditor Review			

	and Council. The Fire Safety Certificate must be prominently displayed in the building					
D16	<b>Structural Inspection Certificate</b> A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority prior to the occupation of the relevant parts of any new or refurbished buildings. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: (a) the site has been periodically inspected and the Certifying Authority is satisfied that the structural works is deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s. (c) person/s authorised to, for the life of the development.	Structural design and installation certificate issued to certifying authority	TBA Pending Auditor Review			
D17	<b>Stormwater Quality Management Plan</b> 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.	Stormwater OMP submitted to certifying authority	TBA Pending Auditor Review			
D18	<b>Outdoor Lighting</b> 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.	Design and installation certificate issued to certifying authority	TBA Pending Auditor Review			

D19	<b>Signage</b> Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.	Installation certificate issued to certifying authority	TBA Pending Auditor Review			
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.	Installation certificate issued to certifying authority	TBA Pending Auditor Review			
D21	<b>Site Contamination</b> 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 be prepared in accordance with the RAP and the Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (OEHL, 2011).	Remediation works statement submitted to the Certifying Authority. Site Validation Plan and Site Audit Statement provided to Certifying Authority that site remediation has been undertaken in accordance with the RAP.	TBA Pending Auditor Review			
D22	<b>Site Audit Statement</b> 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.	Remediation works statement submitted to the Certifying Authority. Site Validation Plan and Site Audit Statement provided to Certifying Authority that site remediation has been undertaken in accordance with the RAP.	TBA Pending Auditor Review			
D23	<b>Long Term Environmental Management Plan</b> 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:	LTEMP not applicable	NT			Not Triggered

	<p>a description of the nature and location of any contamination remaining on site;</p> <p>provisions to manage and monitor any remaining contamination, including details of any restrictions placed on the land to prevent development over the containment cell;</p> <p>a description of the procedures for managing any leachate generated from the containment cell, including any requirements for testing, pumping, treatment and/or disposal;</p> <p>a description of the procedures for monitoring the integrity of the containment cell;</p> <p>a surface and groundwater monitoring program;</p> <p>mechanisms to report results to relevant agencies;</p> <p>triggers that would indicate if further remediation is required; and</p> <p>details of any contingency measures that the Applicant is to carry out to address any ongoing contamination.</p>					
D24	<p><b>Landscaping</b></p> <p>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.</p>	Noted, Landscaping works ongoing	NT			Not Triggered
D25	<p>The Applicant must not commence operation until the Operational Landscape Management Plan is submitted to the Certifier.</p>	Noted, Landscaping works ongoing	NT			Not Triggered
D26	<p><b>Public Art</b></p> <p>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.</p>	Installation certificate issued to certifying authority	TBA Pending Auditor Review			
<b>PART E POST OCCUPATION</b>						
E1	<p><b>Operation of Plant and Equipment</b></p> <p>All plant and equipment used on site, or to monitor the performance of the development must be:</p> <p>(a) maintained in a proper and efficient condition; and</p> <p>(b) operated in a proper and efficient manner.</p>	Noted				

E2	<b>Long Term Environmental Management Plan</b> 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.	Noted	NT			Not Triggered
E3	<b>Operational Noise Limits</b> The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the report titled Liverpool Hospital Multi-Storey Carpark Acoustic Report, prepared by Acoustic Logic, dated.	Noted				
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 Liverpool Hospital Multi-Storey Carpark Acoustic Report, prepared by Acoustic Logic, dated. 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	Noted	NT			Not Triggered
E5	<b>Unobstructed Driveways and Parking Areas</b> 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.	Noted.	C			Compliant

E6	<b>Green Travel Plan</b> 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.	Noted.	NT			Not Triggered
E7	<b>Stormwater Operation and Maintenance Plan</b> The OMP required by condition D17 of this consent must be implemented for the duration of occupation of the development.	Noted	NT			Not Triggered
E8	<b>Outdoor Lighting</b> 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.	Noted.	NT			Not Triggered
E8	<b>Fire Safety Certificate</b> 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.	Noted.	NT			Not Triggered.
E9	<b>Landscaping</b> 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.	Noted.	NT			Not Triggered.
E10	<b>Operational Waste Management Plan</b> 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	Noted	NT			Not Triggered.

	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.					
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# PRE-OPERATION COMPLIANCE REPORT



## APPENDIX C: BCA CROWN CERTIFICATE # 1A - 3

## BCA CROWN CERTIFICATE

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

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

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
<b>CRO-21003</b>			
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*

<b>ADDRESS:</b>	Locked Bag 2030 St Leonards NSW 1590
<b>OWNER</b>	Health Infrastructure
<b>BCA CROWN CERTIFICATE No.:</b>	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:

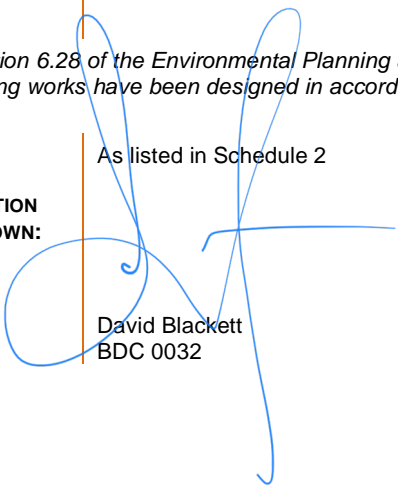
- + Completion of fire rated walls prior to installation of ceiling.
- + Installation of concealed essential fire safety measures prior to covering.
- + Preliminary Final Inspection and onsite testing of all active fire safety systems. Prior to completion of building works.
- + After the building works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



BLACKETT  
MAGUIRE+  
GOLDSMITH

## BCA CROWN CERTIFICATE

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

<b>CERTIFICATE No.:</b>	CRO-21004
<b>DATE OF CERTIFICATE:</b>	29 January 2021
<b>SUBJECT LAND:</b> Lot & DP Address	Lot 501 DP 1165217 Campbell Street and Goulburn Street Liverpool NSW 2170
<b>LOCAL GOVERNMENT AREA:</b>	Liverpool City Council
<b>APPLICANT:</b> Name Company Address	Kristian Anthony ADCO Constructions Level 2, 7-9 West Street North Sydney NSW 2060
Phone/Email	Phone: (02) 8437 5000 Email: <a href="mailto:kristiana@adcoconstruct.com.au">kristiana@adcoconstruct.com.au</a>
<b>OWNER:</b> Name Address	Health Infrastructure Locked Bag 2030 St Leonards NSW 1590
Phone / Email	Phone: 0405 489 832 Email: <a href="mailto:Anthony.Dimech@health.nsw.gov">Anthony.Dimech@health.nsw.gov</a>
<b>PLANNING APPROVAL:</b> SSD No.: Date of Determination	SSD-10388 30 November 2020
<b>DESCRIPTION OF DEVELOPMENT:</b>	<u>Crown Certificate #1b</u> – Early works including earthworks, slab on-ground and in-ground services <b>only</b> associated with the construction of the multi-storey carpark comprising of an eight-level carpark
<b>BCA CLASSIFICATION:</b>	Class 7a
<b>REFERENCED DOCUMENTATION:</b>	As listed in Schedule 1
<b>STATUTORY CERTIFICATION:</b>  <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>	
<b>CONDITIONS:</b>	As listed in Schedule 2
<b>PERSON UNDERTAKING CERTIFICATION OF DESIGN ON BEHALF OF THE CROWN:</b>  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](mailto: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
<b>CRO-21003</b>			
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*

<b>ADDRESS:</b>	Locked Bag 2030 St Leonards NSW 1590
<b>OWNER</b>	Health Infrastructure
<b>BCA CROWN CERTIFICATE No.:</b>	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	✓
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.

## BCA CROWN CERTIFICATE

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

<b>CERTIFICATE No.:</b>	CRO-21017
<b>DATE OF CERTIFICATE:</b>	25 March 2021
<b>SUBJECT LAND:</b> Lot & DP Address	Lot 501 DP 1165217 Campbell Street and Goulburn Street LIVERPOOL NSW 2170
<b>LOCAL GOVERNMENT AREA:</b>	Liverpool City Council
<b>APPLICANT:</b> Name Company Address	Kristian Anthony ADCO Constructions Level 2, 7-9 West Street NORTH SYDNEY NSW 2060
Phone/Email	Phone: +612 8437 5000 Email: <a href="mailto:kristiana@adcoconstruct.com.au">kristiana@adcoconstruct.com.au</a>
<b>OWNER:</b> Name Address	Health Infrastructure Locked Bag 2030 ST LEONARDS NSW 1590
Phone / Email	Phone: +612 9978 5402 Email: <a href="mailto:Anthony.Dimech@health.nsw.gov">Anthony.Dimech@health.nsw.gov</a>
<b>PLANNING APPROVAL:</b> SSD No.: Date of Determination	SSD-10388 30 November 2020
<b>DESCRIPTION OF DEVELOPMENT:</b>	<u>Crown Certificate #2</u> – Remainder of works associated with the multi-storey carpark  <i>Note: The demolition of P2 carpark and the on-grade carpark which replaces to the P2 are not included in this Certificate.</i>
<b>BCA CLASSIFICATION:</b>	Class 7a
<b>REFERENCED DOCUMENTATION:</b>	As listed in Schedule 1
<b>STATUTORY CERTIFICATION:</b>	
<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>	
<b>CONDITIONS:</b>	As listed in Schedule 2
<b>PERSON UNDERTAKING CERTIFICATION OF DESIGN ON BEHALF OF THE CROWN:</b>	
SIGNATURE	
Accredited Certifier in NSW Accreditation No.	David Blackett BDC 0032
	Date: 25 March 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	01 December 2020	LHAP-AR-FPA-DRG-CP-020001	09	27 November 2020
LHAP-AR-FPA-DRG-CP-030001	08	01 December 2020	LHAP-AR-FPA-DRG-CP-030002	07	01 December 2020
LHAP-AR-FPA-DRG-CP-100002	02	01 December 2020	LHAP-AR-FPA-DRG-CP-200002	02	01 December 2020
<u>CRO-21017</u>					
LHAP-AR-FPA-DRG-CP-110001	09	01 December 2020	LHAP-AR-FPA-DRG-CP-110002	11	01 December 2020
LHAP-AR-FPA-DRG-CP-110102	10	01 December 2020	LHAP-AR-FPA-DRG-CP-110202	10	01 December 2020
LHAP-AR-FPA-DRG-CP-110302	10	01 December 2020	LHAP-AR-FPA-DRG-CP-110402	10	01 December 2020
LHAP-AR-FPA-DRG-CP-110502	10	01 December 2020	LHAP-AR-FPA-DRG-CP-110602	11	01 December 2020
LHAP-AR-FPA-DRG-CP-110702	10	04 February 2020	LHAP-AR-FPA-DRG-CP-120001	09	04 February 2021
LHAP-AR-FPA-DRG-CP-120002	09	04 February 2021	LHAP-AR-FPA-DRG-CP-130001	08	01 December 2020
LHAP-AR-FPA-DRG-CP-140001	05	01 December 2020	LHAP-AR-FPA-DRG-CP-320005	05	04 February 2021
LHAP-ST-TTW-DRG-CP-500001	03	03 February 2021	LHAP-ST-TTW-DRG-CP-500101	03	03 February 2021
LHAP-ST-TTW-DRG-CP-500201	02	17 December 2020	LHAP-ST-TTW-DRG-CP-500301	02	17 February 2020
LHAP-ST-TTW-DRG-CP-500301	03	03 February 2021			

+ 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 PL	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 PL	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
<u>CRO-21003</u>			
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
<u>CRO-21017</u>			
69.	Architectural Design Certificate	Fitzpatrick & Partners PL	03 February 2021
70.	Architectural Specification	Fitzpatrick & Partners PL	27 November 2020
71.	External Wall Design Statement	Fitzpatrick & Partners PL	23 February 2021
72.	Architectural Design Certificate	Fitzpatrick & Partners PL	23 February 2021
73.	Structural Design Certificate	Taylor Thomson Whiting (NSW) PL	16 February 2021
74.	Structural Drawings	Taylor Thomson Whiting (NSW) PL	17 December 2020
75.	Mechanical Design Statement	Stantec	16 February 2021
76.	Hydraulic Design Statement	Warren Smith Consulting	19 February 2021
77.	FEBQ Consistency letter	Stantec	02 February 2021
78.	Fire Engineering Report Rev. 03	Stantec	02 February 2021
79.	Fire Engineering Brief Questionnaire	FRNSW	20 January 2021
80.	Landscape Design Statement	ADCO PL	14 December 2020
81.	Landscape Plans	Clouston Associates	20 November 2020
82.	Construction Traffic Management Plan	PTC Consultants	14 December 2020
83.	Carpark Assessment Plans	PTC Consultants	02 December 2020
84.	SSD Condition AN8 close out email	ADCO PL	01 February 2021
85.	SSD Condition B9 & B10 close out email	ADCO PL	01 February 2021
86.	Section J DTS Report No. 41059-1 Rev. 2	Stantec	15 February 2021
87.	SSD Condition A32 & A35 Planning Secretary Post Approval	Department of Planning	11 February 2021
88.	Aluminium & Stainless-Steel Fire Resistance Declaration	Tensile Design & Construct	25 March 2021
89.	Electrical Certificate of Design	Stantec	26 February 2021
90.	Fire Services Design Statement	Warren Smith Consulting Engineers	24 March 2021



91.	Fire Services Specification	Warren Smith & Partners	20 November 2020
92.	Confirmation from Fire Services Engineer relating to fire hydrant supports	Warren Smith & Partners	04 March 2021
93.	Fire Hose Reel and Fire Hydrant Coverage Plans	Warren Smith & Partners	25 September 2020
94.	Fire Services Plans	Warren Smith & Partners	02 December 2020
95.	Lift Compliance Statement	Schindler Lifts Australia PL	17 March 2021
96.	Planning Secretary Approval Staging Report	DPIE	18 February 2021

#### EP&A AMENDMENT (FIRE SAFETY & BUILDING CERTIFICATION) REGULATION 2017

Documentation relied upon as required by the Environment Planning & Assessment Amendment (Fire Safety & Building Certification) Regulation 2017:

- + Proposed Alternative Solution Reports in respect of a fire safety requirement:

**TITLE OF REPORT:** Liverpool Health and Academic Precinct- Multi Storey Carpark  
Fire Engineering Report

**DATE OF REPORT:** 2 February 2021

**REFERENCE NO. & VERSION:** 41059, Issue 003

**NAME OF FIRE SAFETY ENGINEER:** Ettienne Jordan

**ACCREDITATION NO.:** BPB3185

- + Plans and Specifications relating to Relevant Fire Safety Systems:

ITEM	DOCUMENTATION	PREPARED BY	DATE
1.	Drawing Number LHAP-FP-WSP-DRG-CP-000001 [05]	Warren Smith & Partners	2 December 2020
2.	Drawing Number LHAP-FP-WSP-DRG-CP-000002 [05]	Warren Smith & Partners	2 December 2020
3.	Drawing Number LHAP-FP-WSP-DRG-CP-020000 [05]	Warren Smith & Partners	2 December 2020
4.	Drawing Number LHAP-FP-WSP-DRG-CP-020100 [05]	Warren Smith & Partners	2 December 2020
5.	Drawing Number LHAP-FP-WSP-DRG-CP-020200 [05]	Warren Smith & Partners	2 December 2020
6.	Drawing Number LHAP-FP-WSP-DRG-CP-020300 [05]	Warren Smith & Partners	2 December 2020
7.	Drawing Number LHAP-FP-WSP-DRG-CP-020400 [05]	Warren Smith & Partners	2 December 2020
8.	Drawing Number LHAP-FP-WSP-DRG-CP-020500 [05]	Warren Smith & Partners	2 December 2020
9.	Drawing Number LHAP-FP-WSP-DRG-CP-020600 [05]	Warren Smith & Partners	2 December 2020
10.	Drawing Number LHAP-FP-WSP-DRG-CP-020700 [05]	Warren Smith & Partners	2 December 2020
11.	Drawing Number LHAP-FP-WSP-DRG-CP-100001 [05]	Warren Smith & Partners	2 December 2020
12.	Fire Services Specification Rev A	Warren Smith & Partners	20 November 2020

Pursuant to clause 136AA of the EP&A regulation 2000, Blackett Maguire + Goldsmith Pty Ltd (ABC4) is satisfied that the above plans and specifications correctly identifies both the performance requirements and the deemed-to-satisfy provisions of the Building Code of Australia.





## SCHEDULE 2

### CONDITIONS OF BCA CROWN CERTIFICATE

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

1. Item 9 of BCA Crown Requirement List is currently under review pending Aboriginal Artist Input, to be provided / completed to the satisfaction of BM+G prior to the façade works commencing.
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 2 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*

<b>ADDRESS:</b>	Campbell Street and Goulburn Street, Liverpool NSW 2170
<b>OWNER</b>	Health Infrastructure
<b>BCA CROWN CERTIFICATE No.:</b>	CRO-21017

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 Safety Engineering Report, prepared by Stantec, Report No.41059 Revision 3, dated 2 February 2021	✓
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 & Fire Safety Engineering Report, prepared by Stantec, Report No.41059 Revision 3, dated 2 February 2021	✓
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	✓



Statutory Fire Safety Measure	Design / Installation Standard	Proposed
<p>Fire engineered Alternative Solutions relating to:</p> <ol style="list-style-type: none"> <li>It is proposed to rationalise the protection of openings in external walls, comprising: <ul style="list-style-type: none"> <li>Northern Facade <ul style="list-style-type: none"> <li>+ &lt; 6 m from the far side of the road</li> <li>+ Protection of openings comprising more than 1/3 of the area of the façade</li> </ul> </li> <li>Southern Facade <ul style="list-style-type: none"> <li>+ &lt; 6 m from Brain Injury Unit and Pathology Building. This includes the part of the elevation which is up to 15 m above the top of the external wall of the adjacent buildings. 85m between alternative exits in general car parking areas</li> </ul> </li> </ul> </li> <li>Permit the following extended travel distances: <ul style="list-style-type: none"> <li>+ Extended travel distance to an exit: Up to 55 m to an exit on all stories in lieu of 40 m.</li> <li>+ Extended travel distance between alternative exits: Up to 105 m on all stories in lieu of 60 m.</li> <li>+ Extended travel distance to a point of choice: Levels 2 – 7: Up to 35 m to a point of choice in lieu of 20 m.</li> </ul> </li> <li>Permit the distance from the discharge of the eastern stairway to open space to be 21m in lieu of 20m.</li> <li>It is proposed to allow the following departures from the DtS provisions: <ul style="list-style-type: none"> <li>+ The use of AS 2419.1-2017 hydrant standard</li> <li>+ The booster assembly not being within sight of the main entry</li> <li>+ Permit a fire hydrant on a mid-landing to serve to different storeys</li> </ul> </li> <li>The awning structure attached to the multi-storey carpark covering the footpath on the ground floor is proposed to be constructed using combustible timber structures and a combustible polycarbonate roof that do not achieve an FRL as a roof.</li> </ol>	<p>Fire Safety Engineering Report, prepared by Stantec, Report No.41059 Revision 3, dated 2 February 2021</p>	<p>✓</p>



## **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

<b>CERTIFICATE No.:</b>	CRO-22013
<b>DATE OF CERTIFICATE:</b>	17 May 2022
<b>SUBJECT LAND:</b> Lot & DP Address	Lot 501 DP 1165217 Campbell Street and Goulburn Street LIVERPOOL NSW 2170
<b>LOCAL GOVERNMENT AREA:</b>	Liverpool City Council
<b>APPLICANT:</b> Name Company Address  Phone/Email	Kristian Anthony ADCO Constructions Level 2, 7-9 West Street NORTH SYDNEY NSW 2060  Phone: +61 2 8437 5000 Email: <a href="mailto:kristiana@adcoconstruct.com.au">kristiana@adcoconstruct.com.au</a>
<b>OWNER:</b> Name Address  Phone / Email	Health Infrastructure Locked Bag 2030 ST LEONARDS NSW 1590  Phone: +61 2 9978 5402 Email: <a href="mailto:Anthony.Dimech@health.nsw.gov">Anthony.Dimech@health.nsw.gov</a>
<b>PLANNING APPROVAL:</b> SSD No.: Date of Determination	SSD-10388 30 November 2020
<b>DESCRIPTION OF DEVELOPMENT:</b>	<u>Crown Certificate #3</u> – Demolition of existing multistorey car park.  <i>Note: This Certificate does not approve the on-grade carpark</i>
<b>BCA CLASSIFICATION:</b>	Class 7a
<b>REFERENCED DOCUMENTATION:</b>	As listed in Schedule 1
<b>STATUTORY CERTIFICATION:</b>	

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: 17 May 2022

**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](mailto: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	01 December 2020	LHAP-AR-FPA-DRG-CP-020001	09	27 November 2020
LHAP-AR-FPA-DRG-CP-030001	08	01 December 2020	LHAP-AR-FPA-DRG-CP-030002	07	01 December 2020
LHAP-AR-FPA-DRG-CP-100002	02	01 December 2020	LHAP-AR-FPA-DRG-CP-200002	02	01 December 2020
CRO-21017					
LHAP-AR-FPA-DRG-CP-110001	09	01 December 2020	LHAP-AR-FPA-DRG-CP-110002	11	01 December 2020
LHAP-AR-FPA-DRG-CP-110102	10	01 December 2020	LHAP-AR-FPA-DRG-CP-110202	10	01 December 2020
LHAP-AR-FPA-DRG-CP-110302	10	01 December 2020	LHAP-AR-FPA-DRG-CP-110402	10	01 December 2020
LHAP-AR-FPA-DRG-CP-110502	10	01 December 2020	LHAP-AR-FPA-DRG-CP-110602	11	01 December 2020
LHAP-AR-FPA-DRG-CP-110702	10	04 February 2020	LHAP-AR-FPA-DRG-CP-120001	09	04 February 2021
LHAP-AR-FPA-DRG-CP-120002	09	04 February 2021	LHAP-AR-FPA-DRG-CP-130001	08	01 December 2020
LHAP-AR-FPA-DRG-CP-140001	05	01 December 2020	LHAP-AR-FPA-DRG-CP-320005	05	04 February 2021
LHAP-ST-TTW-DRG-CP-500001	03	03 February 2021	LHAP-ST-TTW-DRG-CP-500101	03	03 February 2021
LHAP-ST-TTW-DRG-CP-500201	02	17 December 2020	LHAP-ST-TTW-DRG-CP-500301	02	17 February 2020
LHAP-ST-TTW-DRG-CP-500301	03	03 February 2021			
CRO-22013:					
LHAP-AR-FPA-DRG-CP-020001	09	27 November 2020	LHAP-AR-FPA-DRG-CP-110001	09	01 December 2020
LHAP-AR-FPA-DRG-CP-030001	08	01 December 2020			

+ Other documents:

ITEM	DOCUMENTATION	PREPARED BY	DATE
<b>CRO-21001</b>			
1.	Application Form	ADCO Constructions PL	25 November 2020
2.	Site Survey Plan	Cardno	17 September 2019
3.	Architectural Design Certificate	Fitzpatrick & Partners PL	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 PL	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
<u>CRO-21003</u>			
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
<u>CRO-21017</u>			
69.	Architectural Design Certificate	Fitzpatrick & Partners PL	03 February 2021
70.	Architectural Specification	Fitzpatrick & Partners PL	27 November 2020
71.	External Wall Design Statement	Fitzpatrick & Partners PL	23 February 2021
72.	Architectural Design Certificate	Fitzpatrick & Partners PL	23 February 2021
73.	Structural Design Certificate	Taylor Thomson Whiting (NSW) PL	16 February 2021
74.	Structural Drawings	Taylor Thomson Whiting (NSW) PL	17 December 2020
75.	Mechanical Design Statement	Stantec	16 February 2021
76.	Hydraulic Design Statement	Warren Smith Consulting	19 February 2021
77.	FEBQ Consistency letter	Stantec	02 February 2021
78.	Fire Engineering Report Rev. 03	Stantec	02 February 2021
79.	Fire Engineering Brief Questionnaire	FRNSW	20 January 2021
80.	Landscape Design Statement	ADCO PL	14 December 2020
81.	Landscape Plans	Clouston Associates	20 November 2020
82.	Construction Traffic Management Plan	PTC Consultants	14 December 2020
83.	Carpark Assessment Plans	PTC Consultants	02 December 2020
84.	SSD Condition AN8 close out email	ADCO PL	01 February 2021
85.	SSD Condition B9 & B10 close out email	ADCO PL	01 February 2021



86.	Section J DTS Report No. 41059-1 Rev. 2	Stantec	15 February 2021
87.	SSD Condition A32 & A35 Planning Secretary Post Approval	Department of Planning	11 February 2021
88.	Aluminium & Stainless-Steel Fire Resistance Declaration	Tensile Design & Construct	25 March 2021
89.	Electrical Certificate of Design	Stantec	26 February 2021
90.	Fire Services Design Statement	Warren Smith Consulting Engineers	24 March 2021
91.	Fire Services Specification	Warren Smith & Partners	20 November 2020
92.	Confirmation from Fire Services Engineer relating to fire hydrant supports	Warren Smith & Partners	04 March 2021
93.	Fire Hose Reel and Fire Hydrant Coverage Plans	Warren Smith & Partners	25 September 2020
94.	Fire Services Plans	Warren Smith & Partners	02 December 2020
95.	Lift Compliance Statement	Schindler Lifts Australia PL	17 March 2021
96.	Planning Secretary Approval Staging Report	DPIE	18 February 2021
<b>CRO-22013</b>			
97.	Application Form	ADCO	16 December 2021
98.	Staging Report Approval – SSD Condition A9 close out	DOPIE	18 February 2021
99.	Staging Report Revision D	Wolf Peak	22 January 2021
100.	Evidence of Submission of Staging Report to DOPIE – SSD Condition A14 & A15 close out	Major Projects Planning Portal	-
101.	Demolition Certificate	Metropolitan Demolitions PL	01 February 2022
102.	Remediation Action Plan Ref. E32465PD2let	JK Environments	14 January 2021
103.	Design Statement – Construction Environmental Management Plan	ADCO	22 December 2021
104.	Construction Environmental Management Plan Ref: 3460 Version 10	ADCO	22 December 2021
105.	Construction Traffic Management Plan Issue. 06	PTC	28 January 2021
106.	Waste Management Plan No. V3	ADCO	20 September 2021
107.	Design Certificate - Civil		
108.	Archaeological Research Design and Excavation Methodology	Making Complex Easy	05 February 2021
109.	DOPIE Approval – Archaeological Research Design and Excavation Methodology – SSD Condition B25 & B26 close out	DOPIE	18 February 2021
110.	DOPIE commentary – Archaeological Research Design and Excavation Methodology – SSD Condition B26 close out Ref: DOC21/23767	DOPIE	29 January 2021
111.	Evidence of submission of CEMP & Sub Management Plans to Planning Secretary	Department of Planning	3 February 2022
112.	Design Statement – Construction Environmental Management Plan	ADCO	12 May 2022
113.	Liverpool Hospital and Academic Precinct, Construction Traffic Management Plan	PTC	8 April 2022
114.	Construction Noise and Vibration Management Plan	Acoustic Logic	27 April 2022



## EP&A AMENDMENT (FIRE SAFETY & BUILDING CERTIFICATION) REGULATION 2017

Documentation relied upon as required by the Environment Planning & Assessment Amendment (Fire Safety & Building Certification) Regulation 2017:

- + Proposed Alternative Solution Reports in respect of a fire safety requirement:

**TITLE OF REPORT:** Liverpool Health and Academic Precinct- Multi Storey Carpark  
Fire Engineering Report

**DATE OF REPORT:** 02 February 2021

**REFERENCE NO. & VERSION:** 41059, Issue 03

**NAME OF FIRE SAFETY ENGINEER:** Etienne Jordan

**ACCREDITATION NO.:** BPB3185

- + Plans and Specifications relating to Relevant Fire Safety Systems:

ITEM	DOCUMENTATION	PREPARED BY	DATE
1.	Drawing Number LHAP-FP-WSP-DRG-CP-000001 [05]	Warren Smith & Partners	2 December 2020
2.	Drawing Number LHAP-FP-WSP-DRG-CP-000002 [05]	Warren Smith & Partners	2 December 2020
3.	Drawing Number LHAP-FP-WSP-DRG-CP-020000 [05]	Warren Smith & Partners	2 December 2020
4.	Drawing Number LHAP-FP-WSP-DRG-CP-020100 [05]	Warren Smith & Partners	2 December 2020
5.	Drawing Number LHAP-FP-WSP-DRG-CP-020200 [05]	Warren Smith & Partners	2 December 2020
6.	Drawing Number LHAP-FP-WSP-DRG-CP-020300 [05]	Warren Smith & Partners	2 December 2020
7.	Drawing Number LHAP-FP-WSP-DRG-CP-020400 [05]	Warren Smith & Partners	2 December 2020
8.	Drawing Number LHAP-FP-WSP-DRG-CP-020500 [05]	Warren Smith & Partners	2 December 2020
9.	Drawing Number LHAP-FP-WSP-DRG-CP-020600 [05]	Warren Smith & Partners	2 December 2020
10.	Drawing Number LHAP-FP-WSP-DRG-CP-020700 [05]	Warren Smith & Partners	2 December 2020
11.	Drawing Number LHAP-FP-WSP-DRG-CP-100001 [05]	Warren Smith & Partners	2 December 2020
12.	Fire Services Specification Rev A	Warren Smith & Partners	20 November 2020

Pursuant to clause 136AA of the EP&A regulation 2000, Blackett Maguire + Goldsmith Pty Ltd (ABC4) is satisfied that the above plans and specifications correctly identifies both the performance requirements and the deemed-to-satisfy provisions of the Building Code of Australia.



## SCHEDULE 2

### CONDITIONS OF BCA CROWN CERTIFICATE

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

1. Item 9 of BCA Crown Requirement List is currently under review pending Aboriginal Artist Input, to be provided / completed to the satisfaction of BM+G prior to the façade works commencing.
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 2 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*

<b>ADDRESS:</b>	Campbell Street and Goulburn Street, Liverpool NSW 2170
<b>OWNER</b>	Health Infrastructure
<b>BCA CROWN CERTIFICATE No.:</b>	CRO-22013

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 Safety Engineering Report, prepared by Stantec, Report No.41059 Revision 3, dated 2 February 2021	✓
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 & Fire Safety Engineering Report, prepared by Stantec, Report No.41059 Revision 3, dated 2 February 2021	✓
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	✓



Statutory Fire Safety Measure	Design / Installation Standard	Proposed
<p>Fire engineered Alternative Solutions relating to:</p> <ol style="list-style-type: none"> <li>It is proposed to rationalise the protection of openings in external walls, comprising: <ul style="list-style-type: none"> <li>Northern Facade <ul style="list-style-type: none"> <li>+ &lt; 6 m from the far side of the road</li> <li>+ Protection of openings comprising more than 1/3 of the area of the façade</li> </ul> </li> <li>Southern Facade <ul style="list-style-type: none"> <li>+ &lt; 6 m from Brain Injury Unit and Pathology Building. This includes the part of the elevation which is up to 15 m above the top of the external wall of the adjacent buildings. 85m between alternative exits in general car parking areas</li> </ul> </li> </ul> </li> <li>Permit the following extended travel distances: <ul style="list-style-type: none"> <li>+ Extended travel distance to an exit: Up to 55 m to an exit on all stories in lieu of 40 m.</li> <li>+ Extended travel distance between alternative exits: Up to 105 m on all stories in lieu of 60 m.</li> <li>+ Extended travel distance to a point of choice: Levels 2 – 7: Up to 35 m to a point of choice in lieu of 20 m.</li> </ul> </li> <li>Permit the distance from the discharge of the eastern stairway to open space to be 21m in lieu of 20m.</li> <li>It is proposed to allow the following departures from the DtS provisions: <ul style="list-style-type: none"> <li>+ The use of AS 2419.1-2017 hydrant standard</li> <li>+ The booster assembly not being within sight of the main entry</li> <li>+ Permit a fire hydrant on a mid-landing to serve to different storeys</li> </ul> </li> <li>The awning structure attached to the multi-storey carpark covering the footpath on the ground floor is proposed to be constructed using combustible timber structures and a combustible polycarbonate roof that do not achieve an FRL as a roof.</li> </ol>	<p>Fire Safety Engineering Report, prepared by Stantec, Report No.41059 Revision 3, dated 2 February 2021</p>	<p>✓</p>



## **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.

# PRE-OPERATION COMPLIANCE REPORT



## APPENDIX D: OCCUPATION CERTIFICATE #1-2



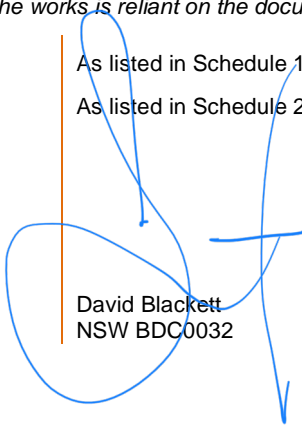
BLACKETT  
MAGUIRE+  
GOLDSMITH

## BCA COMPLETION CERTIFICATE

<b>CERTIFICATE No.:</b>	BCAC-22077
<b>SUBJECT LAND:</b> Lot & DP Address	Lot 501 DP 1165217 Campbell Street and Goulburn Street LIVERPOOL NSW 2170
<b>APPLICANT:</b> Name Company Address  Phone	Sagir Khot ADCO Constructions Level 2, 7-9 West Street NORTH SYDNEY NSW 2060 Phone: +61 2 8437 5000 Email: <a href="mailto:sagir@adcoconstruct.com.au">sagir@adcoconstruct.com.au</a>
<b>OWNER:</b> Name Address  Phone	Health Infrastructure Locked Bag 2030 ST LEONARDS NSW 1590 Phone: +61 2 9978 5402 Email: <a href="mailto:Anthony.Dimech@health.nsw.gov">Anthony.Dimech@health.nsw.gov</a>
<b>DESCRIPTION OF DEVELOPMENT:</b>	<b>Completion Certificate #1:</b> Construction of eight level multi-storey carpark.
<b>WHOLE / PART:</b> <i>Description of part:</i>	Part Multi-storey carpark & temporary walkway <i>This Completion Certificate is to the exclusion of:</i> <ul style="list-style-type: none"><li>+ On-grade carpark area</li><li>+ Permanent covered walkway</li></ul>
<b>BCA CLASSIFICATION:</b>	Class 7a
<b>PLANNING APPROVAL:</b> REF No. & Date of Determination:	SSD-10388, prepared by the Department of Planning Industry & Environment dated 30 November 2020 & SSD-10388 Mod 1 dated 9 December 2021.
<b>CROWN CERTIFICATION:</b> S.6.28 Crown Certificate & Date of Determination:	CRO-21001 dated 13 January 2021, CRO-21003 dated 22 January 2021, CRO-21004 dated 29 January 2021, CRO-21017 dated 25 March 2021 & CRO-22013 dated 17 May 2022.

Blackett Maguire + Goldsmith Pty Ltd (RBC00004) certify that the building works as detailed above is suitable for occupation or use in accordance with its classification under the Building Code of Australia, and:

- + Certification has been issued under the provisions of S.6.28 of the EP&A Act, 1979 and BCA 2019 with respect to the building works.
- + Verification for completion of the works is reliant on the documentation detailed in Schedule 1.

<b>DOCUMENTATION RELIED UPON:</b>	As listed in Schedule 1
<b>EXCLUSIONS (WHERE RELEVANT):</b>	As listed in Schedule 2
<b>DETAILS OF ACCREDITED CERTIFIER:</b> SIGNATURE	

Name  
Accreditation No.

David Blackett  
NSW BDC0032

Date: 12 August 2022

**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](mailto:admin@bmplusg.com.au)



## SCHEDULE 1

### SCHEDULE OF DOCUMENTATION RELIED UPON

ITEM	DOCUMENTATION	PREPARED BY	DATE
1.	Application Form	ADCO Construction PL	12 August 2022
2.	Schedule of Subcontractor	ADCO Construction PL	15 July 2022
3.	Staging Diagram	-	Undated
4.	Inspection Item - Doors & Door Frame Colour	ADCO Construction PL	10 June 2022
5.	Installation Certificate - Builder	ADCO Construction PL	04 August 2022
6.	Installation Certificate - Architectural	Fitzpatrick + Partners Architects	29 July 2022
7.	Installation Certificate - Structural Post-Tensioning	Interspan (NSW) PL	05 August 2022
8.	Installation Certificate - Structural Level 7 Awning	D&M Consulting	04 August 2022
9.	Structural Design Certificate	Taylor Thomson Whitting (NSW) PL	26 July 2022
10.	Structural Compliance Letter	ADCO Construction PL	21 July 2022
11.	Structural Inspection Certificate	Taylor Thomson Whitting (NSW) PL	08 August 2022
12.	Structural Design and Inspection Certificate	Partridge Structural PL	05 August 2022
13.	Installation Certificate - Piling	Citilink Piling (NSW) PL	19 April 2021
14.	Installation Certificate - Structural Balustrades	D O'Brian Engineering Services PL	04 August 2022
15.	Installation Certificate – Structural & Public Art	Tensile Constructions PL	04 July 2022
16.	Installation Certificate - Carpark	Parking & traffic Consultants PL	04 August 2022
17.	Installation Certificate - Mechanical	Advanced Aircon Design & Construct PL	29 July 2022
18.	Installation Certificate - Electrical	Utech PL	28 July 2022
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20.	Commissioning Statement – Automatic Fire Detection & Alarm System	Protec Fire Solutions PL	05 July 2022
21.	Correspondence for FHR & FH	HydroTech Pump Services	07 August 2022
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23.	Commissioning Test – Fire Hydrant & Fire Hose Reel	HydroTech Pump Services	06 July 2022 08 August 2022
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25.	Door Schedule	Radiant Enterprise (NSW) PL	14 July 2022
26.	Installation Certificate – Builder – Fire & Smoke Walls	ADCO Construction PL	04 August 2022
27.	Letter Out - Inspection or System Test - SRID 8000022787	Fire and Rescue NSW	03 August 2022
28.	Report Out - Inspection or System Test - SRID 8000022787	Fire and Rescue NSW	03 August 2022
29.	Installation Certificate - Vermiculite Spray	Bowers	09 June 2022
30.	Fire Safety Measures Installation Certificate <ul style="list-style-type: none"> <li>Automatic Fire Detection &amp; Alarm System</li> <li>Emergency Lighting</li> <li>Exit Signs</li> <li>Fire Seals</li> </ul>	Utech PL	18 July 2022
31.	Fire Safety Measures Installation Certificate <ul style="list-style-type: none"> <li>Emergency Evacuation Plan</li> </ul>	CIRCA Solutions	30 June 2022
32.	Fire Safety Measures Installation Certificate <ul style="list-style-type: none"> <li>Fire Dampers</li> <li>Fire Seals</li> </ul>	Advanced Aircon Design & Construct PL	14 July 2022



33.	Fire Safety Measures Installation Certificate <ul style="list-style-type: none"> <li>• Fire Doors</li> <li>• Fire Seals</li> </ul>	Radiant Enterprise (NSW) PL	18 July 2022
34.	Fire Safety Measures Installation Certificate <ul style="list-style-type: none"> <li>• Fire Hose Reels</li> <li>• Fire Hydrant Systems</li> <li>• Lightweight Construction</li> <li>• Portable Fire Extinguishers</li> <li>• Fire Seals</li> </ul>	Schaumac Industries PL	14 July 2022
35.	Fire Safety Measures Installation Certificate <ul style="list-style-type: none"> <li>• Paths of Travel</li> <li>• Warning &amp; Operational Signs</li> </ul>	ADCO Construction PL	04 August 2022
36.	Evacuation Plan	CIRCA Solutions	July 2022
37.	Fire Safety Certificate	ADCO Construction PL	27 July 2022
38.	Compliance Statement - Tactiles & Braille	ADCO Construction PL	15 July 2022
39.	Installation Certificate – Builder /Energy Efficient-ESD	ADCO Construction PL	04 August 2022
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43.	Fire Assessment Report No. FC16453-01 Issue 1 – Lift Landing Doors	BRANZ	19 July 2012
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45.	Application Lift Registration – PLANT-000334	SafeWork NSW	29 July 2022
46.	Certificate of Plant Registration No. PILIF800144622	SafeWork NSW	01 August 2022
47.	Certificate of Plant Registration No. PILIF800144722	SafeWork NSW	01 August 2022
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49.	Final Survey Report & Architectural Plans	TSS Total Surveying Solutions	21 July 2022
50.	Installation Certificate – Glazing	Total Glass & Aluminium PI	27 July 2022
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53.	Schedule of Slip Resistance of Flooring Materials	ADCO Construction PL	24 July 2022
54.	Post Approval Form – Staging Report	Health Infrastructure	10 May 2022
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57.	Confirmation Staging Report received	DPIE	14 January 2021
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59.	Fire Test Report No. FRT200375 – NB100/150 Medium Duty Mild Steel Pipe	Warringtonfire	26 February 2021
60.	Tree Removal Permit Car Park – 2x Gleditsia trees	Liverpool City Council	02 July 2021
61.	Evidence of Submission to DPIE – External Wall & Cladding Incident / Non-compliance Report	NSW Health Infrastructure	Undated
62.	External Wall Disclosure Statement	Fitzpatrick + Partners Architects	29 July 2022
63.	Staging Mark Up	-	Undated
64.	Section 73 Certificate	Sydney Water Corporation	04 February 2021
65.	Evidence of Council Consultation - Flood	Taylor Thomson Whitting (NSW) PL	09 August 2022



	Emergency Response Sub-Plan		
66.	Flood Emergency Response Sub-Plan Rev. B	Taylor Thomson Whitting (NSW) PL	08 March 2022
67.	Evidence of Council submission & consultation - LTMP	Liverpool City Council	16 June 2022
68.	Local Traffic Management Plan – Submission to HI	Stantec Australia PL	20 May 2022
69.	Installation Certificate – End of Trip Facility	ADCO Construction PL	08 August 2022
70.	Structural Inspection Certificates – Council submission	ADCO Construction PL	30 July 2022
71.	Structural Plans	Fitzpatrick + Partners Architects	02 February 2021
72.	Structural Plans - Revised submission to Council	Stantec Australia PL	20 May 2022
73.	Stormwater Quality Treatment Operation & Maintenance Plan	Ocean Guard	Undated
74.	Installation Certificate – Signage	ADCO Construction PL	29 July 2022
75.	LHD Staff Parking Allocation Comments	Johnstaff PL	29 June 2022
76.	Art Presentation to Liverpool City Council	Liverpool City Council & ADCO Constructions PL	26 October 2021
77.	Statement - BIRU Courtyard Egress Path	South Western Local Health District	09 August 2022
78.	Installation Certificate – Structural PV	Global Tension Structures PL	23 March 2022
79.	Certification & Schedule of Schedule of Fire Hazard Properties	ADCO Construction PL	11 August 2022
80.	Fire Test Report No. 7-579508-CV – Tarrasafe Standard Vinyl Flooring (Lift)	AWTA Product Testing	04 July 2011
81.	Fire Test Report No. 17-006772 – Mipolam Affinity Vinyl Flooring (Office)	AWTA Product Testing	12 January 2018
82.	Group Number Classification - Plasterboard	BRANZ	16 September 2019
83.	Group Number Classification – Plasterboard Ceiling	BRANZ	16 September 2019
84.	Certification & Schedule of Schedule of Fire Stopping of Service Penetrations - Mechanical	Advanced Aircon PL	10 August 2022
85.	Fire Assessment Report No. FC11190-001 – Trafalgar Fyre Choke Collars	BRANZ	14 July 2020
86.	Trafalgar Fyre Choke Collar Detail	BRANZ	14 July 2020
87.	Fire Assessment Report No. FAS200229 – Intumescent Dampers	Warringtonfire Australia PL	25 June 2021
88.	Certification & Schedule of Schedule of Fire Stopping of Service Penetrations – Hydraulic	Shaumac Industries PL	18 July 2022
89.	Fire Assessment Report No. C91611a – PROMASTOP Unicollars	Warringtonfire Australia PL	28 March 2022
90.	Fire Assessment Report No. 29592300 – Promat Collars (FC-FCS Walls)	Warringtonfire Australia PL	09 September 2021
91.	Regulatory Information Report No. 25948-07 - All Promat Systems Supawrap	Exova Warringtonfire Aus. PL	10 August 2017
92.	Certification & Schedule of Schedule of Fire Stopping of Service Penetrations – Electrical	Utech PL	08 September 2022
93.	Fire Assessment Report No. FAS200048 – FyrePlug Pillows	Warringtonfire Australia PL	26 November 2021
94.	Fire Test Report No. C05282 – Fyreflex Sealant & Twrap/Fyrewrap	CSIRO	26 November 2020
95.	Certification & Schedule of Schedule of Fire Stopping of Service Penetrations – Electrical	Brooklyn Trade Services PL	10 August 2022
96.	Fire Assessment Report No. FC12496-001 - Ramset BlazeBrake Sealant	BRANZ	27 February 2020
97.	Compliance Certificate – Fire Engineer	Stantec Australia PL	12 August 2022



98.	Fire Safety Measures Installation Certificate • Fire Seals	Brooklyn Trade Services PL	09 August 2022
99.	Slip Resistance Inspection of New Pedestrian Floors Report No. R26438-1L	Safe Environments PL	04 July 2022
100.	Slip Resistance Inspection of New Pedestrian Floors Report No. R26541-1L	Safe Environments PL	18 July 2022
101.	Slip Resistance Inspection of New Pedestrian Floors Report No. R2670-1L	Safe Environments PL	10 August 2022
102.	Slip Resistance Inspection of New Pedestrian Floors Report No. R26616	Safe Environments PL	29 July 2022
103.	Schedule of Floor Finishes	ADCO Construction PL	11 September 2022
104.	Post Construction Civil Dilapidation Report	Taylor Thomson Whitting (NSW) PL	11 August 2022
105.	WAE Survey – Executed	TSS Total Surveying Solutions	02 August 2022
106.	Green Travel Plan - TfNSW consultation	Johnstaff	11 August 2022
107.	Green Travel Plan	Stantec Australia PL	12 August 2022
108.	Letter – Audit Status	Ramboll Australia PL	12 August 2022
109.	Letter – Validation Assessment Status SSDA Condition D21	ADCO Construction PL	12 August 2022
110.	Art Presentation to Liverpool City Council	Liverpool City Council	12 August 2022

*NOTE: While BM+G confirms that the certificates provided by others are relevant to the project, BM+G does not endorse the certificates mentioned above. The relevant installation contractor issuing the certificate is responsible for the accuracy and truth of the certificates and the respective works undertaken by the contractor.*



## SCHEDULE 2

### CONDITIONS & EXCLUSIONS

1. The Site Audit Statement, as required by SSD condition D22, is required to be provided **within ten (10) days** from the date of this certificate. Also, provide evidence of submission to the Planning Secretary.
2. This certificate does not permit or imply any use or occupation / operation of building by the public. This certificate directly relates to operational readiness by SWSLHD. A further BCA Completion Certificate will need to be issued prior to occupation by the public, subject to the close out of condition 1, 3 and 4 of this Certificate.
3. The following certification and works are required to be provided / completed to the satisfaction of BM+G **within fourteen (14) days** from the date of this certificate from the BCA Completion Certificate Requirements List R5 dated 12.08.22:
  - a. **Item 7:** Provide Global Tension Structures Design Certificate for the PV system.
  - b. **Item 12 & SSD D8:** Provide TTW Civil Final Certificate to remove all exclusions and address BM+G comments from BCA Completion Certificate Requirements List R5.
  - c. **Item 16:** Provide a revised Fire Hazard Properties Installation Certificate to address BM+G comments from BCA Completion Certificate Requirements List R5.
  - d. **Item 35 & 36:** An on-site slip test is to be conducted on the circular grate adjacent to fire stair 1 on level 7A. Also, provide all relevant test reports, we have only received the Table of Results.
  - e. **SSD D4:** The final dilapidation report is to confirm there is no adverse structural damage to their infrastructure and roads as a result of the construction of the Multistorey carpark. Also, if any rectification works are required, an assessment is required and to be agreed with the asset owners including Council
  - f. **SSD D9:** Provide evidence of consultation with NSW State Emergency Service regarding Evacuation Plan which details the Flood warning and notification procedures for users on site.
  - g. **SSD D10:** Provide evidence of consultation with Liverpool Council regarding the Green Travel Plan.
  - h. **SSD D21:** Provide a copy of the revised validation reports
  - i. **SSD D23:** Provide copy of Long-Term Environmental Management Plan (LTEMP) prepared by a certified Contaminated Land Consultant and evidence of submission to the Planning Secretary.
4. The following certification and works are required to be provided / completed to the satisfaction of BM+G **within fourteen (14) days** from the date of this certificate from the Inspection Report R3 dated 12.08.22:
  - a. **Item 1.4:** Stairway as built dimensions, address BM+G comments from Inspection Report R3.
  - b. **Item 2.2:** Temporary egress arrangement from western side, address BM+G comments from Inspection Report R3.
  - c. **Item 4.6:** An on-site slip test is to be conducted on the circular grate adjacent to fire stair 1 on level 7A.
5. All protective covers to smoke detectors or sprinklers must be removed prior to occupation of the subject area.
6. The fire safety measures listed within the Fire Safety Schedule (provided under Schedule 3 below) must be maintained in accordance with the Environment Planning & Assessment Act 1979 and EP&A (DC&FS) Regulation 2021.
7. Any future alterations should be assessed by an appropriately qualified BCA Consultant to ensure compliance is maintained with the BCA.
8. Any future alterations will require assessment from a Fire Safety Engineer to ensure compliance is maintained with the Fire Engineering Report referenced in the Fire Safety Schedule.
9. LHD is to ensure that all floor finishes are maintained and managed in accordance with the relevant manufacturer's requirements and recommendations to ensure the slip resistance capabilities of all finishes are maintained in accordance with AS 4586-2013.
10. This certificate shall not be construed as relieving any other party of their responsibilities, liabilities or contractual obligations.
11. BM+G did not evaluate the quality of workmanship or materials used for construction of the building, as this is the responsibility of others.



### SCHEDULE 3

#### FIRE SAFETY SCHEDULE

<b>OWNER:</b>	Health Infrastructure
<b>ADDRESS:</b>	Campbell Street and Goulburn Street, Liverpool NSW 2170
<b>s.6.28:</b>	CRO-21001, CRO-21003, CRO-21004, CRO-21017 & CRO-22013
<b>BCAC NO:</b>	BCAC-22077

#### 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 – 2017 & Fire Safety Engineering Report, prepared by Stantec, Report No.41059 Revision 3, dated 2 February 2021	✓
Fire Seals	BCA Clause C3.15, AS 1530.4 – 2014 & AS 4072.1 – 2005 and manufacturer's specification	✓
Lightweight Construction <i>Vermiculate spray to level 7B stair 1 &amp; 2</i>	BCA Clause C1.8 & AS 1530.4 – 2014 and manufacturer's specification	✓
Paths of Travel	EP&A Regulation Clause 186 & Fire Safety Engineering Report, prepared by Stantec, Report No.41059 Revision 3, dated 2 February 2021	✓
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 engineered Alternative Solutions relating to: 1. It is proposed to rationalise the protection of openings in external walls, comprising: Northern Facade + < 6 m from the far side of the road + Protection of openings comprising more than 1/3 of the area of the facade Southern Facade + < 6 m from Brain Injury Unit and Pathology Building. This includes the part of the elevation which is up to 15 m above the top of the external wall of the adjacent buildings.85m between alternative exits in general car parking areas 2. Permit the following extended travel distances:	Fire Safety Engineering Report, prepared by Stantec, Report No.41059 Revision 3, dated 2 February 2021	✓



Statutory Fire Safety Measure	Design / Installation Standard	Proposed
<ul style="list-style-type: none"> <li>+ Extended travel distance to an exit: Up to 55 m to an exit on all stories in lieu of 40 m.</li> <li>+ Extended travel distance between alternative exits: Up to 105 m on all stories in lieu of 60 m.</li> <li>+ Extended travel distance to a point of choice: Levels 2 – 7: Up to 35 m to a point of choice in lieu of 20 m.</li> </ul> <p>3. Permit the distance from the discharge of the eastern stairway to open space to be 21m in lieu of 20m.</p> <p>4. It is proposed to allow the following departures from the DtS provisions:</p> <ul style="list-style-type: none"> <li>+ The use of AS 2419.1-2017 hydrant standard</li> <li>+ The booster assembly not being within sight of the main entry</li> <li>+ Permit a fire hydrant on a mid-landing to serve to different storeys</li> </ul> <p>5. The awning structure attached to the multi-storey carpark covering the footpath on the ground floor is proposed to be constructed using combustible timber structures and a combustible polycarbonate roof that do not achieve an FRL as a roof.</p>		



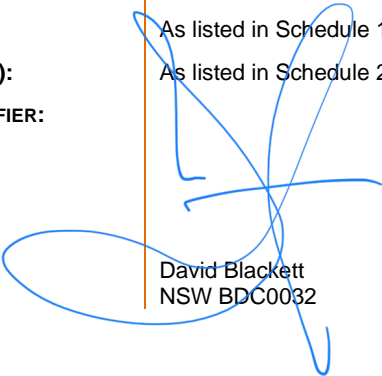
BLACKETT  
MAGUIRE+  
GOLDSMITH

## BCA COMPLETION CERTIFICATE

<b>CERTIFICATE No.:</b>	BCAC-22091
<b>SUBJECT LAND:</b> Lot & DP Address	Lot 501 DP 1165217 Campbell Street and Goulburn Street LIVERPOOL NSW 2170
<b>APPLICANT:</b> Name Company Address  Phone	Sagir Khot ADCO Constructions Level 2, 7-9 West Street NORTH SYDNEY NSW 2060 Phone: +61 2 8437 5000 Email: <a href="mailto:sagir@adcoconstruct.com.au">sagir@adcoconstruct.com.au</a>
<b>OWNER:</b> Name Address  Phone	Health Infrastructure Locked Bag 2030 ST LEONARDS NSW 1590 Phone: +61 2 9978 5402 Email: <a href="mailto:Anthony.Dimech@health.nsw.gov">Anthony.Dimech@health.nsw.gov</a>
<b>DESCRIPTION OF DEVELOPMENT:</b>	<b>Completion Certificate #2:</b> Construction of eight level multi-storey carpark.
<b>WHOLE / PART:</b> <i>Description of part:</i>	Part Multi-storey carpark & temporary walkway <i>This Completion Certificate is to the exclusion of:</i> + On-grade carpark area + Permanent covered walkway
<b>BCA CLASSIFICATION:</b>	Class 7a
<b>PLANNING APPROVAL:</b> REF No. & Date of Determination:	SSD-10388, prepared by the Department of Planning Industry & Environment dated 30 November 2020 & SSD-10388 Mod 1 dated 9 December 2021.
<b>CROWN CERTIFICATION:</b> S.6.28 Crown Certificate & Date of Determination:	CRO-21001 dated 13 January 2021, CRO-21003 dated 22 January 2021, CRO-21004 dated 29 January 2021, CRO-21017 dated 25 March 2021 & CRO-22013 dated 17 May 2022.

Blackett Maguire + Goldsmith Pty Ltd (RBC00004) certify that the building works as detailed above is suitable for occupation or use in accordance with its classification under the Building Code of Australia, and:

- + Certification has been issued under the provisions of S.6.28 of the EP&A Act, 1979 and BCA 2019 with respect to the building works.
- + Verification for completion of the works is reliant on the documentation detailed in Schedule 1.

<b>DOCUMENTATION RELIED UPON:</b>	As listed in Schedule 1
<b>EXCLUSIONS (WHERE RELEVANT):</b>	As listed in Schedule 2
<b>DETAILS OF ACCREDITED CERTIFIER:</b> SIGNATURE	

Name  
Accreditation No.

David Blackett  
NSW BDC0032

Date: 29 August 2022

**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](mailto:admin@bmplusg.com.au)



## SCHEDULE 1

### SCHEDULE OF DOCUMENTATION RELIED UPON

ITEM	DOCUMENTATION	PREPARED BY	DATE
<b>BCAC-22077</b>			
1.	Application Form	ADCO Construction PL	12 August 2022
2.	Schedule of Subcontractor	ADCO Construction PL	15 July 2022
3.	Staging Diagram	-	Undated
4.	Inspection Item - Doors & Door Frame Colour	ADCO Construction PL	10 June 2022
5.	Installation Certificate - Builder	ADCO Construction PL	04 August 2022
6.	Installation Certificate - Architectural	Fitzpatrick + Partners Architects	29 July 2022
7.	Installation Certificate - Structural Post-Tensioning	Interspan (NSW) PL	05 August 2022
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31.	Fire Safety Measures Installation Certificate <ul style="list-style-type: none"> <li>Emergency Evacuation Plan</li> </ul>	CIRCA Solutions	30 June 2022
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	<ul style="list-style-type: none"> <li>Fire Seals</li> </ul>		
33.	Fire Safety Measures Installation Certificate <ul style="list-style-type: none"> <li>Fire Doors</li> <li>Fire Seals</li> </ul>	Radiant Enterprise (NSW) PL	18 July 2022
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76.	Art Presentation to Liverpool City Council	Liverpool City Council & ADCO Constructions PL	26 October 2021
77.	Statement - BIRU Courtyard Egress Path	South Western Local Health District	09 August 2022
78.	Installation Certificate – Structural PV	Global Tension Structures PL	23 March 2022
79.	Certification & Schedule of Schedule of Fire Hazard Properties	ADCO Construction PL	11 August 2022
80.	Fire Test Report No. 7-579508-CV – Tarrasafe Standard Vinyl Flooring (Lift)	AWTA Product Testing	04 July 2011
81.	Fire Test Report No. 17-006772 – Mipolam Affinity Vinyl Flooring (Office)	AWTA Product Testing	12 January 2018
82.	Group Number Classification - Plasterboard	BRANZ	16 September 2019
83.	Group Number Classification – Plasterboard Ceiling	BRANZ	16 September 2019
84.	Certification & Schedule of Schedule of Fire Stopping of Service Penetrations - Mechanical	Advanced Aircon PL	10 August 2022
85.	Fire Assessment Report No. FC11190-001 – Trafalgar Fyre Choke Collars	BRANZ	14 July 2020
86.	Trafalgar Fyre Choke Collar Detail	BRANZ	14 July 2020
87.	Fire Assessment Report No. FAS200229 – Intumescent Dampers	Warringtonfire Australia PL	25 June 2021
88.	Certification & Schedule of Schedule of Fire Stopping of Service Penetrations – Hydraulic	Shaumac Industries PL	18 July 2022
89.	Fire Assessment Report No. C91611a – PROMASTOP Unicollars	Warringtonfire Australia PL	28 March 2022
90.	Fire Assessment Report No. 29592300 – Promat Collars (FC-FCS Walls)	Warringtonfire Australia PL	09 September 2021
91.	Regulatory Information Report No. 25948-07 - All Promat Systems Supawrap	Exova Warringtonfire Aus. PL	10 August 2017
92.	Certification & Schedule of Schedule of Fire Stopping of Service Penetrations – Electrical	Utech PL	08 September 2022
93.	Fire Assessment Report No. FAS200048 – FyrePlug Pillows	Warringtonfire Australia PL	26 November 2021
94.	Fire Test Report No. C05282 – Fyreflex Sealant & Twrap/Fyrewrap	CSIRO	26 November 2020
95.	Certification & Schedule of Schedule of Fire Stopping of Service Penetrations – Electrical	Brooklyn Trade Services PL	10 August 2022
96.	Fire Assessment Report No. FC12496-001 - Ramset BlazeBrake Sealant	BRANZ	27 February 2020



97.	Compliance Certificate – Fire Engineer	Stantec Australia PL	12 August 2022
98.	Fire Safety Measures Installation Certificate • Fire Seals	Brooklyn Trade Services PL	09 August 2022
99.	Slip Resistance Inspection of New Pedestrian Floors Report No. R26438-1L	Safe Environments PL	04 July 2022
100.	Slip Resistance Inspection of New Pedestrian Floors Report No. R26541-1L	Safe Environments PL	18 July 2022
101.	Slip Resistance Inspection of New Pedestrian Floors Report No. R2670-1L	Safe Environments PL	10 August 2022
102.	Slip Resistance Inspection of New Pedestrian Floors Report No. R26616	Safe Environments PL	29 July 2022
103.	Schedule of Floor Finishes	ADCO Construction PL	11 September 2022
104.	Post Construction Civil Dilapidation Report	Taylor Thomson Whitting (NSW) PL	11 August 2022
105.	WAE Survey – Executed	TSS Total Surveying Solutions	02 August 2022
106.	Green Travel Plan - TfNSW consultation	Johnstaff	11 August 2022
107.	Green Travel Plan	Stantec Australia PL	12 August 2022
108.	Letter – Audit Status	Ramboll Australia PL	12 August 2022
109.	Letter – Validation Assessment Status SSDA Condition D21	ADCO Construction PL	12 August 2022
110.	Art Presentation to Liverpool City Council	Liverpool City Council	12 August 2022
<b>BCAC-22091</b>			
111.	Civil Inspection Certificate	Taylor Thomson Whitting (NSW) PL	12 August 2022
112.	Fire Assessment Report No. 45759 – Gyprock Plasterboard & Cemintel Fibre Cement Product	Warringtonfire Australia PL	26 May 2022
113.	Installation & Fire Safety Schedule of Fire Hazard Properties – Floor Coverings & Wall Linings	ADCO Construction PL	11 August 2022
114.	Structural Design Certificate – Structural PV	Global Tension Structures PL	26 October 2021
115.	Letter – Validation Assessment Status	JK Environments PL	15 August 2022
116.	Letter – Interim Audit Advice No. 1	Ramboll Australia PL	15 August 2022
117.	LHD Letter of support – SSD Conditions D21-23	South Western Sydney Local Health District	22 August 2022
118.	Schedule of Slip Resistance of Flooring Materials	ADCO Construction PL	25 August 2022
119.	Green Travel Plan – Council Approval	Liverpool City Council	24 August 2022
120.	Green Travel Plan	Stantec Australia PL	25 August 2022

*NOTE: While BM+G confirms that the certificates provided by others are relevant to the project, BM+G does not endorse the certificates mentioned above. The relevant installation contractor issuing the certificate is responsible for the accuracy and truth of the certificates and the respective works undertaken by the contractor.*



## SCHEDULE 2

### CONDITIONS & EXCLUSIONS

1. This certificate is valid for a period **of 6 weeks** from the date of this certificate. A further BCA Completion Certificate will need to be issued, subject to the close out of condition 2 of this Certificate.
2. The following certification and works are required to be provided / completed to the satisfaction of BM+G **within 6 weeks** from the date of this certificate from the BCA Completion Certificate Requirements List R6 dated 19.08.22:
  - a. **Item 12 & SSD D8:** Provide TTW Civil Final Certificate to remove all exclusions and address BM+G comments from BCA Completion Certificate Requirements List R5.
  - b. **SSD D4:** The final dilapidation report is to confirm there is no adverse structural damage to their infrastructure and roads as a result of the construction of the Multistorey carpark. Also, if any rectification works are required, an assessment is required and to be agreed with the asset owners including Council
  - c. **SSD D21:** Provide a copy of the finalised validation reports
  - d. **SSD D22:** Provide the Site Audit Statement and evidence of submission to the Planning Secretary.
  - e. **SSD D23:** Provide copy of Long-Term Environmental Management Plan (LTEMP) prepared by a certified Contaminated Land Consultant and evidence of submission to the Planning Secretary.
3. The fire safety measures listed within the Fire Safety Schedule (provided under Schedule 3 below) must be maintained in accordance with the Environment Planning & Assessment Act 1979 and EP&A (DC&FS) Regulation 2021.
4. Any future alterations should be assessed by an appropriately qualified BCA Consultant to ensure compliance is maintained with the BCA.
5. Any future alterations will require assessment from a Fire Safety Engineer to ensure compliance is maintained with the Fire Engineering Report referenced in the Fire Safety Schedule.
6. LHD is to ensure that all floor finishes are maintained and managed in accordance with the relevant manufacturer's requirements and recommendations to ensure the slip resistance capabilities of all finishes are maintained in accordance with AS 4586-2013.
7. This certificate shall not be construed as relieving any other party of their responsibilities, liabilities or contractual obligations.
8. BM+G did not evaluate the quality of workmanship or materials used for construction of the building, as this is the responsibility of others.



### SCHEDULE 3

#### FIRE SAFETY SCHEDULE

<b>OWNER:</b>	Health Infrastructure
<b>ADDRESS:</b>	Campbell Street and Goulburn Street, Liverpool NSW 2170
<b>s.6.28:</b>	CRO-21001, CRO-21003, CRO-21004, CRO-21017 & CRO-22013
<b>BCAC NO:</b>	BCAC-22091

#### 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 – 2017 & Fire Safety Engineering Report, prepared by Stantec, Report No.41059 Revision 3, dated 2 February 2021	✓
Fire Seals	BCA Clause C3.15, AS 1530.4 – 2014 & AS 4072.1 – 2005 and manufacturer's specification	✓
Lightweight Construction <i>Vermiculate spray to level 7B stair 1 &amp; 2</i>	BCA Clause C1.8 & AS 1530.4 – 2014 and manufacturer's specification	✓
Paths of Travel	EP&A Regulation Clause 186 & Fire Safety Engineering Report, prepared by Stantec, Report No.41059 Revision 3, dated 2 February 2021	✓
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 engineered Alternative Solutions relating to: 1. It is proposed to rationalise the protection of openings in external walls, comprising: Northern Facade + < 6 m from the far side of the road + Protection of openings comprising more than 1/3 of the area of the facade Southern Facade + < 6 m from Brain Injury Unit and Pathology Building. This includes the part of the elevation which is up to 15 m above the top of the external wall of the adjacent buildings.85m between alternative exits in general car parking areas 2. Permit the following extended travel distances:	Fire Safety Engineering Report, prepared by Stantec, Report No.41059 Revision 3, dated 2 February 2021	✓



Statutory Fire Safety Measure	Design / Installation Standard	Proposed
<ul style="list-style-type: none"> <li>+ Extended travel distance to an exit: Up to 55 m to an exit on all stories in lieu of 40 m.</li> <li>+ Extended travel distance between alternative exits: Up to 105 m on all stories in lieu of 60 m.</li> <li>+ Extended travel distance to a point of choice: Levels 2 – 7: Up to 35 m to a point of choice in lieu of 20 m.</li> </ul> <p>3. Permit the distance from the discharge of the eastern stairway to open space to be 21m in lieu of 20m.</p> <p>4. It is proposed to allow the following departures from the DtS provisions:</p> <ul style="list-style-type: none"> <li>+ The use of AS 2419.1-2017 hydrant standard</li> <li>+ The booster assembly not being within sight of the main entry</li> <li>+ Permit a fire hydrant on a mid-landing to serve to different storeys</li> </ul> <p>5. The awning structure attached to the multi-storey carpark covering the footpath on the ground floor is proposed to be constructed using combustible timber structures and a combustible polycarbonate roof that do not achieve an FRL as a roof.</p>		