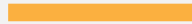




PRE-OPERATION COMPLIANCE REPORT



NEPEAN HOSPITAL REDEVELOPMENT STAGE 1 –
SSD 8766

MAY 2022

Authorisation

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Date:	04/05/2022	Date:	04/05/2022

Document Revision History

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EXECUTIVE SUMMARY

This Pre-Operation Compliance Report (POCR or Report) has been prepared for the redevelopment of Nepean Hospital Integrated Ambulatory Services Stage 1 (the Project). The Project has been approved (State Significant Development 8766 (SSD 8766)) and has been modified on five occasions.

Condition of Consent B41 requires that Compliance Reports be prepared in accordance with the document titled *Compliance Reporting Post Approval Requirements* (Department of Planning, Industry and Environment, 2018). This POCR has been prepared in accordance with Condition of Consent B41. It reports on the status of compliance during the third, fourth, fifth, and sixth construction stages of the Project, from 1 April 2020 to 3 May 2022.

Works undertaken within the period covered by this POCR include:

- Internal Fitout:
 - Complete for all levels, aside from some ongoing fit out works on Level 05 and Level 07.
 - Nearing completion of fit out works for all other levels
- External works:
 - Landscaping and civil works are nearing completion.
- Façade:
 - Works largely completed, aside from ongoing works for small section of link bridge works.
- Structure:
 - Works have been completed.

One non-compliance was reported from the 119 conditions triggered for the reporting period. There were no open actions to be addressed from previous reporting periods.

No incidents or complaints were recorded for the reporting period.

A summary of the Project is provided in Sections 2 and 5. A summary on compliance, incidents and complaints is presented in Sections 6 through 9. Detailed findings of compliance can be found in the Compliance Table in Appendix A.

1. INTRODUCTION

1.1 Background

Health Infrastructure NSW is responsible for delivering the Nepean Hospital Integrated Ambulatory Services Redevelopment Stage 1 (the Project).

The Project forms part of a wider program for the delivery of contemporary and expanded hospital services, and integrated community healthcare facilities for the Nepean Blue Mountains Local Health District. The Project will also help to strengthen the Nepean Hospital's position as a leading tertiary, teaching, research and referral hospital in NSW. The overall aims of the Project include:

- To cater for future service demand created by the region's ageing population and increased incidence of chronic disease
- Improve the efficiency and effectiveness of service delivery through better patient flows
- Integrated care and elimination of service duplication
- Provide asset replacement capable of enhancing functionality and capacity
- Develop and strengthen research capacities
- Develop a facility to enable staff/clinicians to implement contemporary models of care to better meet the needs of the community; and
- Attract and retain a skilled and sustainable workforce at Nepean Hospital.

1.2 The Project

The Project site is situated at 35-65 Derby Street, Kingswood, approximately 40km west of the Sydney Central Business District, within the Penrith City Council Local Government Area. The Project location is presented in Figure 1. The site is approximately 13.92 hectares in size, bounded by Parker Street, Derby Street, Somerset Street and Great Western Highway, as presented in Figure 2.

Redevelopment works for the Project include:

- A new clinical services block
- A new and expanded Emergency Department
- Expanded and upgraded medical imaging
- At least 12 new operating theatres
- 18 birthing suites in new accommodation (increase of ten)
- A new Neonatal Intensive Care Unit
- More than 200 overnight beds in new accommodation
- A new Helipad
- New Community Health Services (St Mary's, excluding land acquisition); and
- Expansion of medical oncology services.

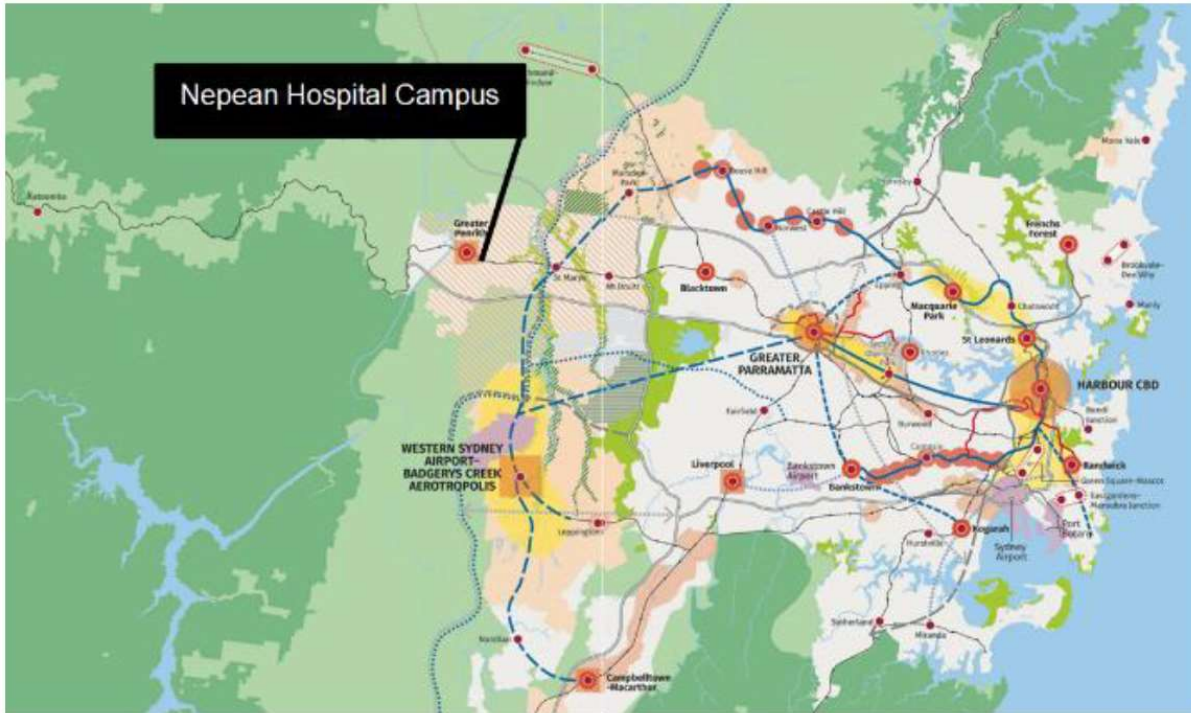


Figure 1: Nepean Hospital Campus location (source: Project EIS, August 2019)

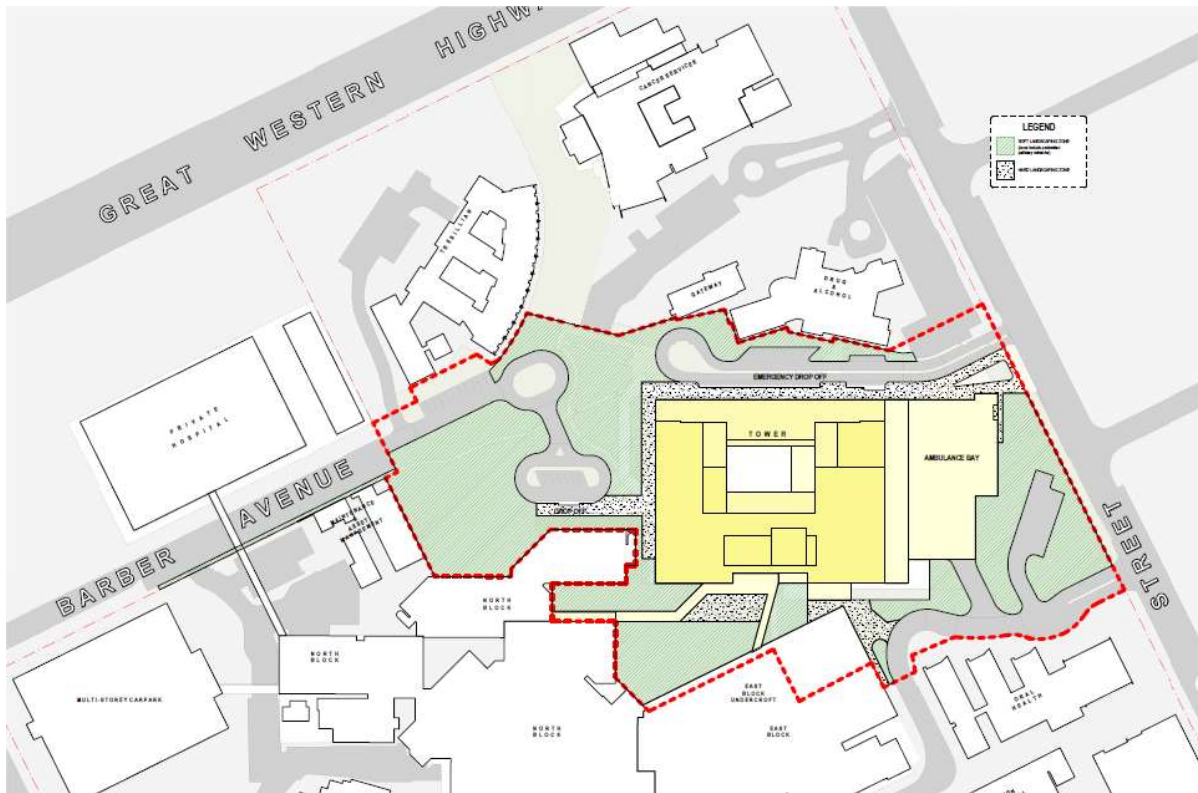


Figure 2: Project site boundaries (red) (source: Drawing NHR-BVN-DRW-ARC-TB1- 01A-NL00003 prepared by BVN Architecture Pty Ltd)

1.3 Statutory Context

The Project is classified as State Significant Development (SSD) by virtue of it exceeding the \$30 million threshold in Schedule 1 of the *State Environmental Planning Policy (State and Regional Development) 2011* (SEPP SRD).

An application (State Significant Development 8766) for consent was lodged with the now NSW Department of Planning Industry and Environment (the Department) in 2018 along with an accompanying Environmental Impact Statement. Consent was granted on 25 February 2019 under Section 4.38 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), SSD 8766, subject to a set of Conditions of Consent.

Five modifications have been lodged and approved since consent was granted. A summary of each of the modifications is set out below.

Modification 1

Modification 1 (Mod 1) sought to amend condition of consent B10 – Unexpected Contamination Procedure to allow for on-site remediation (in accordance with an approved Remedial Action Plan (RAP)). Mod 1 was approved on 25 June 2019.

Modification 2

Mod 2 sought to gain approval to design refinements to the Project, including relocation and consolidation of plant to lower levels of the building, adjustments to some floor to floor heights, and minor external changes to the façade, parapets, helipad, and signage. Mod 2 was approved on 10 October 2019.

Modification 3

Mod 3 sought to amend condition of consent B9 – Site Contamination so as to allow for the staging of the Project's Site Audit Report and Section A Site Audit Statement. Due to site constraints, three distinct stages for site auditing were proposed comprising: Stage 2a Main site; Stage 2b Childcare Centre; and Stage 2c Hope Cottage. Mod 3 was approved on 14 August 2019.

Modification 4

Mod 4 sought to establish staging of the Project by amending conditions required to be met at the commencement of construction. In order to allow for a staged approach, these conditions would be met at different intervals throughout the Project lifetime. The Mod 4 application was submitted on 22 August 2019 and, after numerous iterations in response to comments provided by the Department, was approved on 1 December 2019.

Modification 5

Mod 5 sets out minor design refinements, including changes to building bridge links, internal and external landscaping, rooftop and at-grade plant facilities, patient parking and the western façade configuration. The Mod 5 application was submitted on 15 September 2021 and approved on 14 October 2021.

Documents relating to the assessment and determination of the Project and its modifications are located at the Department's major projects website. <https://www.planningportal.nsw.gov.au/major-projects/project/12546>

2. PURPOSE OF THIS REPORT

Conditions of consent B40 to B42 of Schedule 2 of SSD 8766 require the development and submission of a Compliance Monitoring and Reporting Program (CMRP) and Compliance Reports, prepared in accordance with the Department of Planning and Environment (the Department) document *Compliance Reporting Post Approval Requirements* (June 2018):

B40. No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.

B41. Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).

B42. The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.

A Compliance Monitoring and Reporting Program was prepared and submitted prior to the commencement of construction in accordance with condition B40. The schedule of compliance monitoring and reporting contained in that program is reproduced, with annotations, in Table 1.

This Pre-Operation Compliance Report (CCR) has been prepared to address the requirements of Condition of Consent B41 and represents the seventh compliance report completed for the Project.

Table 1: Schedule of Compliance Monitoring and Reporting as set out in the CMRP.

Reporting number	Compliance Report	Due Date ¹	Status
1 (PCCR)	Pre-Construction Compliance Report	31 May 2019	Submitted
2 (CCR 1)	Construction Compliance Report	30 November 2019	Submitted
3 (CCR 2)	Construction Compliance Report	31 May 2020	Submitted
4 (CCR 3)	Construction Compliance Report	30 November 2020	Submitted
5 (CCR 4)	Construction Compliance Report	31 May 2021	Submitted
6 (CCR 5)	Construction Compliance Report	30 November 2021	Submitted
7 (POCR)	Pre-Operation Compliance Report	Prior to commencement of operations ²	This Report
8 (OCR)	Operation Compliance Report	No greater than 52-week intervals from the date of commencement ³	-

Notes

- The anticipated date of Compliance Reporting is the approximate date nominated for lodgement of the Compliance Reports and may vary according to any changes in date of commencement of Construction and date of commencement of Operation. The dates specified in the table are sourced from the CMRP prepared by CPB Contractors, dated 11 April 2019.
- Operations are anticipated to commence 10 May 2022, as per the revised Staging Report (revision 17b), subject to the necessary requirements being satisfied. It is noted that a further revision to the Staging Report has been prepared (Rev 18, dated 27/04/2022) and was submitted to the Planning Secretary on 02/05/2022. This revision included clarification that a number of Part D conditions would be closed out progressively during Stage 9 as associated works are completed. This POCR will be submitted prior to operations commencing.
- Condition B43 provides that, notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (2018), the Planning Secretary may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.

3. KEY PROJECT PERSONNEL

The key roles that are responsible for environmental management throughout the duration of the Project are presented in Table 2.

Table 2: Project personnel with key roles in environmental management

Organisation	Position	Representative	Contact Details
Health Infrastructure NSW	Senior Project Director	Adrian Timp	0459 867 006
CPB Contractors Pty Ltd	Project Director	Marc Van Heemst	0411 442 034
CPB Contractors Pty Ltd	Environmental Representative	Patrick Newcombe	0408 191 269

All employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of consent relevant to activities they carry out in respect of the development.

4. PROJECT ACTIVITY SUMMARY

In accordance with the latest approved Staging Report, dated 23 March 2022 (Rev 17b) the Hospital Redevelopment Project will be delivered over seven stages. While each stage will commence at different times, each stage will have periods during which works may occur concurrently.

Stage 6 works commenced 12 March 2021 and continued during the current reporting period. Activities relating to the Project that occurred within the compliance reporting period are listed below:

- Internal Fitout:
 - Complete for all levels, aside from some ongoing fit out works on Level 05 and Level 07.
 - Nearing completion of fit out works for all other levels
- External works:
 - Landscaping and civil works are nearing completion.
- Façade:
 - Works largely completed, aside from ongoing works for small section of link bridge works.
- Structure:
 - Works have been completed.

In addition, construction of the Project will not be completed all at once and, therefore, handover of specific portions of the building are required in a staged manner. This in turn creates a staged approach to the commencement of operations. The first operational stage, Stage 9, aligns with the Project's 'Go Live Milestone 1' and commences on 10 May 2022.

Further, Stage 11 has been added to the approved Staging Report, which involves the future completion of the forecourt landscaping, internal roads, and parking under SSD 8766. This is anticipated to commence in Q2 2022.

It is noted that a further revision to the Project's Staging Report has been prepared (Rev 18, dated 27/04/2022), which was submitted to the Planning Secretary on 02 May 2022. This revision included further clarification around the timing for completion of several pre-operation (Part D) conditions and highlighted that a number of these conditions would be closed out progressively during Stage 9 as associated works are completed. This is reflected in the compliance reporting in Appendix A.

5. COMPLIANCE REPORTING

This POCR been carried out in accordance with the *Compliance Reporting Post Approval Requirements* (Department 2018). Details and Status of Compliance to each of the Conditions of Consent are recorded in the Table of Compliance provided in Appendix A and capture Modifications 1 – 5.

5.1 Reporting Timing

This POCR has been prepared to address the requirements of Condition of Consent B41 and reports on the status of compliance for the period from 30 September 2021 to 3 May 2022.

5.2 Compliance Status Descriptors

The status of each compliance requirement applicable during the reporting period has been recorded using the relevant descriptors in Table 3 below. No other terms are to be or have been used to describe the compliance status.

Table 3: Compliance Status Descriptor

Status Descriptor	Description
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.

6. COMPLIANCE SUMMARY

6.1 Overview

One non-compliance was reported from the 119 conditions triggered for the reporting period. There are 178 conditions in total and 59 were not triggered. Compliance with the Conditions of Consent is summarised below in Table 4, using the definitions provided in Section 6.2. Further details regarding status against each Condition are provided in Appendix A: SSD 8766 Compliance Table.

Table 4: Compliance Summary

Status	Schedule 2, Conditions of Consent No.
PART A – ADMINISTRATIVE CONDITIONS	
Compliant	A1, A2, A3, A6, A8, A10, A11, A13, A14, A15, A16, A17, A19, A20, A21, A23, A24, A25, A26
Non-compliant	-
Not triggered	A4, A5, A7, A9, A12, A18, A22
PART B – PRIOR TO COMMENCEMENT OF CONSTRUCTION	
Compliant	B1, B2, B3, B4, B5, B6, B7, B8, B9, B10, B11, B12, B13, B14, B15, B16, B17, B18, B19, B20, B21, B22, B23, B24, B25, B26, B27, B28, B29, B30, B31, B32, B34, B35, B36, B37, B39, B40, B41, B42, B44, B45, B46
Non-compliant ¹	-
Not triggered	B38, B43
PART C – DURING CONSTRUCTION	
Compliant	C1, C2, C3, C4, C5, C8, C9, C10, C12, C13, C14, C15, C16, C17, C18, C20, C21, C22, C23, C24, C26, C27, C28, C29, C30, C31, C34, C35, C36, C37, C38, C39, C40, C41, C43, C44, C52, C53.
Non-Compliant	C51
Not Triggered	C6, C7, C11, C19, C25, C32, C33, C37, C42, C45, C46, C47, C48, C49, C50.
PART D – PRIOR TO OCCUPATION OR COMMENCEMENT OF USE	
Compliant	D1, D6, D9, D12, D17, D18, D19, D20, D21, D23, D28, D29, D30, D31, D32, D33, D34, D36, D37
Non-Compliant	-
Not Triggered	D2, D3, D4, D5, D7, D8, D10, D11, D13, D14, D15, D16, D22, D24, D25, D26, D27, D35, D38
PART E – POST OCCUPATION	
Compliant	-
Non-Compliant	-
Not Triggered	E1, E2, E3, E4, E5, E6, E7, E8, E9, E10, E11, E12, E13, E14, E15, E16

6.2 Detail

One non-compliance was reported from the 119 conditions triggered were identified for the reporting period, the details of which are presented in Table 4.

Table 5: Detail of Non-Compliance

CoC ID	Compliance Requirement	Reason for Non-Compliance	Action/ Recommendation
C51	<p>Within three months of:</p> <ul style="list-style-type: none"> (a) the submission of a compliance report under condition B40; (b) the submission of an incident report under condition C46; (c) the submission of an Independent Audit under condition C43; (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, <p>the strategies, plans and programs required under this consent must be reviewed, and the Department and the Certifying Authority must be notified in writing that a review is being carried out.</p>	<p>The Department and Certifying Authority were not notified within 3 months of submission of the sixth Compliance Report (CCR5) that a review of the strategies, plans and programs required under this consent was being undertaken.</p> <p>CCR5 was submitted to the Department and the Certifying Authority on 25/11/2021. CPB issued a notification to the Department on 07/04/2022 advising that a review of the strategies, plans and programs had been undertaken. The Certifier was notified of this on 08/04/2022.</p> <p>It is noted that the CEMP (including Sub-Plans) was updated to Revision 8 on 15/03/2022, but no changes were made to the content of the CEMP and Sub-Plans as part of this review.</p>	<p>It is recommended that the Project create a schedule incorporating reminders for the 3-monthly review process adopted for the strategies, plans and programs required under the consent, and ensure notifications are sent to the Department and Certifying Authority of such reviews, as required.</p>

6.3 Previous Report's Actions

No actions were identified in the previous CCR.

7. INCIDENTS

A register of all incidents, as defined by the conditions of consent, is required to be maintained with the following information:

- The cause and nature of the incident, the date it occurred and the date it was identified
- Location of the incident
- How the incident was identified
- The agency, or agencies to whom the incident was reported
- Details of any corrective and preventative action required by agencies and any undertaken by the proponent, and
- The response to the incident, including details of timing for undertaking such actions (i.e., That corrective and preventative action is not required, has commenced or is completed).

No incidents (as defined by the Consent) were identified by the Project during the reporting period.

8. COMPLAINTS

A list or table of complaints received, as defined by the Conditions of Consent, is required to be maintained with the following information:

- The number of complaints received; and
- A summary of the main areas of the complaint.

A statement must also be provided as to any emerging trends identified in complaints received and proposed action for addressing complaints or reducing the recurrence of complaints or that 'no further action is required'.

No complaints were received during the reporting period.

The Complaints Register is available on the Project website: <https://www.hinfra.health.nsw.gov.au/our-projects/project-search/nepean-redevelopment-stages-1-2>.

9. COMPLIANCE REPORT DECLARATION

Compliance Report Declaration Form			
Project Name:	Redevelopment of Nepean Hospital Integrated Ambulatory Services (Stage 1)	Project Application Number:	8766
Description of Project:	Redevelopment of Nepean Hospital Integrated Ambulatory Services (Stage 1), involving the demolition of existing structures, construction of a new 14 storey clinical and ambulatory services building with rooftop helipad, and associated works to access and parking, tree removal and landscaping.		
Project Address:	Nepean Hospital, 35-65 Derby St, Kingswood NSW 2747 (Lot 1 DP1114090)	Proponent:	Health Infrastructure NSW
Title of Compliance Report:	Pre-Operation Compliance Report	Date:	
<p>I declare that I have reviewed relevant evidence and prepared the contents of the attached Compliance Report and to the best of my knowledge:</p> <ul style="list-style-type: none"> 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. 			
<p>Notes:</p> <ul style="list-style-type: none"> Under section 10.6 of the Environmental Planning and Assessment Act 1979 a person must not include false or misleading information (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and The Crimes Act 1900 contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years' imprisonment or 200 penalty units, or both). 			
Name of Authorised Reporting Officer:			
Title:			
Signature:			
Qualification:			
Company:			
Company Address			

APPENDIX A – SSD 8766 CONDITIONS OF CONSENT

Condition of Consent	Compliance Requirement	Development Phase	Monitoring and Methodology	Evidence and Comments	Compliance Status																																																												
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.	At all times	Environmental monitoring, inspection/s, internal and independent audits, Management Plan and Management Plan Reviews, training, Record keeping systems for communications with Certifier/ Planning Secretary and other relevant 3rd party groups	Contained within current Management Plans and Sub-plans.	Compliant																																																												
Terms of Consent																																																																	
A2	<div>The development may only be carried out:<div>(a) in compliance with the conditions of this consent;</div><div>(b) in accordance with all written directions of the Planning Secretary;</div><div>(c) generally in accordance with the EIS and Response to Submissions;</div><div>(d) <u>generally in accordance with the section 4.55 modification application (SSD 8766 MOD 2) prepared by planning Pty Ltd, dated 5 August 2019;</u> [SSD-8766-Mod-2]</div><div>(e) <u>generally in accordance with the section 4.55 modification application (SSD 8766 MOD 4) document titled Response to Request for Additional Information – Nepean Hospital Redevelopment - SSD 8766 Mod 4 prepared by Health Infrastructure and Wolf Peak, dated 21 and 25 November 2019 respectively;</u> [SSD-8766-Mod-4]</div><div>(f) <u>generally in accordance with the Section 4.55 modification application (SSD-8766-Mod-5) document titled Modification report Nepean Hospital Stage 1 Redevelopment SSD DA 8766 – Mod 5 prepared by planning, dated September 2021; and</u> [SSD-8766-Mod-5]</div><div>(g) in accordance with the approved plans in the table below:<table><tr><th colspan="4">Architectural Plans prepared by BVN</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>A0-106</td><td>B</td><td>Demolition Plan</td><td>14/11/2018</td></tr><tr><td>A0-108</td><td>B</td><td>Proposed Site Plan</td><td>14/11/2018</td></tr><tr><td>A0-200</td><td>B</td><td>Lv-00 Floor Plan</td><td>14/11/2018</td></tr><tr><td>A0-201</td><td>B</td><td>Lv-01 Floor Plan</td><td>14/11/2018</td></tr><tr><td>A0-202</td><td>B</td><td>Lv-02 Floor Plan</td><td>14/11/2018</td></tr><tr><td>A0-203</td><td>B</td><td>Lv-03 Floor Plan</td><td>14/11/2018</td></tr><tr><td>A0-204</td><td>B</td><td>Lv-04 Floor Plan</td><td>14/11/2018</td></tr><tr><td>A0-205</td><td>B</td><td>Lv-05 Floor Plan</td><td>14/11/2018</td></tr><tr><td>A0-206</td><td>B</td><td>Lv-06 Floor Plan</td><td>14/11/2018</td></tr><tr><td>A0-207</td><td>B</td><td>Lv-07 Floor Plan</td><td>14/11/2018</td></tr><tr><td>A0-208</td><td>B</td><td>Lv-08 Floor Plan</td><td>14/11/2018</td></tr><tr><td>A0-209</td><td>B</td><td>Lv-09 Floor Plan</td><td>14/11/2018</td></tr><tr><td>A0-210</td><td>B</td><td>Lv-10 Floor Plan</td><td>14/11/2018</td></tr></table></div></div>	Architectural Plans prepared by BVN				Dwg No.	Rev	Name of Plan	Date	A0-106	B	Demolition Plan	14/11/2018	A0-108	B	Proposed Site Plan	14/11/2018	A0-200	B	Lv-00 Floor Plan	14/11/2018	A0-201	B	Lv-01 Floor Plan	14/11/2018	A0-202	B	Lv-02 Floor Plan	14/11/2018	A0-203	B	Lv-03 Floor Plan	14/11/2018	A0-204	B	Lv-04 Floor Plan	14/11/2018	A0-205	B	Lv-05 Floor Plan	14/11/2018	A0-206	B	Lv-06 Floor Plan	14/11/2018	A0-207	B	Lv-07 Floor Plan	14/11/2018	A0-208	B	Lv-08 Floor Plan	14/11/2018	A0-209	B	Lv-09 Floor Plan	14/11/2018	A0-210	B	Lv-10 Floor Plan	14/11/2018	At all times	Environmental monitoring, inspection/s, internal and independent audits, Management Plan and Management Plan Reviews, training, Record keeping systems for communications with Certifier/ Planning Secretary and other relevant 3rd party groups Design report and drawings	<div>This Pre-Operation Compliance Report (POCR) and previous CCR 1, CCR 2, CCR 3, CCR4, and CCR5.</div> <div>No record of written directions received from the Planning Secretary to date.</div> <div>Current Management Plans and Sub-plans in accordance with the EIS and Response to Submissions, and modification applications SSD 8766 Mod 2, SSD 8766 Mod 4, and SSD-8766-Mod-5.</div> <div>Approved plans, stamped by the Department, are in place for Construction.</div>	Compliant
Architectural Plans prepared by BVN																																																																	
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A0-204	B	Lv-04 Floor Plan	14/11/2018																																																														
A0-205	B	Lv-05 Floor Plan	14/11/2018																																																														
A0-206	B	Lv-06 Floor Plan	14/11/2018																																																														
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A0-209	B	Lv-09 Floor Plan	14/11/2018																																																														
A0-210	B	Lv-10 Floor Plan	14/11/2018																																																														

A0-211	B	Lv-11-Floor-Plan	14/11/2018
A0-212	B	Lv-12-Floor-Plan	14/11/2018
A0-213	B	Lv-13-Floor-Plan	14/11/2018
A0-214	B	Lv-14-Floor-Plan	14/11/2018
A0-215	B	Lv-15-Roof-Plan	14/11/2018
A0-216	B	Lv-B1-Floor-Plan	14/11/2018
A0-220	A	Lv-00-General-Arrangement	14/11/2018
A0-221	A	Lv-01-General-Arrangement	14/11/2018
A0-222	A	Lv-02-General-Arrangement	14/11/2018
A0-223	A	Lv-03-General-Arrangement	14/11/2018
A0-224	A	Lv-04-General-Arrangement	14/11/2018
A0-225	A	Lv-05-General-Arrangement	14/11/2018
A0-226	A	Lv-06-General-Arrangement	14/11/2018
A0-227	A	Lv-07-General-Arrangement	14/11/2018
A0-228	A	Lv-08-General-Arrangement	14/11/2018
A0-229	A	Lv-09-General-Arrangement	14/11/2018
A0-230	A	Lv-10-General-Arrangement	14/11/2018
A0-231	A	Lv-11-General-Arrangement	14/11/2018
A0-232	A	Lv-12-General-Arrangement	14/11/2018
A0-233	A	Lv-13-General-Arrangement	14/11/2018
A0-234	A	Lv-14-General-Arrangement	14/11/2018
A0-235	A	Lv-Roof-General-Arrangement	14/11/2018
A0-236	A	Lv-B1-General-Arrangement	14/11/2018
A0-300	B	Elevations—North	14/11/2018
A0-301	B	Elevations—South	14/11/2018
A0-302	B	Elevations—West	14/11/2018
A0-303	B	Elevations—East	14/11/2018
A0-310	B	Building Sections	14/11/2018
A0-311	B	Building Sections	14/11/2018
A0-350	B	Material Sample Board	14/11/2018
Landscape Plans prepared by Arcadia Landscape Architecture			
Dwg No.	Rev	Name of Plan	Date
101	B	Plant Schedule	21/08/2018
102	B	Landscape-Level-01-Forecourt	21/08/2018
103	B	Landscape-Level-01-Courtyard-2	21/08/2018
104	B	Landscape-level-0-Atrium	21/08/2018
105	B	Landscape-level-0-PECC-Courtyard	21/08/2018
106	B	Landscape-Level-06	21/08/2018
-	4	Vision Overall Master Plan	August 2018
-	4	Vision Stage One Landscape Plan	August 2018
-	4	Vision Rooftop Landscape Plan	August 2018
Concept stormwater, sediment and erosion control plan prepared by Bonacci			
Dwg No.	Rev	Name of Plan	Date
NHR-BON-DRW-CIV-TB1-0000001	C	Drawing Register and Construction Notes	4/10/2018
NHR-BON-DRW-CIV-TB1-0001001	C	Soil and Water Management Plan Sheet 1	4/10/2018
NHR-BON-DRW-CIV-TB1-0001002	C	Soil and Water Management Plan Sheet 2	4/10/2018
NHR-BON-DRW-CIV-TB1-0001100	B	Soil and Water Management Details	1/06/2018
NHR-BON-DRW-CIV-TB1-0002001	D	Bulk Earthworks Plan Sheet 1	16/07/2018
NHR-BON-DRW-CIV-TB1-0002002	D	Bulk Earthworks Plan Sheet 2	24/07/2018

NHR-BON-DRW-CIV-TB1-0002101	B	Bulk Earthworks Longitudinal Sections Sheet 1	01/06/2018
NHR-BON-DRW-CIV-TB1-0002102	C	Bulk Earthworks Longitudinal Sections Sheet 2	01/06/2018
NHR-BON-DRW-CIV-TB1-0002103	C	Bulk Earthworks Longitudinal Sections Sheet 3	01/06/2018
NHR-BON-DRW-CIV-TB1-0002104	B	Bulk Earthworks Longitudinal Sections Sheet 4	01/06/2018
NHR-BON-DRW-CIV-TB1-0002105	B	Bulk Earthworks Longitudinal Sections Sheet 5	01/06/2018
NHR-BON-DRW-CIV-TB1-0002106	B	Bulk Earthworks Longitudinal Sections Sheet 6	10/04/2018
NHR-BON-DRW-CIV-TB1-0003001	B	Siteworks and Stormwater Drainage Plan - Sheet 1	01/06/2018
NHR-BON-DRW-CIV-TB1-0003002	C	Siteworks and Stormwater Drainage Plan - Sheet 2	23/07/2018
NHR-BON-DRW-CIV-TB1-0003011	A	Stormwater Drainage Longitudinal Sections Sheet 1	01/06/2018
Architectural Plans prepared by BVN			
Dwg No.	Rev	Name of Plan	Date
A0-108	D	Proposed Site Plan	19/7/2021
A0-110	A	Proposed Site Plan with Demo	19/7/2021
A0-200	D	Lv 00 Floor Plan	19/7/2021
A0-201	D	Lv 01 Floor Plan	19/7/2021
A0-202	D	Lv 02 Floor Plan	19/7/2021
A0-203	D	Lv 03 Floor Plan	19/7/2021
A0-204	D	Lv 04 Floor Plan	19/7/2021
A0-205	C	Lv 05 Floor Plan	9/7/2019
A0-206	C	Lv 06 Floor Plan	9/7/2019
A0-207	C	Lv 07 Floor Plan	9/7/2019
A0-208	C	Lv 08 Floor Plan	9/7/2019
A0-209	C	Lv 09 Floor Plan	9/7/2019
A0-210	C	Lv 10 Floor Plan	9/7/2019
A0-211	C	Lv 11 Floor Plan	9/7/2019
A0-212	C	Lv 12 Floor Plan	9/7/2019
A0-213	D	Lv 13 Floor Plan	19/7/2021
A0-214	D	Lv 14 Floor Plan	19/7/2021
A0-215	D	Lv 15 Roof Plan	19/7/2021
A0-216	C	Lv B1 Floor Plan	9/7/2019
A0-220	C	Lv 00 General Arrangement	19/7/2021
A0-221	C	Lv 01 General Arrangement	19/7/2021
A0-222	C	Lv 02 General Arrangement	19/7/2021
A0-223	C	Lv 03 General Arrangement	19/7/2021
A0-224	C	Lv 04 General Arrangement	19/7/2021
A0-225	B	Lv 05 General Arrangement	9/7/2019
A0-226	B	Lv 06 General Arrangement	9/7/2019
A0-227	B	Lv 07 General Arrangement	9/7/2019
A0-228	B	Lv 08 General Arrangement	9/7/2019
A0-229	B	Lv 09 General Arrangement	9/7/2019
A0-230	B	Lv 10 General Arrangement	9/7/2019
A0-231	B	Lv 11 General Arrangement	9/7/2019
A0-232	B	Lv 12 General Arrangement	9/7/2019
A0-233	C	Lv 13 General Arrangement	19/7/2021
A0-234	C	Lv 14 General Arrangement	19/7/2021
A0-235	C	Lv Roof General Arrangement	19/7/2021
A0-236	B	Lv B1 General Arrangement	9/7/2019
A0-300	C	Elevations - North	9/7/2019
A0-301	D	Elevations - South	24/9/2019
A0-302	E	Elevations - West	19/7/2021
A0-303	D	Elevations - East	24/9/2019
A0-310	C	Building Sections	9/7/2019
A0-311	E	Building Sections	19/7/2021
A0-350	C	Material Sample Board	9/7/2019

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A3	<div>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: <div>(a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and</div></div>	At all times	Record Keeping System for communications with the Planning Secretary, Department	The Project received a Request for Information (RFI) from the Planning Secretary on 21/12/2021 in relation to submission of the revised Staging Report for the Project (Revision 17). Comments raised as part of this RFI were addressed by the Project, and Revision 17b of the Staging Report has been approved. This is confirmed in a letter from the Planning Secretary to Health Infrastructure NSW, dated 11/04/2022.	Compliant																																																																																																									

Condition of Consent	Compliance Requirement	Development Phase	Monitoring and Methodology	Evidence and Comments	Compliance Status
	(b) the implementation of any actions or measures contained in any such document referred to in (a) above.		Record Keeping System for communications with the Planning Secretary, Department	No record of written directions received from the Planning Secretary to date.	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) or to A2(deg). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) or to A2(deg), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict. <u>[SSD-8766-Mod-2]</u> <u>[SSD-8766-Mod-5]</u>	At all times	Cross check the most recent non superseded controlled document against document control system for being the latest version.	Noted. This Compliance Report assesses compliance against the conditions of this consent. No conflicts identified.	Not triggered
Limits of Consent					
A5	This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	At all times	Check of consent date and date of construction commencement	Construction physically commenced in May 2019. Determination of SSD 8766 dated 25/02/2019. Note: 'Construction' as defined by SSD 8766.	Not triggered
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.	At all times	Environmental monitoring, inspection/s, internal and independent audits, Management Plan and Management Plan Reviews, training, Record keeping systems for communications with Certifier/ Planning Secretary and other relevant 3 rd party groups	Part 6, Division 8A of the EP&A Regulation relates to prescribed conditions for: <ul style="list-style-type: none"> - Compliance with the BCA (cl 98) <ul style="list-style-type: none"> o Crown Certificate No. CRO- 18117 dated 02/05/2019 Subject land: Lot 1 DP 1114090, 36065 Derby Street Kingswood NSW 2747, Certifier: Blackett Maguire + Goldsmith – David Blackett (Accreditation no. NSW BPB0032 dated 02/05/2019) (CC1 Stage 1 Early Works). o Crown Certificate No. CRO- 18145 dated 03/09/2019 Subject land: Lot 1 DP 1114090, 35-65 Derby Street Kingswood NSW 2747, Certifier: Blackett Maguire + Goldsmith – David Blackett (Accreditation no. NSW BPB0032 dated 03/09/2019) (CC2 Stage 2 Works). o Crown Certificate No. CRO-20020 dated 27/02/2020, Subject Land: Lot 1 DP 1114090, 35-65 Derby Street Kingswood NSW 2747, Certifier: Blackett Maguire + Goldsmith – David Blackett (Accreditation no. NSW BPB0032 dated 27/02/2020) (CC3 Stage 3 Works). o Crown Certificate No. CRO-20062 dated 15/06/2020, Subject Land: Lot 1 DP 1114090, 35-65 Derby Street Kingswood NSW 2747, Certifier: Blackett Maguire + Goldsmith – David Blackett (Accreditation no. NSW BPB0032 dated 15/06/2020) (CC4 Stage 4 Works). o Crown Certificate No. CRO-21018 dated 08/03/2021, Subject Land: Lot 1 DP 1114090, 35-65 Derby Street Kingswood NSW 2747, Certifier: Blackett Maguire + Goldsmith – David Blackett (Accreditation no. NSW BPB0032 dated 08/03/2021) (CC5 Stage 5 Works). o Crown Certificate No. CRO-21038 dated 08/07/2021, Subject Land: Lot 1 DP 1114090, 35-65 Derby Street Kingswood NSW 2747, Certifier: Blackett Maguire + Goldsmith – David Blackett (Accreditation no. NSW BPB0032 dated 08/07/2021) (CC6 Stage 6 Works). - Erection of signs (cl 98A) – N/A for Crown building work with Crown Certificate - Residential Building work (cl 98B) – N/A - Entertainment venues (cl 98C) – N/A - Signage for max. number of persons in venues (cl 98D) – N/A 	Compliant

Condition of Consent	Compliance Requirement	Development Phase	Monitoring and Methodology	Evidence and Comments	Compliance Status
				- Shoring and adjoining properties (cl 98E) – N/A (no excavation below adjoining properties)	
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.	At all times	Record Keeping System for communications with the Planning Secretary, Department	Noted. No record of dispute during the reporting period.	Not triggered
Long Service Levy					
A8	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	Prior to Construction	Levy Payment	Long Service Levy has been paid for works associated with each staged Crown Certificate: - CC1 Stage 1 Works - Receipt #00376269 dated 8 April 2019, \$23,548.00 - CC2 Stage 2 Works – Receipt #00394907 dated 02/09/2019, \$51,730.00 - CC3 Stage 3 Works – Receipt #00410556 dated 13 January 2020, \$805,730.00 CC3 Levy payment was the final payment for this Project.	Compliant
Legal Notices					
A9	Any advice or notice to the consent authority must be served on the Planning Secretary.	At all times	Record Keeping System for communications with the Planning Secretary / Department	Noted. No legal advice or notices issued.	Not triggered
Evidence of Consultation					
A10	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved	At all times	Record keeping for communications with Council, Community and Transport Management Centre (TfNSW and RMS)	Records of consultation during preparation of deliverables under conditions B7, B22, B25, B39, B44, B46, C32, and C38, where these conditions are triggered.	Compliant
Staging, Combining and Upgrading Strategies, Plans or Programs					
A11	With the approval of the Planning Secretary, the Applicant may: (a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program); (b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and (c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	At all times	Record keeping for communications with the Planning Secretary / Department	(a) Construction stages are set out in the approved Staging Report (revision 17b, approved by Planning Secretary's delegate on 11/04/2022). The Staging Report specifies how compliance with Conditions will be achieved across and between each stage of the project. It is noted that a further revision to the Project's Staging Report has been prepared (Rev 18, dated 27/04/2022), which was submitted to the Planning Secretary on 02/05/2022. (b) Noted. No strategies, plans, or programs have been combined. (c) Update made to the project Staging Report – revision 17b (dated 23/03/2022) approved by the Planning Secretary on 11/04/2022. Compliance Monitoring and Reporting Program (CMRP) was issued to the Department on 05/04/2019. Latest revision is version 0.4 (dated 10/11/2021), which was updated to reflect the Project's revised operational date.	Compliant

Condition of Consent	Compliance Requirement	Development Phase	Monitoring and Methodology	Evidence and Comments	Compliance Status
A12	If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	At all times	Record keeping for communications with the Planning Secretary / Department	Noted. If agreed, communicate record of Planning Secretary agreement confirmation.	Not triggered
A13	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	At all times	Record keeping for communications with the Planning Secretary / Department	Noted. The following project documents were updated during this reporting period: <ul style="list-style-type: none"> - Staging Report – revision 17b (dated 23/03/2022) approved by the Planning Secretary on 11/04/2022. - Compliance Monitoring and Reporting Program (CMRP) – version 0.4, dated 10/11/2021. 	Compliant
Demolition					
A14	Demolition work must comply with <i>Australian Standard AS 2601-2001 The demolition of structures</i> (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.	Prior to Demolition Works	Filing System for submissions to Certifying authority	Condition applicable to Stages 1 and 4 Works, as per the Staging Report (latest version is Rev 17b, approved on 11/04/2022). Crown Certificate No. CRO-18117 dated 02/05/2019 (CC Stage 1 Early Works) included demolition of the existing retaining wall (part of bulk excavation). Construction commenced 09/05/2019. Crown Certificate No. CRO-20062 dated 15/06/2020 (CC Stage 4 Works) included demolition of the existing Childcare Centre. Stage 4 works commenced 06/07/2020. Demolition is now complete.	Compliant
Structural Adequacy					
A15	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.	Construction	Application for construction and occupation certificates Engineering and Design Plan Reviews	<ul style="list-style-type: none"> - Crown Certificate 1 (CRO- 18117) for Stage 1 Early Works comprising: Bulk excavation; Removal of trees; Remediation works (staged as required); Permanent and temporary batters; In-ground onsite stormwater drainage works; Piling works; Demolition of existing retaining wall (part of bulk excavation); Lift pits and stair bases; Sewer works; Relocation of Short-Term Equipment Store (STES Building). Certifying Authority for CC 1 relied upon documents including Structural Design Statement from Structural Engineer (Bonacci) dated 18/04/2019. - Crown Certificate 2 (CRO-18145) issued on 3/9/19 for Stage 2 Works comprising: In-ground services; Installation of In-situ concrete structural works on Levels 00 to Level 14 including the construction of columns, walls and suspended slabs and the fire isolated lift, stairway and service riser shafts; Installation of Blockwork associated with structural activities; Installation of Structural steel; and Installation of the roof structure of the building. Certifying Authority for CC 2 relied upon documents including Structural Design Statements from Structural Engineer (Bonacci) dated 12/09/2019. - Crown Certificate 3 (CRO-20020) issued on 27/02/2020 for Stage 3 Works comprising Installation of the building façade; Installation of the roof covering; Installation of building services including hydraulic, electrical, mechanical, fire services, medical services etc.; Installation of internal fit out and finishes together with installation of all furniture and equipment. Certifying Authority for CC Stage 3 Works relied upon documents including Structural Design Statements from Structural Engineer (Bonacci) dated 30/01/2020. - Crown Certificate 4 (CRO-20062) issued on 15/06/2020 for Stage 4 Works comprising demolition of the existing 	Compliant

Condition of Consent	Compliance Requirement	Development Phase	Monitoring and Methodology	Evidence and Comments	Compliance Status
				<p>Childcare Centre, together with the construction of inground services, external works and landscaping. Certifying Authority for CC Stage 4 Works relied upon documents including Structural and Civil Design Statements from Structural Engineer (Bonacci) dated 19/05/2020.</p> <ul style="list-style-type: none"> - Crown Certificate 5 (CRO-21018) issued on 08/03/2021 for Stage 5 works comprising required works to utilities and services of Authority Infrastructure along with the construction of the Public Domain Works. Certifying Authority for CC Stage 5 Works relied upon documents including Structural Design Statements from Structural Engineer (Bonacci) dated 19/05/2020. - Crown Certificate 6 (CRO-21038) issued 08/07/2021 for Stage 6 Works comprising internal fit out of Levels 05 & 07 of the Stage 1 Tower. Certifying Authority for CC Stage 6 Works relied upon documents including Structural Design Statements from Structural Engineer (Bonacci) dated 07/06/2021. <p>No further Crown Certificates have been issued at the time of preparation of this POCR.</p>	
External Walls and Cladding					
A16	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	At all times	Engineering and Design Plan Reviews	<p>Condition applicable to Stage 3 Works, as per the Staging Report (Revision 13, approved by Planning Secretary's delegate on 27/03/2020).</p> <p>Confirmation that design of external walls for the buildings complies with the relevant sections of the BCA supplied by Michael Dews, Brighton Australia Façade Manager, Brighton Ceilings Pty Ltd, on 18/02/2020.</p>	Compliant
Applicability of Guidelines					
A17	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	At all times	Record Keeping System for communications with the Planning Secretary, Department Management Plans / Sub-plans	<p>Noted.</p> <p>Reference to relevant guidelines, protocol, Australian Standard or policies included in Management Plans / Sub-plans.</p>	Compliant
A18	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.	At all times	Record Keeping System for communications with the Planning Secretary, Department	No written directions have been issued by the Planning Secretary to date.	Not triggered
Monitoring and Environmental Audits					
A19	<p>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, Site audit report and independent auditing.</p> <p><i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i></p>	At all times	Environmental monitoring, inspection/s, internal and independent audits, Management Plan and Management Plan Reviews.	<p>Part 9, Div 9.4 of the EPA& Act relates to (among other things) the need to be accurate, true (not misleading), properly conducted and with records retained.</p> <p>Environmental monitoring is carried out in accordance with conditions B9, B19, B22, B41, C23, C28, C43, C46, C47, C48. Records are accurate and are being retained.</p> <p>Aquas Independent Audits are being conducted in accordance with ISO19011 and the Department's IAPAR and include declarations of correctness and independence.</p> <p>Refer to response to CoC C39 – C45 for further detail.</p>	Compliant

Condition of Consent	Compliance Requirement	Development Phase	Monitoring and Methodology	Evidence and Comments	Compliance Status
Access to Information					
A20	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:	Prior to Construction until completion of all works under this consent	Website upload tracker spreadsheet / system	See below.	Compliant
	(i) the documents referred to in condition A2 of this consent;	Prior to Construction until completion of all works under this consent	Website upload tracker spreadsheet / system	Current stamped BVN, Arcadia Landscape Architecture, and Bonacci plans available on Project Website.	Compliant
	(ii) all current statutory approvals for the development;			Consolidated approval for SSD 8766 as modified by Mod 1, Mod 2, Mod 3, Mod 4 and Mod-5, dated 14/10/2021, available on Project Website.	Compliant
	(iii) all approved strategies, plans and programs required under the conditions of this consent;			Available on the Project website as at date of this compliance reporting period: <ul style="list-style-type: none"> - Community Consultation Strategy (CCS) available on Project Website. - Construction Traffic, Pedestrian Management Sub-Plan (CTPMSP) (CoC B22) - Construction Noise and Vibration Management Sub-Plan (CNVMSP) (CoC B23) - Construction Waste Management Sub-Plan (CWMSP) (CoC B24) - Construction Soil and Water Management Sub-Plan (CSWMSP) (CoC B25) - Flood Emergency Response Sub-Plan (FERSP) (CoC B26) - Staging Report, Revision 17b (CoC A11) - The Independent Audit Program (CoC 40) - The Compliance Monitoring and Reporting program (CoC B40) 	Compliant
	(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;			AQUAS Independent Audits (CoC C44) undertaken on: <ul style="list-style-type: none"> • 13 June 2019 (AQ1245.01) • 26 November 2019 (AQ1245.02) • 19 June 2020 (AW1245.03) • 3 May 2021 (AQ1245.04) • 7 April 2022 (AQ1245.05, draft report) Compliance reporting (CoC B42), as follows: <ul style="list-style-type: none"> • Pre-Construction Compliance Report, 02/10/2019 • Construction Compliance Report 1, 06/12/2019 • Construction Compliance Report 2, 18/05/2020 • Construction Compliance Report 3, 09/11/2020 • Construction Compliance Report 4, 18/05/2021 • Construction Compliance Report 5, 19/11/2021 	Compliant
	(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;			Daily dust monitoring results are available on the Project Website for the period of 09/09/19- 21/11/20. Weekly vibration monitoring results are available on the Project Website for the period of 30/05/19- 23/06/20. Noted that bulk excavation works ceased prior to the current reporting period.	Compliant
	(vi) a summary of the current stage and progress of the development;			Available on the Project Website	Compliant

Condition of Consent	Compliance Requirement	Development Phase	Monitoring and Methodology	Evidence and Comments	Compliance Status
	(vii) contact details to enquire about the development or to make a complaint;			Available on the Project Website	Compliant
	(viii) a complaints register, updated monthly;			Available and uploaded to Project Website. One complaint was received during the reporting period.	Compliant
	(ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;			AQUAS Independent Audits (CoC C44) undertaken on: <ul style="list-style-type: none">13 June 2019 (AQ1245.01)26 November 2019 (AQ1245.02)19 June 2020 (AW1245.03)3 May 2021 (AQ1245.04)7 April 2022 (AQ1245.05, draft report) Compliance reporting (CoC B42), as follows: <ul style="list-style-type: none">Pre-Construction Compliance Report, 02/10/20219Construction Compliance Report 1, 06/12/2019Construction Compliance Report 2, 18/05/2020Construction Compliance Report 3, 09/11/2020Construction Compliance Report 4, 18/05/2021Construction Compliance Report 5, 19/11/2021	Compliant
	(x) any other matter required by the Planning Secretary; and			CPB are not aware of any further documents required to be uploaded.	Compliant
	(b) keep such information up to date, to the satisfaction of the Planning Secretary.			Information on the Project Website was up to date for the compliance reporting period.	Compliant
Compliance					
A21	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.	At all times	Instruction to comply with conditions included in minor works contract template Consent Conditions included in Induction presentation.	Project Induction presentation includes environmental aspects, including those required by SSD 8766 conditions. Induction attendees are recorded in Project Induction Attendance Register (example sighted). Conditions of approval for SSD 8766 included in Scope of Works documents for prospective contractors. Sighted visitor induction sign on book during the site visit 14/04/2022.	Compliant
Temporary Western Facade					
A22	<u>Within 36 months after the commencement of operation, the Applicant must return any sections of the temporary façade on the western elevation of the building that are not required for connection to any future building, to the permanent façade as per materials and finishes shown on plan A0-305 prepared by BVN dated 27/9/2019, provided as part of the section 4.55 modification application (SSD 8766 MOD 2).</u> [SSD-8766-Mod-2]	Within 36 months after the commencement of operation	To be provided during operational phase	To be provided during operational phase.	Not triggered
Staging					
A23	<u>The project may be constructed and operated in stages. Where staged construction or operation is proposed, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted for the approval of the Planning Secretary.</u>	At all times	Staging Report Compliance Reports Independent Audits	A construction Staging Report has been prepared for the project and was approved by Planning Secretary's delegate (latest version is Rev 17b, approved on 11/04/2022). A further revision to the Project's Staging Report has been prepared (Rev 18, dated 27/04/02022), which was submitted to the Planning Secretary on 02/05/2022.	Compliant

Condition of Consent	Compliance Requirement	Development Phase	Monitoring and Methodology	Evidence and Comments	Compliance Status
A24	A Staging Report prepared in accordance with condition A23 must: (a) <u>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;</u>	At all times	Staging Report Compliance Reports Independent Audits	Addressed by Staging Report prepared for the project and approved by Planning Secretary's delegate (latest version is Rev 17b, approved on 11/04/2022).	Compliant
	(b) <u>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);</u>	At all times	Staging Report Compliance Reports Independent Audits	This Staging Report referenced above does not seek to alter the timing of any conditions of consent associated with the commencement or ongoing operations/occupancy.	Not triggered
	(c) <u>specify how compliance with conditions will be achieved across and between each of the stages of the project; and</u>			Addressed by Staging Report prepared for the project and approved by Planning Secretary's delegate (latest version is Rev 17b, approved on 11/04/2022).	Compliant
	(d) <u>set out mechanisms for managing any cumulative impacts arising from the proposed staging.</u>			Addressed by Staging Report prepared for the project and approved by Planning Secretary's delegate (latest version is Rev 17b, approved on 11/04/2022).	Compliant
A25	<u>Where staging is proposed, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.</u>	At all times	Staging Report Compliance Reports Independent Audits	Addressed by Staging Report prepared for the project and approved by Planning Secretary's delegate (latest version is Rev 17b, approved on 11/04/2022). This Compliance Report demonstrates that the project is being staged in accordance with the approved Staging Report.	Compliant
A26	<u>Where staging is proposed, the terms of this approval 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.</u> [SSD-8766-Mod-4]	At all times	Staging Report Compliance Reports Independent Audits	Addressed by Staging Report prepared for the project and approved by Planning Secretary's delegate (latest version is Rev 17b, approved on 11/04/2022). This Compliance Report demonstrates that the project is being staged in accordance with the approved Staging Report.	Compliant
Advisory Notes					
AN1	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	-	-	Noted.	N/A
PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION					
Notification of Commencement					
B1	The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	Prior to Construction and Prior to Operation	Record Keeping System for communications with the Planning Secretary, Department	<ul style="list-style-type: none"> - Stage 1 Early Works: Letter dated 02/05/2019 from the Certifying Authority (BM+G) to the Department attaching Crown Certificate No. CRO-18117 and notifying of commencement of construction proposed for 07/05/2019. - Stage 2 Works: Notification submitted to the Department on 04/09/2019 advising of commencement of Stage 2 Works. - Stage 3 Works: Notification submitted to the Department on 28/02/2020 advising of commencement of Stage 3 Works on 5/03/2020. - Stage 4 Works: Notification submitted to the Department on 03/07/2020 advising of commencement of Stage 4 Works on 06/07/2020. - Stage 5 Works: Notification submitted to the Department on 09/03/2021 advising of commencement of Stage 5 Works on 12/03/21 	Compliant

Condition of Consent	Compliance Requirement	Development Phase	Monitoring and Methodology	Evidence and Comments	Compliance Status
				<p>- Stage 6 Works: Notification submitted to the Department on 12/07/2021 advising of commencement of Stage 6 Works.</p> <p>Stage 7 Works had not yet commenced at the time of preparing this POCR.</p>	
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.	Prior to commencement of each stage	Record Keeping System for communications with the Planning Secretary, Department including staging report submission transmittal.	<p>Staging of the development is established through Mod 4. The Department have been kept updating through Mod 4 assessment and determination.</p> <p>Construction stages are set out in the approved Staging Report (latest version is Rev 17b, approved on 11/04/2022).</p> <p>The Project will provide notifications for future stages prior to their commencement.</p>	Compliant
Certified Drawings					
B3	<p>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:</p> <p>(a) the relevant clauses of the BCA; and</p> <p>(b) this development consent.</p>	Prior to Construction	Record Keeping System for communications with the Certifier	<p>Drawings associated with each stage of works have been progressively submitted to the Certifier as part of Crown Certificates. Through this process, the Certifier has confirmed that the drawings are compliant with relevant clauses of the BCA and this Consent.</p> <p>The drawings were reviewed by the Certifier to verify compliance. Crown Certificates issued (refer response to CoC B1) as evidence of this.</p> <p>All structural components of the development have been constructed.</p>	Compliant
Reflectivity					
B4	The building materials used on the facades of all buildings will be designed so as not to result in glare that causes discomfort or threatens the safety of pedestrians or drivers. A report/statement demonstrating consistency with this requirement will be submitted to the satisfaction of the Certifying Authority prior to the commencement of facade works.	Prior to commencement of façade works	Record Keeping for communications with the Certifier	<p>Condition applicable to Stage 3 Works, as per the approved Staging Report (latest version is Rev 17b, approved on 11/04/2022).</p> <p>Reflectivity Report, Rev 01 date 19/11/2019, was prepared demonstrating consistency with this Condition. Report provided to Certifying Authority as part of application for CC Stage 3 Works.</p>	Compliant
External Walls and Cladding					
B5	Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA.	Prior to Construction	<p>Record Keeping for communications with the Certifier</p> <p>Record Keeping for communications with the Planning Secretary, Department</p>	<p>Condition applicable to Stage 3 Works, as per the approved Staging Report (latest version is Rev 17b, approved on 11/04/2022).</p> <p>A Wall System Disclosure Certificate (dated 18/02/2020) has been prepared by Brighton Australia Façade Manager confirming compliance of the products and systems proposed for use in the construction of external walls with the BCA.</p>	Compliant
B6	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.	Prior to Construction	<p>Record Keeping for communications with the Certifier</p> <p>Record Keeping for communications with the Planning Secretary, Department</p>	<p>Condition applicable to Stage 3 Works, as per the approved Staging Report (latest version is Rev 17b, approved on 11/04/2022).</p> <p>Documentation was approved by the Certifying Authority on 27/02/2020 as part of issuing CC Stage 3 Works. It was issued to the Department on 24/04/2020 (beyond the seven-day period required under this condition, see CCR2) and a notification was sent from Health Infrastructure NSW to the Department on 24/04/2020 advising of the non-compliance.</p>	Compliant

Condition of Consent	Compliance Requirement	Development Phase	Monitoring and Methodology	Evidence and Comments	Compliance Status
Protection of Public Infrastructure					
B7	<p>Before the commencement of construction, the Applicant must:</p> <ul style="list-style-type: none"> (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Planning Secretary, Certifying Authority and Council. 	Prior to Construction	<p>Record Keeping for Consultation/ Communications with Service Owners/ Providers</p> <p>Record Keeping for communications with the Certifier</p> <p>Record Keeping System for communications with the Planning Secretary, Department and Council</p> <p>Record Keeping for Consultation/ Communications with public infrastructure representatives</p>	<ul style="list-style-type: none"> (a) Documentation of consultation submitted as part of SSDA approval process. As ongoing consultation is completed this documentation is issued to the Certifier. (b) Dilapidation Report completed on 19/ 27/28 December 2018. (c) Email dated 30/04/2019 Health Infrastructure NSW to the Department attaching "post approval documents in accordance with B7." <p>Email dated 28/03/2019 CPB Contractors to Penrith City Council attaching "Main Site – Dilapidation Report December 2018."</p> <p>Schedule to Crown Certificate No. CRO- 18117 noted reliance on "Dilapidation Report – 1 Barber Avenue Kingswood."</p>	Compliant
Site Contamination					
B8	Remediation approved as part of this development consent must be carried out in accordance with the Remedial Action Plan (54794/118777 - Rev O) dated 9/11/2018 and prepared by JBS & G.	During construction works and demolition	Record Keeping for communications with the Certifier	<p>Stage 1 and 2a site remediation works have been complete in line with the RAP.</p> <p>Interim validation letter prepared by JBS&G, dated, 02/08/2019, reviewed by Site Auditor (see CoC B9, below).</p> <p>A Long Term Asbestos Management Plan (Rev 2, dated 15/06/2020) has been prepared by JBS&G in line with Section 8.9.2 of the RAP.</p> <p>A Validation Report (Rev 1, dated 14/07/2020) has been prepared by JBS&G in accordance with the RAP.</p> <p>Site Audit Statement – certified by Melissa Porter of Senversa on 29 July 2020.</p> <p>Site Audit Report, Nepean Hospital, 35-65 Derby Street, Kingswood NSW (prepared by Senversa, dated 29 July 2020).</p> <p>Condition also triggered at Stage 4 Works, as per the Staging Report (Revision 15, approved by Planning Secretary's delegate on 17/06/2020).</p> <p>Condition may also be triggered at Stage 11 Works, as per the latest approved Staging Report (Revision 17b). It is noted that these works have not yet commenced.</p>	Compliant
B9	<p>Prior to the commencement of earthworks, <u>Upon completion of each stage of remedial works, in accordance with the Site Audit Report – Staging Plan prepared by JBS&G and dated 12.08.2019</u>, the Applicant must submit a Site Audit Report and Section A Site Audit Statement for the relevant part of the site prepared by a NSW EPA accredited Site Auditor. The Site Audit Report and Section A Site Audit Statement must verify the relevant part of the site is suitable for the hospital land use and be provided to the satisfaction of the Certifying Authority.</p> <p style="text-align: right;">[SSD-8766-Mod-3]</p>	Prior to earthworks	Record Keeping for communications with the Certifier	<p>Condition triggered at Stages 1 and 4, as per the Staging Report (Revision 16, approved by Planning Secretary's delegate on 12/07/2021).</p> <p>Asbestos contaminated areas located outside footprint of building, no removal requirement as indicated in the Gap Analysis Assessment prepared by JBS&G and the email from EPA accredited Site Auditor (Senvessa).</p> <p>Report from EPA accredited Site Auditor (Senvessa) dated 16/08/2019 providing interim audit advice on implementation of the RAP (based on interim validation report letter prepared by JBS&G, dated 02/08/2019).</p> <p>A Validation Report (Rev 1, dated 14/07/2020) has been prepared by JBS&G in accordance with the RAP.</p> <p>Site Audit Statement – certified by Melissa Porter of Senversa on 29 July 2020.</p> <p>Site Audit Report, Nepean Hospital, 35-65 Derby Street, Kingswood NSW (prepared by Senversa, dated 29 July 2020).</p>	Compliant

Condition of Consent	Compliance Requirement	Development Phase	Monitoring and Methodology	Evidence and Comments	Compliance Status
				Condition may also be triggered at Stage 11 Works, as per the latest approved Staging Report (Revision 17b). It is noted that these works have not yet commenced.	
Unexpected Contamination Procedure					
B10	Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition B20 and must ensure any material identified as contaminated must be disposed off-site, with where any material identified as contaminated is to be disposed off-site , the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site. [SSD-8766-Mod-1]	Prior to earthworks	Remediation Action Plan (RAP) Unexpected Contamination Procedure Record Keeping for communications with the Certifier	Unexpected Contamination Procedure included in the RAP (prepared by JBS&G, latest version Rev 2, dated 27/03/2020) (Appendix 11 to the CEMP) – Section 7.1 Unexpected finds protocol and flowchart 7.1. No unexpected contamination finds encountered during the reporting period.	Compliant
Utilities and Services					
B11	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Prior to Utilities works	Works Program Record Keeping for Consultation/ Communications with Service Owners/ Providers	Initial discussions were completed as part of SSDA consultation process. Correspondence regarding prospective works has occurred to Authorities for Utilities and Services has occurred: Sydney Water (NOR); Jemena (Gas Upgrade) and Endeavor Energy (HV upgrade).	Compliant
B12	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.	Prior to Above ground works	Works Program Record Keeping for Consultation/ Communications with Service Owners/ Providers	Letter received from Endeavour Energy certifying design drawing 512124A, dated 20/12/2018. Letter received from Sydney Water approving application to adjust sewer main, dated 16/05/2019. CPB made a request to the Certifying Authority for deferral of requirements of Conditions B11 and B12 from Stage 3 to Stage 4 of the project (see letter from CPB to BM+G dated 13/12/2019). Staging Report was updated to document this approach (Rev 13 dated 23/03/2020), approved by the Department on 27/03/2020. The deferral request was made due to ongoing negotiations regarding provision of incoming telecommunications and gas services with the Local Health District. Evidence available of consultation with stakeholders carried out to date. Subsequently the Revision 15 of the Staging Report, approved by Planning Secretary's delegate on 17/06/2020, moved the requirements of B11 and B12 to Stage 5 of the project. Written advice was received from the electrical supply authority, approved telecommunications carrier and approved gas carrier prior to completion of Stage 5 works and provided to the Certifying Authority. Written correspondence was received from the Certifying Authority on 23/10/2021 confirms that Conditions B11 and B12 are closed out.	Compliant
Community Communication Strategy					
B13	A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must:	Prior to Construction	Management Plans Record Keeping System for communications with the Planning Secretary, Department	Community Communication Strategy (CCS) Nepean Hospital and Integrated Ambulatory Services Redevelopment Stage 1 SSDA 8766, 29 April 2019, Rev 4 (CCS).	Compliant
	(a) identify people to be consulted during the design and construction phases;			See CCS, Ch 2 – Key Stakeholders.	Compliant

Condition of Consent	Compliance Requirement	Development Phase	Monitoring and Methodology	Evidence and Comments	Compliance Status
	(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;			See CCS, Ch 3 – Communication Tools.	Compliant
	(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;			See CCS, Ch 3 – Communication Tools.	Compliant
	(d) set out procedures and mechanisms: (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.			See CCS, Ch 4 – Procedures for managing enquiries and feedback.	Compliant
B14	The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than two weeks before the commencement of any work.	Prior to Construction	Management Plans Record Keeping System for communications with the Planning Secretary, Department	CCS Rev 4 approved by the Department on 30/04/2019 and has been uploaded to Project Website.	Compliant
B15	Work for the purposes of the development must not commence until the Community Communication Strategy has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.				Compliant
Ecologically Sustainable Development					
B16	Within 6 months of the commencement of construction, the Applicant must register for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifying Authority unless the NSW Health Engineering Services Guidelines are updated demonstrating equivalency with an accredited rating scheme to the satisfaction of the Planning Secretary. <u>Prior to the commencement of above ground works, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either:</u> (a) <u>registering for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifying Authority; or</u> (b) <u>seeking approval from the Planning Secretary for an alternative certification process.</u> [SSD-8766-Mod-4]	Prior to above ground works	Record Keeping for communications with the Planning Secretary, Department	Condition triggered at Stage 2, as per the approved Staging Report (latest version is Revision 17b, approved by Planning Secretary's delegate on 11/04/2022). Letter received from the Department to Health Infrastructure NSW dated 22/10/19 approving an alternative methodology for ESD outcomes, subject to a final design guidance note being provided to the Department and the amended version of the health Engineering Services Guideline.	Compliant
Outdoor Lighting					
B17	Prior to commencement of construction, all outdoor lighting within the site must comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Lighting must comply with any recommendations of the review undertaken under Condition B44 to ensure the ongoing safe operation of the existing helipad on the site. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority.	Prior to Construction	Copy of Records/ Certificates of Compliance Record Keeping for communications with the Certifier	Condition triggered at Stage 3 Works (helipad, lighting, and finishes) and Stage 4 Works (external lighting and associated external services). Compliance Certificate prepared by STAR Group (dated 12/12/2019) submitted to the Certifying Authority as part of the application for CC Stage 3 Works.	Compliant
Access for People with Disabilities					
B18	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	Prior to Construction	Record Keeping for communications with the Certifier	Access Report completed by iAccess Consultants (Rev A, dated 31/01/2020) assessing compliance of the internal fit out design with this Condition. Report was submitted to the Certifying Authority as part of application for CC Stage 3 Works.	Compliant

Condition of Consent	Compliance Requirement	Development Phase	Monitoring and Methodology	Evidence and Comments	Compliance Status
Environmental Management Plan Requirements					
B19	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:	Prior to Construction	CEMP and Sub-Plans Record Keeping System for communications with the Planning Secretary, Department	CEMP developed, dated 15/03/2019 Rev 0. CEMP current revision 8, dated 15/03/2022. Notice sent to the Department 07/04/2022 advising that a review of the CEMP had been undertaken. No changes have been made to the CEMP and Sub-Plans as part of this review. Note that a Non-compliance has been raised against C51 due to the timing of notifying the Department of this review. Current CEMP and sub-plans are published on the website.	Compliant
	(a) detailed baseline data;		CEMP and Sub-Plans	CEMP developed, dated 15/3/19 Rev 0 (updated to Rev 8, dated 15/03/2022). Baseline noise and soil quality data included in relevant sub-plans.	Compliant
	(b) details of:		-	-	-
	(i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);		CEMP and Sub-Plans	CEMP, Element 3 includes reference to the Legal and other obligations register.	Compliant
	(ii) any relevant limits or performance measures and criteria; and			CEMP, Section 2.3 includes objectives and targets	Compliant
	(iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;			Table 2.1 of CEMP, Table 2.1 includes the KPIs, targets, timeframe, actions and accountability	Compliant
	(c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;		CEMP and Sub-Plans	CEMP Element 3 includes the Legal and other requirements expectations, actions/controls, responsible person and deliverables	Compliant
	(d) a program to monitor and report on the:		-	-	-
	(i) impacts and environmental performance of the development;		CEMP and Sub-Plans	<ul style="list-style-type: none"> CEMP, Element 3 includes environmental monitoring requirements. Noise and vibration monitoring requirements included in the CNVMSP. Waste data monitoring included in Section 3.6 of the CWMSP. Air and dust monitoring requirements during remedial works included in the RAP. Monitoring program identified in Section 8.20 of the CTPMSP. Element 4 of the CEMP includes risk and opportunity management which refers to the Environmental Risk Register and risk assessments. 	Compliant
	(ii) effectiveness of the management measures set out pursuant to paragraph (c) above;		CEMP and Sub-Plans	Workplace inspections are conducted. Review of site Environmental Controls is undertaken fortnightly (or weekly where possible) by SHEQ Advisor. CEMP, Element 3 includes inspection and environmental monitoring requirements. Environmental monitoring results are interpreted to assessment effectiveness of controls, compliance and environmental performance.	Compliant
	(e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;		RAP, Validation Report and Site Audit Report	RAP, Section 7.1 includes Unexpected Contamination Protocol	Compliant
	(f) a program to investigate and implement ways to improve the environmental performance of the development over time;		CEMP and Sub-Plans	CEMP, Element 12 indicates that environmental performance trends will be reviewed monthly. A monthly project report is prepared where this is addressed. Evidence provided of the	Compliant

Condition of Consent	Compliance Requirement	Development Phase	Monitoring and Methodology	Evidence and Comments	Compliance Status
				February 2021 Environmental performance report for this reporting period.	
	(g) a protocol for managing and reporting any:		-	-	-
	(i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);		CEMP	CEMP, Element 9 includes details of incident management. CEMP, Element 3 (3.5) includes reporting of non-compliances.	Compliant
	(ii) complaint;		CEMP and CCS	CEMP, Element 6 (6.5) includes details for responding to complaints and enquiries. The CCS includes detail for responding to complaints and reference to the HI Incidents Comms Stakeholder Management Plan.	Compliant
	(iii) failure to comply with statutory requirements; and		CEMP	CEMP, Element 3 (3.5) includes reporting of non-compliances including events reported by the regulator.	Compliant
	(h) a protocol for periodic review of the plan. <i>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</i>		MIDDA and CEMP	Appendix C - MIDDA Schedule indicates that CEMP to be reviewed quarterly. Current CEMP revision 8, dated 15/03/2022. Note the quarterly frequency of the CEMP revision was not checked as part of this POCR. Compliant on the basis that the CEMP has recently been reviewed and no changes were deemed necessary.	Compliant
Construction Environmental Management Plan					
B20	The Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following:	Prior to Construction	CEMP and Sub-Plans	See CEMP, latest version is Rev 8 dated 15/03/2022, and sub-plans (Conditions B22, B23, B24, B25, and B26).	Compliant
	(a) Details of:		-	-	
	(i) hours of work;		CEMP	See CEMP, Section 5 Table Item 3.3.	
	(ii) 24-hour contact details of site manager;		CEMP	See CEMP, Section 2.4.	
	(iii) management of dust and odour to protect the amenity of the neighbourhood;		CEMP and CSWMSP	See CEMP, Section 9 (CSWMSP).	
	(iv) stormwater control and discharge;		CEMP and CSWMSP	See CEMP, Section 9 (CSWMSP).	
	(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;		CEMP and CSWMSP	See CEMP, Section 9 (CSWMSP).	
	(vi) groundwater management plan including measures to prevent groundwater contamination;		CEMP and CSWMSP	See CEMP, Section 9 (CSWMSP).	
	(vii) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting;		CEMP and CSWMSP	See CEMP, Section 5 Table Item 3.3.	
	(viii) community consultation and complaints handling;		CEMP and CCS	See CEMP, Element 6 Section 6.4. The CCS (Condition B13) includes detail for responding to complaints and reference to the HI Incidents Comms Stakeholder Management Plan.	
	(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B22);		CEMP and CTPMSP	See CEMP Section 6 (CTPMSP).	
	(c) Construction Noise and Vibration Management Sub-Plan (see condition B23);		CEMP and CNVMSP	See CEMP Section 7 (CNVMSP).	
	(d) Construction Waste Management Sub-Plan (see condition B24);		CEMP and CWMSP	See CEMP Section 8 (CWMSP).	
	(e) Construction Soil and Water Management Sub-Plan (see condition B25);		CEMP and CSWMSP	See CEMP Section 9 (CSWMSP).	

Condition of Consent	Compliance Requirement	Development Phase	Monitoring and Methodology	Evidence and Comments	Compliance Status
	(f) Flood Emergency Response (see condition B26);		CEMP and FERSP	See CEMP Section 10 (FERSP).	
	(g) an unexpected finds protocol for contamination and associated communications procedure;		CEMP and RAP	See CEMP Section 11 (RAP).	
	(h) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;		CEMP	See CEMP Section 12.5.	
	(i) 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; and		CEMP and RAP	See CEMP Section 11 (RAP).	
B21	The Applicant must not commence construction of the development until the CEMP is approved by the Certifying Authority and a copy submitted to the Planning Secretary.	Prior to Construction	Record Keeping System for communications with the Certifying Authority. Record Keeping System for communications with the Planning Secretary, Department	Certifying Authority approved CEMP on 01/05/2019. Copy submitted to Planning Secretary 29/04/2019.	Compliant
B22	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following:	Prior to Construction	CTPMSP	See CTMSP (CEMP, Section 6), latest version is Rev 16, dated 16/07/2020.	Compliant
	(a) be prepared by a suitably qualified and experienced person(s);			Prepared by PTC Consultants, who specialise in providing parking, traffic engineering, civil, and wayfinding design services.	
	(b) be prepared in consultation with relevant road authority;			See CTPMSP, Section 3.	
	(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;			See CTPMSP, Section 8 for measures to ensure road safety and network efficiency during construction. Consideration of potential impacts is presented in Sections 8.6.2, 8.6.3 and 8.6.4.	
	(d) detail heavy vehicle routes, access and parking arrangements;			See CTPMSP, Sections 6.1, 8.5 and 8.14.	
	(e) include a Driver Code of Conduct to:			See CTPMSP, Section 8.13.	
	(i) minimise the impacts of earthworks and construction on the local and regional road network;			See CTPMSP, Section 8.13.	
	(ii) minimise conflicts with other road users;			See CTPMSP, Section 8.13.	
	(iii) minimise road traffic noise; and			See CTPMSP, Section 8.13.	
	(iv) ensure truck drivers use specified routes;			See CTPMSP, Sections 8.5 and 8.13.	
	(f) include a program to monitor the effectiveness of these measures; and			See CTPMSP, Section 8.20.	
	(g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.			See CTPMSP, Sections 8.8 and 8.18.	
B23	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:	Prior to Construction	CNVMSP	See CNVMSP (CEMP, Section 7), latest version is Rev 03, dated 03/03/2020.	Compliant
	(a) be prepared by a suitably qualified and experienced noise expert;			Prepared by Acoustic Logic Consultancy Pty Ltd.	
	(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);			See CNVMSP, Section 9.	
	(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;			See CNVMSP, Sections 7, 9 and 10.	
	(d) include strategies that have been developed with the community for managing high noise generating works;			Strategies included in CNVMSP, Sections 7, 8 and 9, developed in consultation with Nepean Hospital.	

Condition of Consent	Compliance Requirement	Development Phase	Monitoring and Methodology	Evidence and Comments	Compliance Status
	(e) describe the community consultation undertaken to develop the strategies in condition B23(d); and			CNVMSPP, Section 7.1 discusses notifications to residences during excavation/rock ripping activities, and Section 8.1 describes establishing direct communication with potentially affected parties.	
	(f) include a complaints management system that would be implemented for the duration of the construction.			See CNVMSPP, Section 8.2.	
B24	The Construction Waste Management Sub-Plan (CWMSPP) must address, but not be limited to, the following:	Prior to Construction	CWMSPP	See CWSMP (CEMP, Section 8), latest version is Rev 04, dated 01/03/2021 – reviewed with no changes.	Compliant
	(a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;			See CWMSPP, Appendix A: Waste Management Plan-Estimate of Waste Quantities for Re-use, recycling and Disposal during Early Works.	
	(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.	Prior to Construction	CWMSPP and RAP	See RAP (CEMP, Section 11), Sections 8 and 9.	
B25	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSPP) and the plan must address, but not be limited to the following:	Prior to Construction	CSWMSPP	See CSWMSPP (CEMP, Section 9), latest version is Rev F, dated 24/02/2021 – updated Appendix A drawings to reflect current site conditions.	Compliant
	(a) be prepared by a suitably qualified expert, in consultation with Council;			Prepared by Bonacci Group (NSW) Pty Ltd. Consultation check by Certifying Authority (SSDA CoC Compliance Monitoring Table, Rev 01, 17/09/2019).	
	(b) describe all erosion and sediment controls to be implemented during construction;			See CSWMSPP, Section 3.2 and Appendix A.	
	(c) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site);			See CSWMSPP, Sections 3.2.2 and 3.2.4.	
	(d) detail all off-Site flows from the Site; and			See CSWMSPP, Section 3 and Appendix A.	
	(e) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI).			See CSWMSPP, Section 3.3.1, 3.2.4, and Appendix B.	
B26	The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following:	Prior to Construction	FERSP	See FERSP, latest version is Rev G, dated 24/02/2021 – reviewed with no changes.	Compliant
	(a) be prepared by a suitably qualified and experienced person(s);			Prepared by Bonacci Group (NSW) Pty Ltd.	
	(b) address the provisions of the Floodplain Risk Management Guideline (OEH, 2007);			See CEMP, Section 10 (CSWMSPP – Section 3.2.4).	
	(c) include details of:			-	
	(i) the flood emergency responses for both construction and operation phases of the development;			See FERSP, Sections 3 and 4.	
	(ii) predicted flood levels;			See FERSP, Section 2.	
	(iii) flood warning time and flood notification;			See FERSP, Section 3.	
	(iv) assembly points and evacuation routes;			See FERSP, Section 4.	
	(v) evacuation and refuge protocols; and			See FERSP, Section 4.	
	(vi) awareness training for employees and contractors, and students.			See FERSP, Section 5.	

Condition of Consent	Compliance Requirement	Development Phase	Monitoring and Methodology	Evidence and Comments	Compliance Status
Construction Parking					
B27	Prior to the commencement of construction, the Applicant must provide sufficient parking facilities for heavy vehicles on-site (unless alternative parking is agreed to in writing from the relevant road authority) and ensure that construction traffic associated with the development minimises on-street parking or the use of public parking facilities.	Prior to Construction	Strategy Document Induction Record Keeping System for communications with the Certifying Authority. Site inspection and photos.	See CTPMSP, Sections 8.3, 8.9, 8.10, 8.11, 8.13, 8.14 & 8.15. Onsite parking is available for loading/unloading of construction vehicles. On-site parking for staff not provided due to site constraints and proximity to local bus services. Staff encouraged to use public transport or carpool to work and avoid parking on public roads. Induction includes direction for staff to not park in the hospital campus. Appendix B – Site Photos 14/04/2022.	Compliant
Road Design and Traffic Facilities					
B28	All roads and traffic facilities must be designed to meet the requirements of Council or RMS (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.	Prior to road or pavement construction works	Design Plans Design Certification	Note current site access road was constructed under separate approval (REF 004_2019). Civil Design Certification: Nepean Hospital Redevelopment (Stage 1 Tower): Stage 4 CC, Bonacci, dated 19 May 2020. Civil Design Certificate confirms adherence to B28 requires for CC Stage 4 Works. Crown Certificate No. CRO-20062 dated 15/06/2020, Subject Land: Lot 1 DP 1114090, 35-65 Derby Street Kingswood NSW 2747 Certifier: Blackett Maguire + Goldsmith – David Blackett (Accreditation no. NSW BPB0032 dated 15/06/2020) (CC Stage 4 Works).	Compliant
Stormwater Management System					
B29	<p>Prior to the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must:</p> <p>(a) be designed by a suitably qualified and experienced person(s);</p> <p>(b) be generally in accordance with the conceptual design in the EIS as modified in the RfS <u>and the section 4.55 modification application (SSD 8766 MOD 2)</u>;</p> <p>(c) be in accordance with applicable Australian Standards;</p> <p>(d) be designed in accordance with Council's Stormwater Drainage for Building Developments and Water Sensitive Urban Design Policy. The stormwater drainage plans must include site specific cross-sections and plan view details for all stormwater treatment measures;</p> <p>(e) ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines;</p> <p>(f) divert existing clean surface water around operational areas of the site;</p> <p>(g) direct all sediment laden water in overland flow away from the leachate management system;</p> <p>(h) prevent cross-contamination of clean and sediment or leachate laden water. [SSD-8766-Mod-2]</p>	Prior to construction	Design plans/ reports Submission of construction certificate application Record Keeping for communications with the Certifier	<p>Certificate of Design-Civil, dated 18/04/2019, prepared by Bonacci.</p> <p>Crown Certificate No CRO-18117 issued by Blackett Maguire and Goldsmith on 2/05/2019, citing above 18/04/2019 Certificate of Design.</p> <p>Designed by Bonacci Group Pty Ltd (Stephen Naughton, listed in National Engineers Register).</p> <p>Certificate of Design- Civil certifies compliance with SSDA 8876 consent dated 25/02/2019.</p> <p>Crown Certificate No CRO-18117 Certificate of Design- Civil certified the design was in accordance with AS 1428, AS 2890, AS 3500.</p> <p>Certificate of Design - Civil dated 18/4/19 certified the design was in accordance with (amongst others) the Penrith City Council Development Control Plan.</p> <p>Certificate of Design - Civil certified the design was in accordance with Australian Rainfall and Runoff 2016 and Landcom 2004 Managing Urban Stormwater.</p> <p>Certificate of Design - Civil certifies compliance with SSDA 8876 conditions of consent.</p> <p>Certificate of Design - Civil certifies compliance with SSDA 8876 conditions of consent.</p> <p>Certificate of Design - Civil certifies compliance with SSDA 8876 conditions of consent.</p>	Compliant

Condition of Consent	Compliance Requirement	Development Phase	Monitoring and Methodology	Evidence and Comments	Compliance Status
Operational Noise – Design of Mechanical Plant and Equipment					
B30	Prior to commencement of construction, the Applicant must incorporate the noise mitigation recommendations in the Acoustic Assessment (Rev 9) prepared by Acoustic Logic dated 15/11/2018, into the detailed design drawings. The Certifying Authority must verify that all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Acoustic Assessment (Rev 9) prepared by Acoustic Logic dated 15/11/2018.	Prior to Construction	Design Drawings Record Keeping for communications with the Certifying authority	Condition triggered at Stage 3, as per the approved Staging Report (latest version is Revision 17b, approved by Planning Secretary's delegate on 11/04/2022). Letter from Acoustic Logic, dated 05/02/2020, confirms certification of the design in accordance with this Condition and the Acoustic Assessment Rev 9.	Compliant
Biodiversity					
B31	Prior to any clearing or construction works, the Applicant must purchase and 2 ecosystem credits to offset the removal of native vegetation on site. The ecosystem credits must be determined in accordance with the OEH's Framework for Biodiversity Assessment (FBA) and the Biobanking Assessment Methodology 2014 (BBAM). <i>Note: If the Applicant seeks a variation to the offset rules, the Applicant must demonstrate that reasonable steps have been taken to find like-for-like offsets in accordance with Section 10.5.4.2 of the FBA and Appendix A of the OEH's NSW Biodiversity Offsets Policy for Major Projects 2014</i>	Prior to any clearing or construction works	Ecological assessment and survey Biodiversity offset strategy Receipt of payment	Section 6.33 Certificate for the purchase of the 2 bio-credits was received on the 3/6/2019 from the Biodiversity Conservation Trust.	Compliant
Construction and Demolition Waste					
B32	The Applicant must notify the RMS Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site, prior to the commencement of the removal of any waste material from the site.	Prior to the removal of any waste from the site	Record of communication with RMS	CTPMSP includes truck routes. Revision 11 provided to the RMS Traffic Management Centre on the 25/03/2019. Updates in revisions 12 – 16 not relevant to this condition.	Compliant
Operational Waste Storage and Processing					
B33	Prior to the commencement of construction, the Applicant must obtain agreement from Council for the design of the operational waste storage area where waste removal is undertaken by Council. [SSD-8766-Mod-4]	N/A	N/A	N/A	N/A
Mechanical Ventilation					
B34	All mechanical ventilation systems must be designed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 <i>The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and AS/NZS 3666.1:2011 <i>Air handling and water systems of buildings– Microbial</i> control to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction.	Prior to commencement of construction	Submission of information for crown/construction certificate	Condition triggered at Stage 3, as per the approved Staging Report (latest version is Revision 17b, approved by Planning Secretary's delegate on 11/04/2022). Letter from Fredon Air, dated 17/02/2020, confirms certification of the mechanical ventilation system design in accordance with the requirements of this Condition. CC Stage 3 Works was issued by BM+G on 27/02/2020 (see Condition A15).	Compliant
Rainwater Harvesting					
B35	Prior to the commencement of construction, the Applicant must ensure that a rainwater reuse/harvesting system for the development is developed for the site. A rainwater re-use plan must be prepared and certified by an experienced hydraulic engineer.	Prior to commencement of construction	Rainwater Re-use Plan Hydraulic engineer certification	Condition triggered at Stage 2, as per the approved Staging Report (latest version is Revision 17b, approved by Planning Secretary's delegate on 11/04/2022). Design Certificate issued by Axis Consulting Services on 15/08/2019 including confirmation that the rainwater harvesting and reuse system meets relevant requirements. Certificate of Design – Civil issued by Bonacci on 18/08/2019 confirming rainwater harvesting/reuse system design meets the requirements of this condition, as well as the BCA, relevant Australian Standards. The Certifying Authority acknowledged acceptance of this design on 27/11/2019.	Compliant
Roadworks and Access					
B36	Prior to the commencement of construction, the Applicant must submit design plans to the satisfaction of the relevant roads authority which demonstrate that the proposed accesses to the development are designed to accommodate the turning path of the largest vehicle accessing the site.	Prior to commencement of construction	Works Program CTPMSP	Condition triggered at Stages 1 and 4, as per the Staging Report (latest version is Revision 17b, approved by Planning Secretary's delegate on 11/04/2022).	Compliant

Condition of Consent	Compliance Requirement	Development Phase	Monitoring and Methodology	Evidence and Comments	Compliance Status
			Record Keeping for communications with the Relevant Road Authorities	See CTPMSP, Attachments 1 and 2.	
Car Parking and Service Vehicle Layout					
B37	<p>Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction:</p> <ul style="list-style-type: none"> (a) all vehicles must enter and leave the Site in a forward direction; (b) minimum of 59 on-site car parking spaces for use during operation of the development and designed in accordance with the latest version of AS2890.1; (c) the swept path of the longest vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with AUSTROADS; and (d) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed. 	Prior to commencement of construction	Record Keeping for communications with the Certifier	<p>Condition triggered at Stage 4, as per the Staging Report (latest version is Revision 17b, approved by Planning Secretary's delegate on 11/04/2022).</p> <p>Drawings submitted as part of CTPMSP for Crown Certificate application. CC Stage 1 Early Works issued by the Certifying Authority on 02/05/2020.</p> <p>Car Parking Design Statement submitted as part of CC Stage 4 Works application. CC Stage 4 Works issued by the Certifying Authority on 15 June 2020.</p>	Compliant
Bicycle Parking and End-of-Trip Facilities					
B38	<p>Compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction:</p> <ul style="list-style-type: none"> (a) the provision of a minimum 25 bicycle parking spaces; (b) the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; (c) the provision of end-of-trip facilities for staff in accordance with the ESD Design & As Built rating tool; (d) appropriate pedestrian and cyclist advisory signs are to be provided; and (e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority. 	Prior to the commencement of construction	Design Drawings	Condition not triggered until Stage 7 Works, as per the Staging Report (latest version is Revision 17b, approved by Planning Secretary's delegate on 11/04/2022). These works have not commenced at the time of writing.	Not triggered
Public Domain Works					
B39	Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifying Authority that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifying Authority.	Prior to the commencement of any footpath or public domain works	<p>Works Program</p> <p>Design plans and reports</p> <p>Consultation record keeping system</p>	<p>Consultation with council was undertaken and a S138 Roads Act approval was granted for the public domain works on Somerset Street associated with the Nepean Hospital Redevelopment at 35 Derby Street, Kingswood associated with SSD 8766 (Council Reference No. MDA19/0001). (Certificate No. EA20/0049).</p> <p>Documentation of approval sent to the Certifying Authority 05/03/21 correspondence reference Con-RFIC-002787</p>	Compliant
Compliance Reporting					
B40	No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	Prior to commencement of construction	<p>Compliance Monitoring and Reporting Program</p> <p>Record Keeping System for communications with the Certifying Authority</p> <p>Record Keeping System for communications with the Department</p>	Compliance Monitoring and Reporting Program (CMRP) was issued to the Department on 05/04/2019. Latest revision is version 0.4 (dated 10/11/2021), which was updated to reflect the Project's revised operational date.	Compliant
B41	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	Prior to commencement of construction and ongoing	Previous CCRs, this Pre-Operations Compliance Report (POCR), and future operational Compliance Reports	<p>The first Compliance Report prepared 02/07/2019 did not include the information as required by the Compliance Reporting Post Approval Requirements (Department 2018) (CRPAR), nor was it submitted to the Department within the timeframes specified in the CMRP.</p> <p>The Pre-Construction Compliance (PCCR) report was prepared to rectify the issue and was prepared in accordance with the CRPAR.</p>	Compliant

Condition of Consent	Compliance Requirement	Development Phase	Monitoring and Methodology	Evidence and Comments	Compliance Status
				<p>The first compliance report for the construction period (Rev 3, WolfPeak, 06/12/2019) (CCR1) was prepared in accordance with the CRPAR and submitted to Department on 13/12/2019.</p> <p>CCR2, for the third compliance reporting period (the second of the construction period) was prepared in accordance with the CRPAR and submitted to the Department and the Certifying Authority on 19/05/2020.</p> <p>CCR3, for the fourth compliance reporting period (the third of the construction period) was prepared in accordance with the CRPAR and submitted to the Department and the Certifying Authority on 09/11/2020.</p> <p>CCR4, for the fifth compliance reporting period (the fourth of the construction period) was prepared in accordance with the CRPAR and submitted to the Department and the Certifying Authority on 31/05/2021.</p> <p>CCR5, for the sixth compliance reporting period (fifth of the construction period) was prepared in accordance with the CRPAR and submitted to the Department and the Certifying Authority on 25/11/2021.</p>	
B42	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.	Prior to commencement of construction and ongoing	Previous CCRs, this Pre-Operations Compliance Report (POCR), and future operational Compliance Reports	<p>The Pre-Construction Compliance Report (PCCR) prepared by WolfPeak in October 2019 was prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) and submitted to the Department on 15/10/19.</p> <p>CCR 1 submitted to the Department on 13/12/2019. Notification of publication to Department on 13/12/2019 of publication after 11/02/2020.</p> <p>CCR 2 submitted to the Department on 19/05/2020. Notification of publication to Department on 19/05/2020 of publication after 17/07/2020.</p> <p>CCR 3 submitted to the Department on 09/11/2020. Notification of publication to Department on 17/11/2020 of publication after 16/01/2020.</p> <p>CCR4 submitted to the Department on 31/05/2021. Notification of publication to Department on 31/05/2021 of publication after 60 days.</p> <p>CCR5 submitted to the Department on 25/11/2021. Notification of publication to Department on 25/11/2021 of publication after 60 days.</p> <p>PCCR, CCR1, CCR2, CCR3, CCR4, and CCR5 are available on the Project Website.</p>	Compliant
B43	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	Operation	Compliance reports Record Keeping System for communications with the Department	This condition relates to operations and is not triggered during the current compliance reporting period.	Not triggered
Existing Helipad / Helicopter Operations During Construction					
B44	Prior to the commencement of construction, helipad / helicopter operations at the site are to be reviewed by a suitably qualified and experienced aviation professional in consultation with relevant stakeholders. The review must consider the proposed construction methodology including plant and equipment to be used (including lighting and cranes) and recommend changes to the construction methodology and / or flight paths where required to ensure safe ongoing helicopter operations at the site. A report summarising the outcome of the review must be submitted to the Certifying Authority.	Prior to commencement of construction	Design plans and reports Design reviews Record Keeping System for communications with the Certifying Authority	Aviation Report issued to Certifying Authority, prepared by AviPro, Rev 1.5 dated 10/03/2019.	Compliant

Condition of Consent	Compliance Requirement	Development Phase	Monitoring and Methodology	Evidence and Comments	Compliance Status
Proposed Helipad Design					
B45	Prior to the construction of the proposed helipad, a report prepared by a suitably qualified and experienced aviation professional must be submitted to the satisfaction of the Certifying Authority which states that the design of the helipad incorporates the relevant details outlined in Civil Aviation Safety Authority Civil Aviation Advisory Publication CAAP 92-2(2) <i>Guidelines for the establishment</i> and other relevant National and International guidelines	Prior to the construction of the proposed helipad	Design plans and reports Design reviews Record Keeping System for communications with the Certifying Authority.	Aviation Report issued to Certifying Authority, prepared by AviPro, Rev 1.5 dated 10/03/2019.	Compliant
Proposed Helipad Operations					
B46	Prior to the construction of the helipad, future ongoing helicopter operations to the site are to be reviewed by a suitably qualified and experienced aviation professional. Proposed flight paths to the helipad shall be identified in consultation with relevant stakeholders in accordance with Civil Aviation Safety Authority Civil Aviation Advisory Publication CAAP 92-2(2) <i>Guidelines for the establishment</i> and other relevant National and International guidelines. A report summarising the outcome of the review and a Three-dimensional Visual Flight Rules Approach and Departure Path and Transitional Surface Survey must be submitted to the satisfaction of Certifying Authority and a copy submitted to the Department and Council.	Prior to the construction of the helipad	Design plans and reports Design reviews Record Keeping System for communications with the Certifying Authority.	Aviation Report issued to Certifying Authority, prepared by AviPro, Rev 1.5 dated 10/03/2019. During the reporting period, a preliminary flight path survey has been completed by PDA Surveyors and documented in a Draft Survey Report (Version 1.0, dated 03/12/2019). The report was submitted to the Certifying Authority and has been deemed acceptable. The report was submitted by CPB to the Department and Council on 06/05/2020.	Compliant
PART C DURING CONSTRUCTION					
Approved Plans to be On-site					
C1	A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.	Construction	Folder to be kept in Site Office for SSDA Compliance	Approved plans are electronically available onsite on the Redevelopment Website and Aconex. CEMP current revision 8, dated 15/03/2022.	Compliant
Site Notice					
C2	A site notice(s): (a) must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer. (b) is to satisfy all but not be limited to, the following requirements: (i) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size; (ii) the notice is to be durable and weatherproof and is to be displayed throughout the works period; (iii) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and (iv) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.	Construction	Signage posted at the site boundary and included as an inspection item on-site inspection	Signage clearly posted at eye level on the site boundaries. Signage includes details of the Builder, Certifying Authority, and Structural Engineer; approved hours of work; and 24-hour contact phone number (Senior Site Manager). CPB advised that the Project's Senior Site Manager had recently left the Project and that the site notice was in the process of being updated to reflect the new Senior Site Manager's contact details. Appendix B – Site Photos 11/04/2022.	Compliant
Operation of Plant and Equipment					
C3	All plant and equipment used on site, or to monitor the performance of the development must be: a) maintained in a proper and efficient condition; and b) operated in a proper and efficient manner.	Construction	Maintenance and operation checks	Machinery logbooks in use and operated in a proper and efficient manner during the site visit 14/04/2022.	Compliant
Demolition					
C4	Demolition work must comply with <i>Australian Standard AS 2601-2001</i> The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the	Construction	Issue proposal to the Certifying Authority with supporting documentation to address this consent	CC1 issued by the certifier includes the demolition of all structures for early works bulk excavation.	Compliant

Condition of Consent	Compliance Requirement	Development Phase	Monitoring and Methodology	Evidence and Comments	Compliance Status
	Standard. The work plans and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.		prior to any demolition works being undertaken.	CC4 issued by the certifier, dated 15 June 2020, includes demolition of the existing Childcare Centre.	
Construction Hours					
C5	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 7am and 5pm, Saturdays. No work may be carried out on Sundays or public holidays.	Construction	Manage the site in accordance with the approved hours.	CEMP includes construction hours, which are briefed to all personnel in project induction.	Compliant
C6	Activities may be undertaken outside of the hours in condition C5 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works.	Construction	Included in Emergency Procedure	No out of hours work conducted to date and no plans to conduct works outside working hours. Out of Hours Protocol will be followed if there is a need to conduct works outside approved working hours.	Not triggered
C7	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Construction	Included in Emergency Procedure	No out of hours work conducted to date and no plans to conduct works outside working hours. Out of Hours Protocol will be followed if there is a need to conduct works outside approved working hours.	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.	Construction	Included in Emergency Procedure	CEMP includes construction hours, which are briefed to all personnel in project induction	Compliant
Implementation of Management Plans					
C9	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	Construction	Implementation of the CEMP	CEMP and sub plans have been implemented on site.	Compliant
Construction Traffic					
C10	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.	Construction	Site induction, inspections and toolboxes	CTMP includes the traffic controls that have been implemented onsite. All construction vehicles were observed to be contained wholly within the site during inspection conducted 14/04/2022. One complaint has been received on the project (on 24/02/2020), which related to construction traffic utilising Rogers Street to access the project site. In response to this complaint, CPB reviewed site access routes and issued formal correspondence to all construction companies working on the project re-enforcing the approved CTMP route. No further complaints have been received.	Compliant
Road Occupancy Licence					
C11	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	Construction	Implementation of CEMP and CTPMSP	No works that impact on traffic flows took place during the reporting period. No ROLs required.	Not triggered
SafeWork Requirements					
C12	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.	Construction	Site Inspection and Audits are regularly undertaken. Site locked by supervisors at end of shift	Appendix B – Site Photos 14/04/2022. Site boundary is fenced and secured. Traffic control has been implemented.	Compliant

Condition of Consent	Compliance Requirement	Development Phase	Monitoring and Methodology	Evidence and Comments	Compliance Status
				Works conducted onsite in accordance with project safety management system and SafeWork requirements (SWMS prepared and implemented for high-risk activities, PPE worn, staff and contractors trained, plant and vehicles inspected, and plant operators ticketed). Records are retained within project files.	
Hoarding Requirements					
C13	The following hoarding requirements must be complied with: <ul style="list-style-type: none"> (a) no third-party advertising is permitted to be displayed on the subject hoarding/fencing; (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application; and (c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve. 	Construction	Site Inspection and Audits are regularly undertaken	Appendix B – Site Photos 14/04/2022. Class A hoarding and temporary fencing was installed around the site. Temporary fencing has been covered with branded shade cloth. No advertising or vandalism has been visualised to date.	Compliant
No Obstruction of Public Way					
C14	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.	Construction	Site Inspection and Audits are regularly undertaken	Appendix B – Site Photos 14/04/2022. There is no obstruction on public access to date. Traffic control implemented to manage people/vehicle interaction. Vehicle Management Plans observed.	Compliant
Construction Noise Limits					
C15	The development must be constructed to achieve the construction noise management levels detailed in the <i>Interim Construction Noise Guideline</i> (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	Construction	Site Inspection and Audits are regularly undertaken	CNVMS (see Condition B23) includes noise mitigation levels developed by Acoustic Logic and implemented onsite. This includes construction of noise barriers, limiting hours of high noise impact works, and notifying surrounding sensitive receivers of upcoming works. No complaints related to noise have been received to date.	Compliant
C16	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.	Construction	Site Inspection and Audits are regularly undertaken	Subcontractor toolbox talks and induction included the approved working hours. Bookings are made within approved hours and gates closed outside of approved hours. There have been no noise complaints in response to construction vehicles arriving at the site outside approved working hours. Complaints register available online.	Compliant
C17	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	Construction	Site Inspection and Audits to be regularly undertaken	Machinery used onsite installed with “quacker” movement alarms, observed during inspection carried out 14/04/2022.	Compliant
C18	Any noise generated during construction of the development must not be offensive noise within the meaning of the <i>Protection of the Environment Operations Act 1997</i> or exceed approved noise limits for the site.	Construction	Site Inspection and Audits to be regularly undertaken. In addition, toolbox talks and out of hours works permits are required.	Subcontractors’ toolbox talks and induction included the approved working hours. Bookings are made within approved hours and gates closed outside of approved hours. There have been no noise complaints in response to construction vehicles arriving at the site outside approved working hours during the reporting period.	Compliant
C19	To provide a noise barrier during works, a Temporary 2.7m high solid noise screen around the perimeter of the child care centre area is to be erected and managed during the demolition and construction.	Construction	Site inspections	Condition no longer applicable as childcare centre has now been demolished.	Not triggered
Vibration Criteria					
C20	Vibration caused by construction at any residence or structure outside the site must be limited to:	Construction			Compliant

Condition of Consent	Compliance Requirement	Development Phase	Monitoring and Methodology	Evidence and Comments	Compliance Status
	(a) for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> (DEC, 2006) (as may be updated or replaced from time to time)		Implementation of the Noise and Vibration Management Plan and monitoring results.	Construction vibration criteria are set out in CNVMSP (see Condition B23), Section 4.2. Unattended vibration monitoring carried out during excavation, compaction, and piling processes, with weekly vibration monitoring reports developed by Acoustic Logic. Monitoring reports are uploaded to the project website. Website most recently updated for the monitoring period 15 – 20 June 2020, no exceedances observed. No vibration monitoring was required to be undertaken during the reporting period.	
C21	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 C20.				Compliant
C22	The limits in conditions C20 and C21 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B23 of this consent.				Compliant
Detailed Site Investigation					
C23	Following the demolition of any existing structures, infrastructure and in ground utilities, the Applicant is to carry out further investigation of soil contamination (including within the footprint and immediate surrounds of those structures, infrastructures and utilities prior to undertaking any construction) to address any contamination with regard to the following: (a) NSW EPA Sampling Design Guidelines; (b) Guidelines for the NSW Site Auditor Scheme (3rd edition) 2017; (c) Guidelines for Consultants Reporting on Contamination Sites, 2011; and (d) The National Environment Protection (Assessment of Contamination) Measure.	Construction	Follow the existing RAP and update as required. Correspondence between JBS&G and CPB dated 23 October 2020. Laboratory Results: - Ref 733943 – AID – Eurofins - Ref 733943 – Soil – Eurofins - Ref 54792 – Duplicate – Envirolab	CPB engaged JBS&G to conduct the pre-classification of the whole building footprint prior to excavation. Further assessment following demolition of the Childcare (Stage 2b) was undertaken by JBS&G undertook on 24 July 2020. Sampling and analysis was completed in accordance with the requirements of the RAP. Concentrations of contaminants (including asbestos) were below the site validation criteria in the RAP and considered suitable for the proposed land use without further remediation or management. No soil contamination investigation was required to be undertaken during the reporting period.	Compliant
C24	The RAP must be updated based on the findings of the further site investigation constructed once existing buildings are demolished on the site.	Construction	Implementation of the RAP, Auditor review. Correspondence between JBS&G and CPB dated 23 October 2020. Laboratory Results: - Ref 733943 – AID – Eurofins - Ref 733943 – Soil – Eurofins - Ref 54792 – Duplicate – Envirolab	As the fill materials were not identified to be contaminated, there was no requirement to update the RAP following further site investigation of the former Childcare footprint (Stage 2b). The RAP as it currently stands adequately addresses the known contamination issues at the site. There were no updates made to the RAP during the reporting period.; however, CPB advised that the RAP is currently under review.	Compliant
Tree Protection					
C25	For the duration of the construction works:	Construction	-	-	Not triggered
	(a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;		Site Inspection and Audits are regularly undertaken	No trees required to be trimmed in the street.	
	(b) any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;		Site Inspection and Audits are regularly undertaken	No removal required, or damage in reporting period.	
	(c) all trees on the site that are not approved for removal must be suitably protected during construction as per recommendations of the Arboricultural Development Assessment Report prepared by Moore Trees Arboricultural Services dated 26/11/2018; and		Site Inspection and Audits are regularly undertaken	There are no protected trees in the building footprint or the CPB stage of works.	
	(d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.		Site Inspection and Audits are regularly undertaken	There are no protected trees in the building footprint or the CPB stage of works.	

Condition of Consent	Compliance Requirement	Development Phase	Monitoring and Methodology	Evidence and Comments	Compliance Status
Dust Minimisation					
C26	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Construction	Site inspections, toolbox awareness talks	Dust management is addressed in the Air Quality Sub-plan (Section 15 of the CEMP).	Compliant
C27	During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and land stabilisation works are carried out progressively on site to minimise exposed surfaces.			Appendix B – Site Photos 14/04/2022. Mitigation measure to minimise dust onsite are being implemented in line with this Sub-plan. Haul road free from dust and debris; rumble grids in place at site entrance; site stabilised with hardstand; adjacent roads free from dust/mud. Visual air quality monitoring is carried out daily onsite.	Compliant
Air Quality Discharges					
C28	The Applicant must install and operate equipment in line with best practice to ensure that the development complies with all load limits, air quality criteria/air emission limits and air quality monitoring requirements as specified in the EPL applicable to the site.	Construction	Site Inspection and Audits are regularly undertaken	Plant maintenance inspections and pre-start records are developed and kept onsite to ensure that all plants/equipment are working well and within EPA air emission limits. The Project does not hold an EPL. Works are predominately being carried out within the new building, with minimal dust generating works taking place.	Compliant
Erosion and Sediment Control					
C29	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.	Construction	Site Inspection and Audits are regularly undertaken	Erosion and Sedimentation plans (ESCPs) are implemented and monitored onsite. Sighted latest erosion and sediment control plan, Rev 4, dated 30 July 2020. During the site inspection held 14/04/2022, a sand bag protecting a live stormwater drain was observed to be damage, which was rectified immediately by the Project team.	Compliant
Imported Soil					
C30	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/Certifying Authority] upon request. [SSD-8766-Mod-2]	Construction	Environmental management plans, tip dockets, classification reports, education through toolboxes and site inductions	Materials tracking register is being maintained for material including classification, volume and type of fill being imported and exported.	Compliant
Disposal of Seepage and Stormwater					
C31	Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the <i>Protection of the Environment Operations Act 1997</i> .	Construction	Dewatering permit, site induction	Soil and water management has been implemented as per Soil and Water Management Controls developed by Bonacci. The EPA has provided its opinion on the SSDA condition in writing advising that the EPA is not responsible for granting permission to discharge into stormwater contrary to what the SSDA condition requires. All site water utilities are connected and operational.	Compliant
Unexpected Finds Protocol – Aboriginal Heritage					
C32	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the site included in the information provided to AHIMS. The	Construction	Unidentified finds protocol, site induction	An unidentified finds protocol has been developed for the project, Included in CEMP Heritage Sub-plan CEMP Section 12.5. No finds have occurred within the reporting period.	Not triggered

Condition of Consent	Compliance Requirement	Development Phase	Monitoring and Methodology	Evidence and Comments	Compliance Status
	Applicant must consult with the Aboriginal community representatives, the archaeologists and OEH to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of OEH.				
Unexpected Finds Protocol – Historic Heritage					
C33	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the OEH Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of Heritage Division of the OEH.	Construction	Unidentified finds protocol, site induction	An unidentified finds protocol has been developed for the project. Included in CEMP Heritage Sub-plan CEMP Section 12.5. No finds have occurred within the reporting period.	Not triggered
Waste Storage and Processing					
C34	Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Construction	Environmental Management Plan Tip Dockets Site Inspections Induction Records	Waste skip bins provided onsite in designated waste storage area and are kept covered where required. Appendix B – Site Photos 14/04/2022.	Compliant
C35	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Construction	Environmental Management Plan Tip Dockets Site Inspections Induction Records	Waste bins onsite and recycling is being managed by licensed general waste subcontractor, Indigi Bins Australia. Sighted monthly waste reports up to February 2022, including quantities of construction waste removed from site.	Compliant
C36	The body of any vehicle or trailer used to transport waste or excavation spoil must be covered before leaving the premises to prevent any spillage or escape of any dust, waste of spoil. Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises.	Construction	Environmental Management Plan Tip Dockets Site Inspections Induction Records	Spoil and similar materials have been removed by truck and dog. All loads are covered and being removed to licensed waste facility. Excavation and spoil haulage is largely complete, with works predominately being undertaken internally within the building. Appendix B – Site Photos 14/04/2022.	Compliant
C37	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.	Construction	Environmental Management Plan Tip Dockets Site Inspections Induction Records	There was no concrete washout or disposal on site during the reporting period.	Not triggered
Handling of Asbestos					
C38	The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – ‘Transportation and management of asbestos waste’ must also be complied with.	Construction	Correspondence of notification when required.	No notification required to date. No asbestos disposed offsite. Remediated zone below reportable limit.	Compliant
Independent Environmental Audit					
C39	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.	Prior to commencement of construction	Proposed Independent Auditors & Program and DPIE acceptance letter	Letter from the Department confirming approval on the 20/03/2019 for AQUAS to be the independent auditors during the project.	Compliant
C40	No later than four weeks before the date notified for the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	Prior to commencement of construction	Proposed Independent Auditors & Program and DPIE acceptance letter	Audit Program sent to the Department on 14/03/19. Latest version is Revision 4, dated 11 May 2020.	Compliant
C41	Table 1 of the Independent Audit Post Approval Requirements (Department 2009) is amended so that the frequency of audits required in the construction phase is: (a) An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and (b) A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.	Construction	Proposed Independent Auditors & Program and results of audit post audit being undertaken.	Independent Audit Program (Rev 4, dated 11/05/2020). Section 3.1 of the Audit Program specifies the timeframes as set out in this condition. Revision 4 provided an updated audit schedule.	Compliant

Condition of Consent	Compliance Requirement	Development Phase	Monitoring and Methodology	Evidence and Comments	Compliance Status
C42	In all other respects Table 1 remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks notice to the applicant of the date upon which the audit must be commenced.	Construction	Audit Program and Independent Audits	The Secretary has not directed Independent Audits to occur at different times to that specified in CoC C41.	Not triggered
C43	Independent Audits of the development must be carried out in accordance with: (a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C39 of this consent; and (b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018)	Construction	Audit Report completed as per the program and requirements.	Independent Audit Program (Revision 4, dated 11/05/2020). Section 2.1 of the Department's Independent Audit Post Approval Requirements states that the due dates (which are set out in the Independent Audit Program) relate to the completion of all activities required in an Independent Audit, including submitting a final Audit Report to the Department and the Certifying Authority. As per the Independent Audit Program, the fifth Independent Audit was scheduled to occur by 04/05/2022. This audit was undertaken on 07/04/2022. The audit report has been drafted but not yet finalised (AQ1245.05, draft report).	Compliant
C44	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C41 of this consent; (b) submit the response to the Department and the Certifying Authority; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.	Construction	Review and respond to the Audit Report Submit the response to the DPIE and Certifier Make the Audit and Response publicly available.	Independent Audit Program (Revision 4, dated 11/05/2020). Section 2.1 of the Department's Independent Audit post Approval Requirements states that the due dates [which are set out in the Independent Audit Program] relate to the completion of all activities required in an Independent Audit, including submitting the proponent's response to audit findings to the Department and the Certifying Authority. As per the Independent Audit Program, the fifth Independent Audit was scheduled to occur by 04/05/2022. This audit was undertaken on 07/04/2022. The audit report has been drafted but not yet finalised (AQ1245.05, draft report).	Compliant
C45	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	Operation	Cease Audits only when approval issued by the DPIE	Condition relates to operational phase and is not triggered for this reporting period.	Not triggered
Incident Notification, Reporting and Response					
C46	The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.	Construction	Incident management system	No incidents (as defined by the Consent) were identified by the project during this reporting period.	Not triggered
C47	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1 .	Construction	Incident management system	No incidents (as defined by the Consent) were identified by the project during this reporting period.	Not triggered
Non-Compliance Notification					
C48	The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	Construction	Compliance Reports	No non compliances were identified during the reporting period.	Not triggered
C49	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.	Construction	Compliance Reports	No non compliances were identified during the reporting period.	Not triggered
C50	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Construction	Compliance Reports	Noted.	Not triggered

Condition of Consent	Compliance Requirement	Development Phase	Monitoring and Methodology	Evidence and Comments	Compliance Status
Revision of Strategies, Plans and Programs					
C51	Within three months of:	Construction	-	-	Non-compliant
	(a) the submission of a compliance report under condition B40;		Compliance Reports	The sixth Compliance Report (CCR5) was prepared on 19/11/2021 and submitted to the Department and the Certifying Authority on 25/11/2021. A review of the strategies, plans and programs required under this consent was therefore required by 25/02/2022. CPB issued a notification to the Department on 07/04/2022 advising that a review of the strategies, plans and programs had been undertaken. The Certifier was notified of this on 08/04/2022. No changes have been made to the CEMP and Sub-Plans as part of this review, but the CEMP was updated to Revision 8, dated 15/03/2022. Non-compliance: The Department and Certifying Authority were not notified within 3 months of submission of CCR5 that a review of the strategies, plans and programs required under this consent was being undertaken.	
	(b) the submission of an incident report under condition C46;		Compliance Reports	No incidents took place during the reporting period.	
	(c) the submission of an Independent Audit under condition C43;		Compliance Reports	The latest Independent Audit Report is dated 03/05/2021. Review notification issued to the Department on 03/06/2021. Not triggered for this reporting period as the Independent Audit Report for the audit conducted 07/04/2022 has not yet been finalised and submitted to the Department. Once issued, a review of strategies/plans/ programs under C51 will be required within three months.	
	(d) the approval of any modification of the conditions of this consent; or		Compliance Reports	There were no modifications to the conditions of this consent during the reporting period.	
	(e) the issue of a direction of the Planning Secretary under condition A2 which requires a review,		Compliance Reports	No such direction has been issued.	
	the strategies, plans and programs required under this consent must be reviewed, and the Department and the Certifying Authority must be notified in writing that a review is being carried out.		Compliance Reports	CPB issued a notification to the Department on 07/04/2022 advising that a review of the strategies, plans and programs was being undertaken. The Certifier was notified of this on 08/04/2022. As noted above, this did not take place within three months of issuing CCR5, as required. It is noted that the review conducted did not result in any updates being made to the strategies, plans, and programs required under this consent.	
C52	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review. <i>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.</i>	Construction	Record keeping of correspondence from authorities.	The Project received a Request for Information (RFI) from the Planning Secretary on 21/12/2021 in relation to submission of the revised Staging Report for the Project (Revision 17). Comments raised as part of this RFI were addressed by the Project, and Revision 17b of the Staging Report has been approved. This is confirmed in a letter from the Planning Secretary to Health Infrastructure NSW, dated 11/04/2022. A further revision to the Project's Staging Report has been prepared (Rev 18, dated 27/04/2022), which was submitted to the Planning Secretary on 02/05/2022.	Compliant
Operational Noise – Design of Mechanical Plant and Equipment					
C53	Prior to commencement of the installation and associated construction of plant and equipment, a detailed operational noise and vibration impact assessment shall be submitted to the Certifying Authority and the Department. The assessment must:	Prior to commencement of the installation and	Nepean Hospital Stage 1 – Construction – Compliance with Condition 30 – Mechanical Plant	Operational noise and vibration impact assessment completed and submitted to the Certifying Authority and Department.	Compliant

Condition of Consent	Compliance Requirement	Development Phase	Monitoring and Methodology	Evidence and Comments	Compliance Status
		associated construction of plant and equipment.	Equipment Operational Noise, Acoustic Logic, dated 30/10/2020 (Ref: 20181654.3/0511A/R1/VF). Operational noise and vibration impact assessment provided to the Department on 05/11/2020.		
	(a) prepared by a suitably qualified person.		Prepared by Victor Fattoretto of Acoustic Logic Consultancy Pty Ltd.		
	(b) detail the operational noise and vibration sources and activities, including mechanical plant.		Nepean Hospital Stage 1 – Construction – Compliance with Condition 30 – Mechanical Plant Equipment Operational Noise, Acoustic Logic, dated 30/10/2020 (Ref: 20181654.3/0511A/R1/VF).		
	(c) outline all feasible and reasonable noise and vibration mitigation and management measures to be implemented.				
	(d) demonstrate that noise levels will not exceed the recommended operational noise levels identified in the Acoustic Assessment Report (Rev 9) prepared by Acoustic Logic dated 15/11/2018.				
	The Applicant must incorporate the noise mitigation recommendations in the Acoustic Assessment Report (Rev 9) prepared by Acoustic Logic dated 15/11/2018 into the detailed design drawings. The Certifying Authority must verify that all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Acoustic Report.		Correspondence with Certifier – SSDA – Compliance with Consent Condition C53, dated 05/11/2020 (Aconex Ref: CPB Con-GCOR-029691).	Correspondence with Certifier confirms design compliance with the operational noise and vibration impact assessment.	Compliant
PART D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE					
Notification of Occupation					
D1	The date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before occupation. If the operation of the development is to be staged, the Department must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Prior to occupation or commencement of use	Correspondence with the Department regarding commencement of occupation	Letter submitted by HINSW to DPE on the 11/01/2022 notifying the building commissioning on 15/2/2022, First Occupation on the 10/5/2022, and Second Occupation on 11/10/2022.	Compliant
External Walls and Cladding					
D2	Prior to the occupation of the building, the Applicant must provide the Certifying Authority with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	Prior to occupation or commencement of use	Staging Report	External walls on the link bridge and maternity access are still being constructed. Condition to be closed during Stage 9, anticipated before the end of Q2 2022 as per revised Staging Report (Rev 18, dated 27/04/2022), which was submitted to the Planning Secretary on 02/05/2022. The following external and common wall components certificates have been issued: <ul style="list-style-type: none"> Brighton 18/11/2021. Facetti Masonry Contractor 09/12/2021 CPB dated 10/12/2021 Eureka Façade Engineer 03/12/2021 	Not triggered
D3	The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	Prior to occupation or commencement of use	Staging Report	External walls on the link bridge and maternity access are still under construction. All documentation will be finalised and issued to Council and the Certifying Authority during Stage 9, once construction work is complete. This is anticipated to be closed before the end of Q2 2022 as per revised Staging Report (Rev 18, dated 27/04/2022), which was submitted to the Planning Secretary on 02/05/2022.	Not triggered

Condition of Consent	Compliance Requirement	Development Phase	Monitoring and Methodology	Evidence and Comments	Compliance Status
Post-construction Dilapidation Report					
D4	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:	Prior to occupation or commencement of use	Staging Report	All documentation will be finalised and issued to Council and the Certifying Authority during Stage 9, once construction work is complete. This is anticipated to be closed before the end of Q2 2022 as per revised Staging Report (Rev 18, dated 27/04/02022), which was submitted to the Planning Secretary on 02/05/2022.	Not triggered
	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				
	(i) 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.				
Protection of Public Infrastructure					
D5	Unless the Applicant and the applicable authority agree otherwise, the Applicant must:	Prior to occupation or commencement of use	Staging Report	Repair of street and internal roads to be completed. This will be undertaken during Stage 9, once construction work is complete, anticipated to be closed before the end of Q2 2022 as per revised Staging Report (Rev 18, dated 27/04/02022), which was submitted to the Planning Secretary on 02/05/2022.	Not triggered
	(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.				
	<i>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 this consent.</i>				
Utilities and Services					
D6	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 <i>Sydney Water Act 1994</i> .	Prior to occupation or commencement of use	Compliance Certificate from Sydney water for water and sewerage infrastructure servicing of the site	Section 73 Compliance Certificate has been issued by Sydney Water, dated 19/01/2021. This was issued to the Certifier on 02/09/2021. Sighted email correspondence with the Certifier dated 06/09/2021, confirming their acceptance and closure of D6.	Compliant
Roadworks and Access					
D7	The Applicant must complete the new Somerset Street access works prior to operation of the development to the satisfaction of Council.	Prior to occupation or commencement of use	Staging Report	Repair of Somerset Street still to be completed and approval from Council to be sought. This condition is anticipated to be closed before the end of Q2 2022 as per revised Staging Report (Rev 18, dated 27/04/02022), which was submitted to the Planning Secretary on 02/05/2022.	Not triggered
Works as Executed Plans					
D8	Prior to occupation of the building, works-as-executed drawings signed by a registered surveyor demonstrating that is in accordance with Council's Engineering Construction Specification for Civil Works, Water Sensitive Urban Design Technical Guidelines and Stormwater Drainage for Building Developments, and finished ground levels have been constructed as approved, must be submitted to the Certifying Authority.	Prior to occupation or commencement of use	Staging Report	Works associated with D8 are still being undertaken. Following the completion of the public domain works this condition will be closed, anticipated before the end of Q2 2022 as per revised Staging Report (Rev 18, dated 27/04/02022), which was submitted to the Planning Secretary on 02/05/2022.	Not triggered

Condition of Consent	Compliance Requirement	Development Phase	Monitoring and Methodology	Evidence and Comments	Compliance Status
Green Travel Plan					
D9	<p>Prior to the commencement of operation, a Green Travel Plan (GTP), must be prepared and be submitted to the Secretary to promote the use of active and sustainable transport modes. The plan must:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified traffic consultant in consultation with (Sydney Coordination Office) Transport for NSW; (b) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP; (c) set out measures to encourage staff to park in dedicated staff car parks; (d) outline facilities and measures to promote public transport usage, car share schemes and employee incentives; (e) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; and (f) describe pedestrian and bicycle linkages and end of trip facilities available on-site. (g) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of staff to and from hospital. 	Prior to occupation or commencement of use	Staging Report	This condition will be closed during Stage 9 once the requirements of this condition have been satisfied and construction work is complete (anticipated before the end of Q2 2022).	Not triggered
Mechanical Ventilation					
D10	<p>Following completion, installation and testing of all mechanical ventilation systems, the Applicant must provide evidence to the satisfaction of the Certifying Authority, prior to the final occupation, that the installation and performance of the mechanical systems complies with:</p> <ul style="list-style-type: none"> (a) the BCA; (b) AS 1668.2-2012 <i>The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and other relevant codes; (c) the development consent and any relevant modifications; and (d) any dispensation granted by the NSW Fire Brigade. 	Prior to occupation or commencement of use	Staging Report	<p>Completion, installation and testing of all mechanical ventilation systems will be closed out during Stage 9 as follows:</p> <ul style="list-style-type: none"> • In May 2022 for the Main Tower, and • Before the end of Q2 2022 for the Maternity Access Walkway. 	Not triggered
Car Parking Arrangements					
D11	Unless otherwise agreed by the Planning Secretary, occupation or commencement of use of the building must not occur until evidence to the satisfaction of the Planning Secretary is submitted demonstrating that a minimum of 2,009 car parking spaces are available to staff and visitors on the site.	Prior to occupation or commencement of use	Staging Report	<p>Condition not triggered at this stage as per approved Staging Report (Revision 17b, approved by Planning Secretary's delegate on 11/04/2022).</p> <p>It is noted that in the approval letter for Revision 17b of the Project Staging Report, DPE highlighted the following:</p> <p><i>"You are reminded that a revised Staging Report must be submitted to the Planning Secretary for approval prior to decommissioning of the existing helipad and constructing the remaining 108 car parking spaces."</i></p>	Not triggered
D12	Prior to the occupation of the building, a car parking wayfinding strategy must be submitted to the Certifying Authority which details proposed measures, such as the installation of signage, to advise of, and direct drivers to, the various car parking facilities available across the site.	Prior to occupation or commencement of use	<p>Car parking wayfinding strategy</p> <p>Correspondence demonstrating submission of car parking wayfinding strategy to Certifying Authority</p> <p>BCA Partial Completion Certificate BCAC- 22012, BM+G, dated 14/02/2022</p>	Car parking wayfinding strategy developed by Urbanite, dated 17/09/2021. Strategy was submitted to the Certifier on 03/12/2021. Sighted email correspondence with the Certifier dated 03/12/2021, confirming their acceptance of the assessment and closure of D12.	Compliant

Condition of Consent	Compliance Requirement	Development Phase	Monitoring and Methodology	Evidence and Comments	Compliance Status
Road Damage					
D13	The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development is to be met in full by the Applicant prior to commencement of use of any stage of the development.	Prior to occupation or commencement of use	Staging Report	Repair of Somerset Street to be undertaken following completion of construction works, anticipated before the end of Q2 2022 as per revised Staging Report (Rev 18, dated 27/04/2022), which was submitted to the Planning Secretary on 02/05/2022.	Not triggered
Fire Safety Certification					
D14	Prior to the final occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	Prior to occupation or commencement of use	Staging Report	This condition will be closed during Stage 9 as follows: <ul style="list-style-type: none"> In May 2022 for the Main Tower, and Before the end of Q2 2022 for the Maternity Access Walkway. 	Not triggered
Structural Inspection Certificate					
D15	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: <ol style="list-style-type: none"> 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 the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s. 	Prior to occupation or commencement of use	Staging Report BCA Partial Completion Certificate BCAC- 22012, BM+G, dated 14/02/2022	This condition will be closed during Stage 9 as follows: <ul style="list-style-type: none"> In May 2022 for the Main Tower, and Before the end of Q2 2022 for the Maternity Access Walkway. BCA Partial Completion Certificate (BCAC- 22012) issued by BM+G, dated 14/02/2022.	Not triggered
Compliance with Food Code					
D16	Where relevant, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 <i>Design, construction and fit-out of food premises</i> . The Applicant must provide evidence of receipt of the certificate to the satisfaction of the Certifying Authority prior to occupation.	Prior to occupation or commencement of use	Staging Report	Condition not triggered at this stage, as per revised Staging Report (latest version is Revision 17b, approved by Planning Secretary's delegate on 11/04/2022). These works are planned to be completed at Stage 10.	Not triggered
Stormwater Quality Management Plan					
D17	Prior to occupation of the building, an Operation and Maintenance Plan (OMP) is to be prepared to ensure proposed stormwater quality measures remain effective. The OMP must contain the following: <ol style="list-style-type: none"> maintenance schedule of all stormwater quality treatment devices; record and reporting details; relevant contact information; and Work Health and Safety requirements. 	Prior to occupation or commencement of use	Operation and Maintenance Plan	Operation and Maintenance Plan (dated 08/11/2021) developed by Bonacci Civil and submitted to the Certifier on 24/11/2021. Sighted email correspondence with the Certifier dated 08/03/2022, confirming their acceptance of the assessment and closure of D17 and D18.	Compliant
D18	Details demonstrating compliance must be submitted to the Certifying Authority prior to occupation.	Prior to occupation or commencement of use	Correspondence with Certifying Authority demonstrating submission of Operation and Maintenance Plan	See D17.	Compliant
Rainwater Harvesting					
D19	A signed works-as-executed Rainwater Re-use Plan must be provided to the Certifying Authority prior to occupation of the building.	Prior to occupation or commencement of use	Rainwater Re-use Plan Correspondence with Certifying Authority demonstrating submission of Plan	Works-as-executed Rainwater Re-use Plan prepared by Axis Plumbing (dated 01/08/2021). Water from the rainwater tank to be used for landscape irrigation. Plan issued to the Certifier on 08/12/2021. Sighted email correspondence with the Certifier dated 13/01/2022, confirming their acceptance and closure of D19.	Compliant

Condition of Consent	Compliance Requirement	Development Phase	Monitoring and Methodology	Evidence and Comments	Compliance Status
Warm Water Systems and Cooling Systems					
D20	The installation, operation and maintenance of warm water systems and water cooling systems (as defined under the <i>Public Health Act 2010</i>) must comply with the <i>Public Health Act 2010</i> , Public Health Regulation 2012 and Parts 1 and 2 (or Part 3 if a Performance-based water cooling system) of <i>AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance</i> and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	Prior to occupation or commencement of use	Installation certificate Correspondence with Certifying Authority demonstrating acceptance	Installation certificate issued for Milestone 1 works, dated 22/02/2022. Certificate issued to the Certifier on 03/03/2022. Sighted email correspondence with the Certifier dated 08/03/2022, confirming their acceptance and closure of D20.	Compliant
Outdoor Lighting					
D21	To ensure that lighting of the building is sympathetic to the suburban environment and does not emphasise the scale of the building, the Applicant must prepare a lighting strategy for the proposed building in consultation with Council. The strategy shall be submitted to the satisfaction of the Certifying Authority prior to the occupation of the building and a copy provided to the Department and Council.	Prior to occupation or commencement of use	Lighting strategy Evidence that lighting strategy was prepared in consultation with Council Correspondence with Certifying Authority demonstrating acceptance of lighting strategy Correspondence demonstrating submission of the lighting strategy to the Department and Council	Lighting strategy has been prepared and was issued to Penrith City Council for consultation on the 13/09/2021. The strategy was submitted to the Certifier on 28/09/2021 and one recommendation was made for the Design Compliance Certificate prepared by Star Group to specifically reference compliance with D21. The certificate was subsequently amended and the Certifier confirmed their acceptance of the lighting strategy and closure of D21 on 03/12/2021.	Compliant
D22	The Applicant must ensure the installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers. Outdoor lighting must: (a) comply with the latest version of AS 4282-1997 - <i>Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997); and (b) be mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	Prior to occupation or commencement of use	Staging Report	Certification will be provided once all lighting is installed. This condition will be closed during Stage 9 as follows: <ul style="list-style-type: none"> In May 2022 for the Main Tower, and Before the end of Q2 2022 for the Maternity Access Walkway. 	Not triggered
D23	The Applicant shall ensure that the installed lighting associated with the development achieves the objective of not causing distraction to helicopter operations associated with the proposed helipad having regard to the advice of a suitably qualified and experienced aviation professional and relevant National and International guidelines.	Prior to occupation or commencement of use	Letter from AviPro confirming that lighting installed does not cause distraction to helicopter operations of new helipad	Helipad test flight undertaken on 07/10/2021. Letter provided by AviPro, dated 07/10/2021, confirmed compliance with D23. This letter was issued to the Certifier on 09/12/2021. Sighted email correspondence with the Certifier dated 13/01/2022, confirming their acceptance and closure of D23.	Compliant
D24	Upon installation of outdoor lighting, but before it is finally commissioned, the Applicant must submit to the Certifier evidence from a qualified practitioner demonstrating compliance in accordance with conditions D21 and D22.	Prior to occupation or commencement of use	Staging Report BCA Partial Completion Certificate BCAC- 22012, BM+G, dated 14/02/2022	This condition will be closed during Stage 9 as follows: <ul style="list-style-type: none"> In May 2022 for the Main Tower, and Before the end of Q2 2022 for the Maternity Access Walkway. BCA Partial Completion Certificate (BCAC- 22012) issued by BM+G, dated 14/02/2022.	Not triggered
Signage					
D25	Way-finding signage and signage identifying the location of staff car parking must be installed prior to occupation.	Prior to occupation or commencement of use	Staging Report	Way-finding signage to be installed during Stage 9 once the maternity access is completed. This is anticipated before the end of Q2 2022 as per revised Staging Report (Rev 18, dated 27/04/2022), which was submitted to the Planning Secretary on 02/05/2022.	Not triggered
D26	Bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas prior to occupation.	Prior to occupation or commencement of use	Staging Report	Bicycle way-finding signage to be installed during Stage 9 once the maternity access is completed. This is anticipated before the end of Q2 2022 as per revised Staging Report (Rev 18, dated 27/04/2022), which was submitted to the Planning Secretary on 02/05/2022.	Not triggered
D27	'Do not drink' signage on non-potable water used for toilet flushing and to new hose taps and irrigation systems for landscaped areas must be installed within the site prior to occupation.	Prior to occupation or commencement of use	Staging Report	'Do not drink' signage to be installed during Stage 9, anticipated before the end of Q2 2022.	Not triggered

Condition of Consent	Compliance Requirement	Development Phase	Monitoring and Methodology	Evidence and Comments	Compliance Status
D28	Prior to occupation, installation of flood warning signs on the north-eastern corner of the site to prevent access from Great Western Highway during major flood events.	Prior to occupation or commencement of use	Evidence of signage installed	Flood warning signage developed by Bonacci. Signage has been positioned it in the north-east corner of the site (near Cancer Care). Sighted email correspondence with the Certifier dated 13/01/2022, confirming their acceptance and closure of D28.	Compliant
Operational Waste Management Plan					
D29	<p>Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Department/Certifying Authority. The Waste Management Plan must:</p> <ul style="list-style-type: none"> (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 <i>Protection of the Environment Operations Act 1997</i>, <i>Protection of the Environment Operations (Waste) Regulation 2014</i> and the <i>Waste Classification Guideline</i> (Department of Environment, Climate Change and Water, 2009); (c) detail the materials to be reused or recycled, either on or off site; and (d) include the Management and Mitigation Measures included in Section 11 of the EIS. 	Prior to occupation or commencement of use	Operational Waste Management Plan Correspondence demonstrating submission of the Plan to the Department and Certifying Authority	<p>An Operational Waste Management Plan (Version 1, dated 23/07/2021) has been developed for the Project. The Plan was submitted to the Certifier on 04/08/2021. Sighted email correspondence with the Certifier dated 09/08/2021, confirming their acceptance of the Plan.</p> <p>The Plan was subsequently submitted to the Planning Secretary, who confirmed acceptance of the Plan in writing on 24/08/2021.</p>	Compliant
Validation Report					
D30	<p>The Applicant must prepare a Validation Report for the development. The Validation Report must:</p> <ul style="list-style-type: none"> (a) be prepared by an appropriately qualified environmental consultant and reviewed by an EPA accredited Site Auditor; (b) be submitted to EPA, the Planning Secretary and the Certifying Authority for information one month after the completion of remediation works; (c) be prepared in accordance with the RAP and the Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (OEHL, 2011); (d) include, but not be limited to: <ul style="list-style-type: none"> (i) comment on the extent and nature of the remediation undertaken; (ii) describe the location, nature and extent of any remaining contamination on site; (iii) sampling and analysis plan and sampling methodology; (iv) results of sampling of treated material, compared with the treatment criteria; (v) details of the volume of treated material emplaced within the containment cell and its location; (vi) results of any validation sampling, compared to relevant guidelines/criteria; (vii) discussion of the suitability the remediated areas for the intended land use; and (viii) any other requirement relevant to the project. 	Prior to occupation or commencement of use	Staging Report	<p>The validation report needs to capture all the works and collate all the dockets for imported/exported material for Stage 9. As such, D30 will be closed prior to completion of Stage 9.</p> <p>JBS&G has been engaged to prepare the validation report.</p>	Not triggered
Site Audit Report and Site Audit Statement					
D31	Prior to occupation of the building, the Applicant must obtain from an EPA accredited Site Auditor, a Site Audit Statement and a Site Audit Report which demonstrates that the site is suitable for its intended use(s).	Prior to occupation or commencement of use	Staging Report	<p>This condition will be closed following completion of validation report prior to completion of Stage 9.</p> <p>The Project has engaged Senversa to conduct this work.</p>	Not triggered
D32	Within 3 months of submission of the Validation Report required by condition D30, the Applicant must demonstrate to the satisfaction of the Certifying Authority that the Site Auditor has submitted a Site Audit Report and Site Audit Statement to EPA in accordance with the requirements of EPA's <i>Guidelines for the NSW Site Auditor Scheme</i> (3rd Edition) 2017.	Prior to occupation or commencement of use	Staging Report	<p>Contractor to provide compliance documentation to the Certifying Authority within 3 months of submission of the Validation Report required by condition D30. This condition will be closed during Stage 9.</p> <p>The Project has engaged Senversa to conduct this work.</p>	Not triggered

Condition of Consent	Compliance Requirement	Development Phase	Monitoring and Methodology	Evidence and Comments	Compliance Status
Landscaping					
D33	<p>Prior to occupation of the building, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Certifying Authority. The plan must:</p> <ul style="list-style-type: none"> (a) detail the species to be planted on-site; (b) describe the monitoring and maintenance measures to manage revegetation and landscaping works; (c) be consistent with the Applicant's Management and Mitigation Measures at EIS; and (d) provide for the planting of 222 228 229 trees as per the Landscape Plans and Plant Schedule prepared by Arcadia Landscape Architecture dated 24/08/2018 03/09/2019 6/10/2021. <p style="text-align: right;">[SSD-8766-Mod-2] [SSD-8766-Mod-5]</p>	Prior to occupation or commencement of use	Landscape Management Plan Correspondence with Certifying Authority regarding acceptance of the Landscape Management Plan	Landscape Management Plan addressing D33 prepared by O Landscapes, dated November 2021. The Plan submitted to the Certifying Authority on the 03/12/2021. Sighted email correspondence with the Certifier dated 03/12/2021, confirming their acceptance and closure of D33 and D34.	Compliant
D34	The Applicant must not commence operation until the Landscape Management Plan is submitted to the Certifying Authority.	Prior to occupation or commencement of use	Correspondence with the Certifying Authority demonstrating submission of the Landscape Management Plan prior to commencement of operations	See D33.	Compliant
Ecologically Sustainable Development					
D35	<p>Within 6 months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star As Built rating unless updated NSW Health Engineering Guidelines are accepted by the Planning Secretary. Evidence of the certification or other evidence as agreed with the Planning Secretary in updated NSW Health Engineering Services Guidelines must be provided to the Certifying Authority and the Planning Secretary.</p> <p><u>Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifying Authority and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under Condition B16, evidence of compliance of implementation must be provided to the Planning Secretary and Certifying Authority.</u></p> <p style="text-align: right;">[SSD-8766-Mod-4]</p>	Within 6 months of occupation or commencement of use	Correspondence with the Department Staging Report	<p>Letter received from the Department to Health Infrastructure NSW dated 22/10/2019 approving an alternative methodology for ESD outcomes, subject to a final design guidance note being provided to the Department and the amended version of the health Engineering Services Guideline (see B16).</p> <p>Completion of this condition requires ESD information from the first 6-months of operations (commencing in Stage 9). As such, this Condition will be closed within 6-months of operations.</p>	Not triggered
Easements					
D36	A drainage easement is to be dedicated over the existing drainage infrastructure that drains Barber Avenue through the hospital grounds to Somerset Street. The drainage easement widths are to be in accordance with Council's Stormwater Drainage Specification for Building Developments.	Prior to occupation or commencement of use	<p>Drawings detailing dedicated drainage easement</p> <p>Evidence of compliance with Council's Stormwater Drainage Specification for Building Developments</p>	Registered and signed easement plans (received from Land Registry Services on the 21/10/2021) were submitted to the Certifier on 25/10/2021. Sighted email correspondence with the Certifier dated 26/10/2021, confirming their acceptance and closure of D36.	Compliant
Hospital Shuttle Bus					
D37	A report with revised shuttle bus schedule, including pick up and drop off points is to be provided to the Certifying Authority and the Planning Secretary. This report should demonstrate compliance with disability access requirement at the pick-up and drop-off points, timing and integration with public transport services and provide waiting areas that have weather protection.	Prior to occupation or commencement of use	Shuttle Bus Route Assessment Correspondence demonstrating submission of Shuttle Bus Route Assessment to the Certifying Authority and Planning Authority	<p>Shuttle Bus Route Assessment (revision 4, dated 08/06/2021) prepared by PTC.</p> <p>Sighted email correspondence with the Certifier dated 09/07/2021, confirming their acceptance of the assessment and closure of D37.</p> <p>Report was also provided to the Planning Secretary and some comments issued to the Project. These were addressed and the Planning Secretary confirmed acceptance of the report in writing.</p>	Compliant



Condition of Consent	Compliance Requirement	Development Phase	Monitoring and Methodology	Evidence and Comments	Compliance Status
Wind Tunnel Testing					
D38	Prior to the occupation of the building, details of compliance with the recommendations within the Pedestrian wind Environment Statement prepared by Windtech dated 6/04/2018 is to be submitted to the Certifying Authority.	Prior to occupation or commencement of use	Staging Report	Landscaping works are still being undertaken. This condition will be closed during Stage 9 once all landscaping is completed around the maternity access. This is anticipated before the end of Q2 2022, as per revised Staging Report (Rev 18, dated 27/04/02022), which was submitted to the Planning Secretary on 02/05/2022.	Not triggered
PART E POST OCCUPATION					
Operation of Plant and Equipment					
E1	All plant and equipment used on site, or to monitor the performance of the development must be: <div>(a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner.</div>	Operational phase	Not triggered for this Compliance Report.		
Community Communication Strategy					
E2	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	Operational phase (12 months)	Not triggered for this Compliance Report.		
Operational Noise Limits					
E3	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Acoustic Assessment Report (Rev) prepared by Acoustic Logic and dated 15/11/2018.	Operational phase	Not triggered for this Compliance Report.		
E4	The Applicant must undertake short term noise monitoring in accordance with the <i>Noise Policy for Industry</i> where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in Acoustic Assessment Report (Rev) prepared by Acoustic Logic and dated 15/11/2018. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.	Operational phase	Not triggered for this Compliance Report.		
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.	Operational phase	Not triggered for this Compliance Report.		
Green Travel Plan					
E6	The Green Travel Plan required by condition D9 of this consent must be updated annually and implemented.	Operational phase	Not triggered for this Compliance Report.		
Outdoor Lighting					
E7	Notwithstanding Condition D21, 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.	Operational phase	Not triggered for this Compliance Report.		




Condition of Consent	Compliance Requirement	Development Phase	Monitoring and Methodology	Evidence and Comments	Compliance Status
Fire Safety Certificate					
E8	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.	Operational phase		Not triggered for this Compliance Report.	
Landscaping					
E9	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D33 for the duration of occupation of the development.	Operational phase		Not triggered for this Compliance Report.	
Hazard Audit					
E10	Within twelve months after the commencement of operation and every three years thereafter, or at such intervals as the Planning Secretary may agree, the Applicant must carry out a comprehensive Hazard Audit of the development. Division 9.4 of Part 9 of the EP&A Act applies to these audits, which are for the purpose of hospital. The audits must: <ul style="list-style-type: none"> (a) be carried out at the Applicant's expense by a qualified person or team, who have been approved by the Planning Secretary and are independent of the development; (b) be carried out in accordance with the Department's Hazardous Industry Planning Advisory Paper No. 5, 'Hazard Audit Guidelines'; and (c) include a review of the site Safety Management System and a review of all entries made in the incident register since the previous audit. 	Operational phase		Not triggered for this Compliance Report.	
E11	Within one month of completing each audit carried out in accordance with condition C43, the Applicant must submit a report to the satisfaction of the Planning Secretary for information. The audit report must be accompanied by a program for the implementation of all recommendations made in the audit report. If the Applicant intends to defer the implementation of a recommendation, reasons must be documented.	Operational phase		Not triggered for this Compliance Report.	
Hazards and Risk					
E12	The Applicant must store all chemicals, fuels and oils used on-site in accordance with: <ul style="list-style-type: none"> (a) the requirements of all relevant Australian Standards; and (b) the NSW EPA's <i>Storing and Handling of Liquids: Environmental Protection – Participants Manual</i> if the chemicals are liquids. 	Operational phase		Not triggered for this Compliance Report.	
E13	In the event of an inconsistency between the requirements of condition E12(a), the most stringent requirement must prevail to the extent of the inconsistency	Operational phase		Not triggered for this Compliance Report.	
Dangerous Goods					
E14	The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department of Planning's <i>Hazardous and Offensive Development Application Guidelines – Applying SEPP 33</i> at all times.	Operational phase		Not triggered for this Compliance Report.	
Discharge Limits					
E15	The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided for in an EPL.	Operational phase		Not triggered for this Compliance Report.	
Bunding					
E16	The Applicant must store all chemicals, fuels and oils used on-site in appropriately banded areas in accordance with the requirements of all relevant Australian Standards, and/or EPA's <i>Storing and Handling of Liquids: Environmental Protection – Participants Manual</i> (Department of Environment and Climate Change, 2007)	Operational phase		Not triggered for this Compliance Report.	




*Changes to conditions made by Mod 1 (25/06/19), Mod 2 (10/10/19), Mod 3 (14/08/19), Mod 4 (01/12/19), and Mod 5 (14/10/2021). Deletions are in ~~strikeout~~, and additions are in **bold and underlined**.



APPENDIX B – SITE PHOTOS (14-04-2022)


No.	Comment	Photograph
1	Site hoarding with SINSW branding on Somerset Street boundary	
2	Shade cloth installed along temporary fencing on Somerset Street boundary	

No.	Comment	Photograph
3	Construction waste skip bin onsite	
4	Internal road and landscaping	

No.	Comment	Photograph
5	Building cladding	
6	Landscaped area beneath temporary walkway	
7	Ongoing construction activities, with plant and equipment onsite	

No.	Comment	Photograph
8	Traffic control measures in place at site access point	
9	General waste bins sighted onsite near compound area	
10	Hazardous materials storage cage sited on bunded pallet	

No.	Comment	Photograph
11	Spill kit adjacent to banded hazardous materials storage cage	
12	Site notice on hoarding along Somerset Street	

No.	Comment	Photograph
13	Construction waste skip bin seen being removed from site, with load covered	
14	Site egress onto Somerset Street	