



Nepean Redevelopment

Independent Audit Program

**SSDA 8766 – Nepean Hospital
Redevelopment – Stage 1**

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1. Glossary of Terms

Term / Acronym	Definition
Aconex	A web-based document management system that provides the primary document management application for CPB on the project and will be used to manage correspondence, design documentation, electronic distribution and approval processes, records and identified records and quality documentation.
CEMP	Construction Environmental Management Plan
Client	Health Infrastructure
CoA	Conditions of Approval
CPB	CPB Contractors
CTP	Compliance Tracking Program
D&C	Design & Construct
DPE	NSW Department of Planning and Environment
EIS	Environmental Impact Statement
EMS	Environmental Management System
EP&A Act	Environmental Planning and Assessment Act 1979
EPA	NSW Environmental Protection Authority
EPL	Environmental Protection Licence
ER	Environmental Representative
IAP	Independent Audit Program
IAPAR	Independent Audit Program and Report (Department 2018)
PCCR	Pre-Construction Compliance Report
RMS	Roads and Maritime Service
WHS	Work Health & Safety

2. Introduction

2.1 Background

This Independent Audit Program (IAP) has been prepared for the Nepean Hospital Redevelopment Stage 1 Project – SSDA 8766 (the Project)

The Nepean Hospital Redevelopment Project – Stage 1 generally involves the demolition, bulk excavation, land remediation and the construction of a 14 Storey building consisting of approximately 57,000m² of additional Gross Floor Area within the existing Nepean Hospital Campus, located in Kingswood, NSW, 2747.

The proposal involves the construction of a 14-storey hospital tower consisting of new and expanded hospital services to accommodate the growing demands of the community. The following table provides a level by level summary of the intended use for the proposed Stage 1 Tower.

Table 1 – Level by Level Intended Use Summary.

Location / Level	Works/Use
LV0	Emergency Department (ED), plant, Psychiatric Emergency Care Centre (PECC), central landscape courtyard, external car parking and travel space.
LV1	Administration unit, Cardiac Diagnostics Interventional Unit (CDIU) shell space, Front of House (FOH) areas, pedestrian link to existing hospital building and travel space.
LV2	Administration unit, Endoscopy space, Day of Surgery Admissions (DOSA) space, two pedestrian links to existing hospital building and travel space.
LV3	Operating theatre suites, Stage 1 recovery, two pedestrian links to existing hospital building and travel space.
LV4	Plant space, sterilising services, and travel space.
LV5	Intensive care unit (ICU) shell space, administration unit and travel space.
LV6	Neonatal Intensive Care Unit / Special Care Nursery services, Administration unit and travel space.
LV7	Birth Suites and travel space.
LV8	Maternity Inpatient Units - 24 Bed wards x 2 and travel space.
LV9	Generic Inpatient Unit - 28 Bed wards x 2 and travel space.
LV10	Generic Inpatient Unit - 28 Bed wards x 2 and travel space.
LV11	Generic Inpatient Unit - 28 Bed wards x 2 and travel space.
LV12	Generic Inpatient Unit - 28 Bed wards x 2 and travel space.
LV13	Plant and travel space.
LV14	Helipad and travel space.

2.2 Purpose of the Program

The purpose of this Independent Audit Program (IAP) is to satisfy condition C. of SSDA 8876 of the planning approval.

The requirements of the Independent Audit Program are listed in Table 1 below:

Table 2 – Conditions applicable to the Independent Audit Program

CoA	Requirement	Reference
C.40	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.	This document

3. Independent Audit Program

The Conditions of Approval C.40 requests that an IAP be developed and submitted to the DPE in accordance with the Independent Audit Post Approval Requirements (Department 2018). These requires outline the content of the IAP:

1. An Audit Schedule
2. An Audit Table

3.1 Audit Schedule

Table 3 below outlines the required frequency of the IAP for the works to be undertaken as part of the Project.

As noted in the SSDA Conditions of Approval C.41 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

Table 3 – Audit Schedule

Reporting Number	Audit	Date
Nil	Construction Commences (pending Crown Certificate)	4 April 2019
1	Initial Independent Audit Report	4 May 2019
2	Independent Audit Report	4 November 2019
3	Independent Audit Report	4 May 2020
4	Independent Audit Report	4 November 2020
5	Independent Audit Report	4 May 2021
6	Independent Audit Report	4 November 2021
7	Independent Audit Report – Operation	4 May 2022
8	Independent Audit Report – Operation	At Intervals no greater than every 3 years from the 4 May 2022

3.2 Audit Table

An Independent Audit Table will be prepared for each audit by the Independent Auditor which includes the applicable Conditions of Consent requirements for that phase, the evidence collected to determine whether the requirements have been complied and the status of compliance. The Audit Table will be appended to each Independent Audit Report.

An Independent Audit Table has been developed and included in **Appendix 1** which will be used for each of the Independent Audits throughout the project as noted above.

3.3 Future Notifications to the Department & Independent Audit Works for the Project

The Project Team has formally written to the DPE on the 8 March 2019 to request the Planning Secretary approval to engage an Independent Audit as per the following CoA:

C.39 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

The approved Independent Auditor will be engaged to undertake the following services as stipulated in the Independent Audit Program (Department 2018) and SSDA conditions noted below:

Table 4 – Conditions of Approval for Future Notifications

CoA	Requirement
C.42	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.
C.43	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).
C.44	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.

3.4 Submission of Independent Audit Program and Reports

An electronic copy of the final Independent Audit Program (IAP) and Independent Audit Reports (IAR) will be emailed to the DPE via the email address compliance@planning.nsw.gov.au using the following email headings:

- Nepean Hospital Redevelopment Stage 1 – SSDA 8766 Independent Audit Program_Day Month Year
- Nepean Hospital Redevelopment Stage 1 – SSDA 8766 Independent Audit Report_Day Month Year

4. Appendices

4.1 Audit Table

ID	Compliance Requirement	Responsibility	Phase of Development	Evidence to Assess & Determine Compliance	Commentary on Findings and Recommendations	Status of Compliance	Closed Out
PART A - ADMINISTRATIVE CONDITIONS							
Obligation to Minimise Harm to the Environment							
SC2-A1	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.	Health Infrastructure / CPB Contractors	At All Times	NA	NA	NA	NA
Terms of Approval							
SC2-A2	A2. The development may only be carried out:						
SC2-A2-a	(a) in compliance with the conditions of this consent;						
SC2-A2-b	(b) in accordance with all written directions of the Planning Secretary;						
SC2-A2-c	(c) generally in accordance with the EIS and Response to Submissions;						
SC2-A2-d	(d) in accordance with the approved plans in the table below:						
Architectural Plans Prepared by BVN							
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							
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							
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							
		Note	Note	Note			

	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						
	NHR-BON-DRW- CIV-TB10000001 Rev C Drawing Register and Construction Notes 24/10/2018						
	NHR-BON-DRW- CIV-TB10001001 Rev C Soil and Water Management Plan Sheet 1 14/10/2018						
	NHR-BON-DRW- CIV-TB10001002 Rev C Soil and Water Management Plan Sheet 2 14/10/2018						
	NHR-BON-DRW- CIV-TB10001100 Rev B Soil and Water Management Details 1/06/2018						
	NHR-BON-DRW- CIV-TB10002001 Rev D Bulk Earthworks Plan Sheet 1 16/07/2018						
	NHR-BON-DRW- CIV-TB10002002 Rev D Bulk Earthworks Plan Sheet 2 24/07/2018						
	NHR-BON-DRW- CIV-TB10002101 Rev B Bulk Earthworks Longitudinal Sections Sheet 1 01/06/2018						
	NHR-BON-DRW- CIV-TB10002102 Rev C Bulk Earthworks Longitudinal Sections Sheet 2 01/06/2018						
	NHR-BON-DRW- CIV-TB10002103 Rev C Bulk Earthworks Longitudinal Sections Sheet 3 01/06/2018						
	NHR-BON-DRW- CIV-TB10002104 Rev B Bulk Earthworks Longitudinal Sections Sheet 4 01/06/2018						
	NHR-BON-DRW- CIV-TB10002105 Rev B Bulk Earthworks Longitudinal Sections Sheet 5 01/06/2018						
	NHR-BON-DRW- CIV-TB10002106 Rev B Bulk Earthworks Longitudinal Sections Sheet 6 19/04/2018						
	NHR-BON-DRW- CIV-TB10003001 Rev B Siteworks and Stormwater Drainage Plan Sheet 1 01/06/2018						
	NHR-BON-DRW- CIV-TB10003002 Rev C Siteworks and Stormwater Drainage Plan Sheet 2 23/07/2018						
	NHR-BON-DRW- CIV-TB10003011 Rev A Stormwater Drainage Longitudinal Sections Sheet 1 01/06/2018						
SC2-A3	A3. Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:						
SC2-A3-a	(a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and	Note	Note	Note			
SC2-A3-b	(b) the implementation of any actions or measures contained in any such document referred to in (a) above.						
SC2-A4	A4. The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Note	Note	Note			
	Limits of Consent						
SC2-A5	A5. This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	Note	Note	Note		NA	NA
	Prescribed Conditions						
SC2-A6	A6. The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Note	Note	Note		NA	NA
	Planning Secretary as Moderator						
SC2-A7	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.	Note	Note	Note		NA	NA
	Long Service Levy						
SC2-A8	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.	CPB Contractors	With each Crown Certificate	Receipt of payment		NA	NA
	Legal Notices						
SC2-A9	A9. Any advice or notice to the consent authority must be served on the Planning Secretary.	Note	Note	Note		NA	NA
	Evidence of Consultation						
SC2-A10	A10. Where conditions of this consent require consultation with an identified party, the Applicant must:						
SC2-A10-a	(a) consult with the relevant party prior to submitting the subject document for information or approval; and						
SC2-A10-b	(b) provide details of the consultation undertaken including:	Health Infrastructure / CPB Contractors	At All Times	Communication Report			
SC2-A10-b(i)	(i) the outcome of that consultation, matters resolved and unresolved; and						
SC2-A10-b(ii)	(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.						

	Staging, Combining and Updating Strategies, Plans or Programs						
SC2-A11	A11. With the approval of the Planning Secretary, the Applicant may:						
SC2-A11-a	(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);	CPB Contractors	Prior to Construction Commencing	Staging Plans / Construction Management Plan			
SC2-A11-b	(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	CPB Contractors	Prior to Construction Commencing	Staging Plans / Construction Management Plan			
SC2-A11-c	(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).	CPB Contractors	Prior to Construction Commencing	Staging Plans / Construction Management Plan			
SC2-A12	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.	Note	Note	Note			
SC2-A13	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.	Note	Note	Note			
	Demolition						
SC2-A14	A14. Demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.	CPB Contractors	Prior to Construction Commencing	Statement to be provided by Certifying Authority with receipt of supporting documentation to address this consent			
	Structural Adequacy						
SC2-A15	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.	Note	Note	Note			
	External Walls and Cladding						
SC2-A16	A16. The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Note	Note	Note			
	Applicability of Guidelines						
SC2-A17	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.	Note	Note	Note			
SC2-A18	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.	Note	Note	Note			
	Monitoring and Environmental Audits						
SC2-A19	A19. Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.	Note	Note	Note			

	Access to Information						
SC2-A20	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:						
SC2-A20-a	(a) make the following information and documents (as they are obtained or approved) publicly available on its website:						
SC2-A20-a(i)	(i) the documents referred to in condition A2 of this consent;						
SC2-A20-a(ii)	(ii) all current statutory approvals for the development;						
SC2-A20-a(iii)	(iii) all approved strategies, plans and programs required under the conditions of this consent;						
SC2-A20-a(iv)	(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;	CPB Contractors	At All Times	Folder to be kept in Site Office for SSSA Compliance			
SC2-A20-a(v)	(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;						
SC2-A20-a(vi)	(vi) a summary of the current stage and progress of the development;						
SC2-A20-a(vii)	(vii) contact details to enquire about the development or to make a complaint;						
SC2-A20-a(viii)	(viii) a complaints register, updated monthly;						
SC2-A20-a(ix)	(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;						
SC2-A20-a(x)	(x) any other matter required by the Planning Secretary; and						
SC2-A20-b	(b) keep such information up to date, to the satisfaction of the Planning Secretary.						
	Compliance						
SC2-A21	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.	CPB Contractors	At All Times	As part of Induction			
	ADVISORY NOTES						
SC2-AN1	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	Note	Note	Note			
PART B - PRIOR TO COMMENCEMENT OF CONSTRUCTION							
	Notification of Commencement						
SC2-B1	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	CPB Contractors	Prior to Construction Commencing	Letter to be provided DPE			
SC2-B2	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.	CPB Contractors	Prior to Construction Commencing	Letter to be provided DPE			
	Certified Drawings						
SC2-B3	B3. 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:	CPB Contractors	Prior to Construction Commencing	Letter to be provided DPE with reference to BCA Clause & Development Consent			
SC2-B3-a	(a) the relevant clauses of the BCA; and						
SC2-B3-b	(b) this development consent.						
	Reflectivity						
SC2-B4	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.	CPB Contractors	Prior to Construction Commencing (façade)	Statement to be provided by Certifying Authority with receipt of supporting documentation to address this consent			
	External Walls and Cladding						
SC2-B5	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.	CPB Contractors	Prior to Construction Commencing (façade)	Statement to be provided by Certifying Authority with receipt of supporting documentation to address this consent			
SC2-B6	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.	CPB Contractors	Prior to Construction Commencing (façade)	Statement to be provided by Certifying Authority with receipt of supporting documentation to address this consent			
	Protection of Public Infrastructure						
SC2-B7	B7. Before the commencement of construction, the Applicant must:						
SC2-B7-a	(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;	Health Infrastructure / CPB Contractors	Prior to Construction Commencing	Statement to be provided by Certifying Authority with receipt of supporting documentation to address this consent			
SC2-B7-b	(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and	CPB Contractors	Prior to Construction Commencing	Dilapidation Report			

SC2-B7-c	(c) submit a copy of the dilapidation report to the Planning Secretary, Certifying Authority and Council.	Health Infrastructure / CPB Contractors	Prior to Construction Commencing	Evidence of Dilapidation Report with acknowledgement from the noted stakeholders				
Site Contamination								
SC2-B8	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.	CPB Contractors	Prior to Construction Commencing	Note				
SC2-B9	B9. Prior to the commencement of earthworks, 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.	Health Infrastructure	Prior to Construction Commencing	Site Audit Report and Section A Site Audit Statement				
Unexpected Contamination Procedure								
SC2-B10	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 the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site	CPB Contractors	Prior to Construction Commencing	Construction Management Plan				
Utilities and Services								
SC2-B11	B11. Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Health Infrastructure	Prior to Construction Commencing (Services & Finishes)	Evidence of approvals and consultation with Authorities				
SC2-B12	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.	Health Infrastructure	Prior to Construction Commencing (Services & Finishes)	Evidence of approvals and consultation with Authorities				
Community Communication Strategy								
SC2-B13	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:	Health Infrastructure	Prior to Construction Commencing	Community Communication Report				
SC2-B13-a	(a) identify people to be consulted during the design and construction phases;							
SC2-B13-b	(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;							
SC2-B13-c	(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;							
SC2-B13-d	(d) set out procedures and mechanisms:							
SC2-B13-d(i)	(i) through which the community can discuss or provide feedback to the Applicant;							
SC2-B13-d(ii)	(ii) through which the Applicant will respond to enquiries or feedback from the community; and							
SC2-B13-d(iii)	(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.							
SC2-B14	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.							
SC2-B15	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.	Note	Note	Note	NA	NA	NA	
Ecologically Sustainable Development								
SC2-B16	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.	CPB Contractors	During Construction	Evidence of Green Star Rating from GBCA				
Outdoor Lighting								
SC2-B17	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.	CPB Contractors	Prior to Construction Commencing (external works)	Statement to be provided by Certifying Authority with receipt of supporting documentation to address this consent				

	Access for People with Disabilities						
SC2-B18	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.	CPB Contractors	Prior to Construction Commencing (Services & Finishes)	Statement to be provided by Certifying Authority with receipt of supporting documentation to address this consent			
	Environmental Management Plan Requirements						
SC2-B19	B19. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:						
SC2-B19-a	(a) detailed baseline data;						
SC2-B19-b	(b) details of:						
SC2-B19-b(i)	(i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);						
SC2-B19-b(ii)	(ii) any relevant limits or performance measures and criteria; and						
SC2-B19-b(iii)	(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;						
SC2-B19-c	(c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;						
SC2-B19-d	(d) a program to monitor and report on the:						
SC2-B19-d(i)	(i) impacts and environmental performance of the development;	CPB Contractors	Prior to Construction Commencing	Managing Plans			
SC2-B19-d(ii)	(ii) effectiveness of the management measures set out pursuant to paragraph (c) above;						
SC2-B19-e	(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;						
SC2-B19-f	(f) a program to investigate and implement ways to improve the environmental performance of the development over time;						
SC2-B19-g	(g) a protocol for managing and reporting any:						
SC2-B19-g(i)	(i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);						
SC2-B19-g(ii)	(ii) complaint;						
SC2-B19-g(iii)	(iii) failure to comply with statutory requirements; and						
SC2-B19-h	(iii) a protocol for periodic review of the plan						
SC2-B20	B20. The Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following:						
SC2-B20-a	(a) Details of:						
SC2-B20-a(i)	(i) hours of work;						
SC2-B20-a(ii)	(ii) 24-hour contact details of site manager;						
SC2-B20-a(iii)	(iii) management of dust and odour to protect the amenity of the neighbourhood;						
SC2-B20-a(iv)	(iv) stormwater control and discharge;						
SC2-B20-a(v)	(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;						
SC2-B20-a(vi)	(vi) groundwater management plan including measures to prevent groundwater contamination;						
SC2-B20-a(vii)	(vii) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting;	CPB Contractors	Prior to Construction Commencing	Construction Environmental Management Plan			
SC2-B20-a(viii)	(viii) community consultation and complaints handling;						
SC2-B20-b	(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B22);						
SC2-B20-c	(c) Construction Noise and Vibration Management Sub-Plan (see condition B23);						
SC2-B20-d	(d) Construction Waste Management Sub-Plan (see condition B24);						
SC2-B20-e	(e) Construction Soil and Water Management Sub-Plan (see condition B25);						
SC2-B20-f	(f) Flood Emergency Response (see condition B26);						
SC2-B20-g	(g) an unexpected finds protocol for contamination and associated communications procedure;						
SC2-B20-h	(h) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;						
SC2-B20-i	(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						
SC2-B21	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.	Note	Note	NA	NA	NA	NA

SC2-B22	B22. The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following:	CPB Contractors	Prior to Construction Commencing	Construction Traffic and Pedestrian Management Sub-Plan			
SC2-B22-a	(a) be prepared by a suitably qualified and experienced person(s);						
SC2-B22-b	(b) be prepared in consultation with relevant road authority;						
SC2-B22-c	(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;						
SC2-B22-d	(d) detail heavy vehicle routes, access and parking arrangements;						
SC2-B22-e	(e) include a Driver Code of Conduct to:						
SC2-B22-e(i)	(i) minimise the impacts of earthworks and construction on the local and regional road network;						
SC2-B22-e(ii)	(ii) minimise conflicts with other road users;						
SC2-B22-e(iii)	(iii) minimise road traffic noise; and						
SC2-B22-e(iv)	(iv) ensure truck drivers use specified routes;						
SC2-B22-f	(f) include a program to monitor the effectiveness of these measures; and						
SC2-B22-g	(g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.						
SC2-B23	B23. The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:	CPB Contractors	Prior to Construction Commencing	Construction Noise and Vibration Management Sub-Plan			
SC2-B23-a	(a) be prepared by a suitably qualified and experienced noise expert;						
SC2-B23-b	(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);						
SC2-B23-c	(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;						
SC2-B23-d	(d) include strategies that have been developed with the community for managing high noise generating works;						
SC2-B23-e	(e) describe the community consultation undertaken to develop the strategies in condition B23(d); and						
SC2-B23-f	(f) include a complaints management system that would be implemented for the duration of the construction.						
SC2-B24	B24. The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:	CPB Contractors	Prior to Construction Commencing	Construction Waste Management Sub-Plan			
SC2-B24-a	(a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;						
SC2-B24-b	(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.						
SC2-B25	B25. The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:	CPB Contractors	Prior to Construction Commencing	Construction Soil and Water Management Plan			
SC2-B25-a	(a) be prepared by a suitably qualified expert, in consultation with Council;						
SC2-B25-b	(b) describe all erosion and sediment controls to be implemented during construction;						
SC2-B25-c	(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);						
SC2-B25-d	(d) detail all off-Site flows from the Site; and						
SC2-B25-e	(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).						
SC2-B26	B26. The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following:	CPB Contractors	Prior to Construction Commencing	Flood Emergency Response Sub-Plan			
SC2-B26-a	(a) be prepared by a suitably qualified and experienced person(s);						
SC2-B26-b	(b) address the provisions of the Floodplain Risk Management Guideline (OEH, 2007);						
SC2-B26-c	(c) include details of:						
SC2-B26-c(i)	(i) the flood emergency responses for both construction and operation phases of the development;						
SC2-B26-c(ii)	(ii) predicted flood levels;						
SC2-B26-c(iii)	(iii) flood warning time and flood notification;						
SC2-B26-c(iv)	(iv) assembly points and evacuation routes;						
SC2-B26-c(v)	(v) evacuation and refuge protocols; and						
SC2-B26-c(vi)	(vi) awareness training for employees and contractors, and students.						
SC2-B27	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.	CPB Contractors	Prior to Construction Commencing	Statement to be provided by Certifying Authority with receipt of supporting documentation to address this consent			

	Road Design and Traffic Facilities						
SC2-B28	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.	CPB Contractors	Where applicable	Statement from Authority to be provided			
	Stormwater Management System						
SC2-B29	B29. 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:						
SC2-B29-a	(a) be designed by a suitably qualified and experienced person(s);						
SC2-B29-b	(b) be generally in accordance with the conceptual design in the EIS as modified in the RtS;						
SC2-B29-c	(c) be in accordance with applicable Australian Standards;						
SC2-B29-d	(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;	CPB Contractors	Prior to Commencing Construction	Statement to be provided by Certifying Authority with receipt of supporting documentation to address this consent			
SC2-B29-e	(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;						
SC2-B29-f	(f) divert existing clean surface water around operational areas of the site;						
SC2-B29-g	(g) direct all sediment laden water in overland flow away from the leachate management system;						
SC2-B29-h	(h) prevent cross-contamination of clean and sediment or leachate laden water.						
	Operational Noise – Design of Mechanical Plant and Equipment						
SC2-B30	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.	CPB Contractors	Prior to Commencing Construction (Services and Finishes)	Construction Noise and Vibration Management Sub-Plan			
	Biodiversity						
SC2-B31	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).	Health Infrastructure	Prior to Commencing Construction / Clearing	Receipt of the 2 ecosystem credits			
	Construction and Demolition Waste Management						
SC2-B32	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.	CPB Contractors	Prior to Commencing Construction	RMS acknowledgement of Construction Traffic and Pedestrian Management Sub-Plan and confirmed truck routes			
	Operational Waste Storage and Processing						
SC2-B33	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.	Health Infrastructure	Prior to Commencing Construction	Council acknowledgement and agreement for operational waste storage onsite			
	Mechanical Ventilation						
SC2-B34	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 The use of air-conditioning in buildings – Mechanical ventilation in buildings and AS/NZS 3666.1:2011 Air handling and water systems of buildings– Microbial control to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction.	CPB Contractors	Prior to Commencing Construction (Services and Finishes)	Statement to be provided by Certifying Authority with receipt of supporting documentation to address this consent			
	Rainwater Harvesting						
SC2-B35	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.	CPB Contractors	Prior to Commencing Construction (external works)	Rainwater re-use plan to be developed by qualified person			
	Roadworks and Access						
SC2-B36	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.	CPB Contractors	Prior to Commencing Construction (external works)	Construction Traffic and Pedestrian Management Sub-Plan			

Car Parking and Service Vehicle Layout							
SC2-B37	B37. Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction:	CPB Contractors	Prior to Commencing Construction (external works)	Statement to be provided by Certifying Authority with receipt of supporting documentation to address this consent			
SC2-B37-a	(a) all vehicles must enter and leave the Site in a forward direction;						
SC2-B37-b	(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;						
SC2-B37-c	(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 AUSTRROADS; and						
SC2-B37-d	(d) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.						
Bicycle Parking and End-of-Trip Facilities							
SC2-B38	B38. 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:	Health Infrastructure	Prior to Commencing Construction (external works)	Statement to be provided by Certifying Authority with receipt of supporting documentation to address this consent			
SC2-B38-a	a) the provision of a minimum 25 bicycle parking spaces;						
SC2-B38-b	b) the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 <i>Parking facilities - Bicycle parking</i> , and be located in easy to access, well-lit areas that incorporate passive surveillance;						
SC2-B38-c	c) the provision of end-of-trip facilities for staff in accordance with the ESD Design & As Built rating tool;						
SC2-B38-d	d) appropriate pedestrian and cyclist advisory signs are to be provided; and						
SC2-B38-e	e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.						
Public Domain Works							
SC2-B39	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.	CPB Contractors	Where applicable	Where applicable			
Compliance Reporting							
SC2-B40	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.	Health Infrastructure	Prior to Construction Commencing	Compliance Report			
SC2-B41	B41. Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).						
SC2-B42	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.						
SC2-B43	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	Note	Note	Note	NA	NA	NA
Existing Helipad / Helicopter Operations During Construction							
SC2-B44	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.	CPB Contractors	Prior to Construction Commencing (Structure)	Statement to be provided by Certifying Authority with receipt of supporting documentation to address this consent			
Proposed Helipad Design							
SC2-B45	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) Guidelines for the establishment and other relevant National and International guidelines.	CPB Contractors	Prior to Construction Commencing (Structure)	Statement to be provided by Certifying Authority with receipt of supporting documentation to address this consent			
Proposed Helipad Operations							
SC2-B46	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) Guidelines for the establishment 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.	CPB Contractors	Prior to Construction Commencing (Structure)	Statement to be provided by Certifying Authority with receipt of supporting documentation to address this consent			

PART C - DURING CONSTRUCTION							
	Approved Plans to be On-site						
SC2-C1	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.	CPB Contractors	At All Times	Folder to be kept in Site Office for SSDA Compliance			
	Site Notice						
SC2-C2	C2. A site notice(s):						
SC2-C2-a	(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.						
SC2-C2-b	(b) is to satisfy all but not be limited to, the following requirements:						
SC2-C2-b(i)	(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;	CPB Contractors	At All Times	Signage to be posted at the site boundry			
SC2-C2-b(ii)	(ii) the notice is to be durable and weatherproof and is to be displayed throughout the works period;						
SC2-C2-b(iii)	(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						
SC2-C2-b(iv)	(iv) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.						
	Operation of Plant and Equipment						
SC2-C3	C3. All plant and equipment used on site, or to monitor the performance of the development must be:						
SC2-C3-a	a) maintained in a proper and efficient condition; and	CPB Contractors	At All Times	Maintenance / Operational Checklists			
SC2-C3-b	b) operated in a proper and efficient manner.						
	Demolition						
SC2-C4	C4. Demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.	CPB Contractors					
	Construction Hours						
SC2-C5	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.	CPB Contractors	At All Times	Note			
SC2-C6	C6. Activities may be undertaken outside of the hours in condition C5 if required:						
SC2-C6-a	(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or						
SC2-C6-b	(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or	Note	Note	Note	NA	NA	NA
SC2-C6-c	(c) where the works are inaudible at the nearest sensitive receivers; or						
SC2-C6-d	(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.						
SC2-C7	C7. Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Note	Note	Note	NA	NA	NA
SC2-C8	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.	Note	Note	Note	NA	NA	NA
	Implementation of Management Plans						
SC2-C9	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).	Note	Note	Note	NA	NA	NA
	Construction Traffic						
SC2-C10	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.	Note	Note	Note	NA	NA	NA
	Road Occupancy Licence						
SC2-C11	C11. A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	CPB Contractors	At All Times (where applicable)	Evidence of Road Occpancy Licence to be kept in SSDA Folder in Site Office (where applicable)			

	SafeWork Requirements							
SC2-C12	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.	CPB Contractors	At All Times	Site and Safety Audits to be regularly undertaken				
	Hoarding Requirements							
SC2-C13	C13. The following hoarding requirements must be complied with:							
SC2-C13-a	(a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing;							
SC2-C13-b	(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	CPB Contractors	At All Times	Site and Safety Audits to be regularly undertaken				
SC2-C13-c	(c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.							
	No Obstruction of Public Way							
SC2-C14	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.	CPB Contractors	At All Times	Site and Safety Audits to be regularly undertaken				
SC2-C15	C15. The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	CPB Contractors	At All Times	Site and Safety Audits to be regularly undertaken				
SC2-C16	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.	CPB Contractors	At All Times	Site and Safety Audits to be regularly undertaken				
SC2-C17	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.	CPB Contractors	At All Times	Site and Safety Audits to be regularly undertaken				
SC2-C18	C18. Any noise generated during construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act 1997 or exceed approved noise limits for the site.	Note	Note	NA	NA	NA	NA	NA
SC2-C19	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.	CPB Contractors	Prior to Construction Commencing (Where applicable)	Plans and Photo evidence				
	Vibration Criteria							
SC2-C20	C20. Vibration caused by construction at any residence or structure outside the site must be limited to:							
SC2-C20-a	(a) for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration -Effects of vibration on structures (German Institute for Standardisation, 1999); and</i>							
SC2-C20-b	(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).	Note	Note	NA	NA	NA	NA	NA
SC2-C21	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.							
SC2-C22	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.							
	Detailed Site Investigation							
SC2-C23	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:							
SC2-C23-a	(a) NSW EPA Sampling Design Guidelines;							
SC2-C23-b	(b) Guidelines for the NSW Site Auditor Scheme (3rd edition) 2017;	CPB Contractors	Prior to Construction Commencing	Remediation Action Plan to be developed following demolition of the existing structures footprints				
SC2-C23-c	(c) Guidelines for Consultants Reporting on Contamination Sites, 2011; and							
SC2-C23-d	(d) The National Environment Protection (Assessment of Contamination) Measure.							
SC2-C24	C24. The RAP must be updated based on the findings of the further site investigation constructed once existing buildings are demolished on the site.							
	Tree Protection							
SC2-C25	C25. For the duration of the construction works:							
SC2-C25-a	(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;	Note	Note	NA	NA	NA	NA	NA
SC2-C25-b	(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;	Note	Note	NA	NA	NA	NA	NA

SC2-C25-c	(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	Note	Note	NA	NA	NA	NA
SC2-C25-d	(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.	Note	Note	NA	NA	NA	NA
SC2-C26	Dust Minimisation C26. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	CPB Contractors	During Construction	Construction Management Plan			
SC2-C27	C27. During construction, the Applicant must ensure that:						
SC2-C27-a	(a) exposed surfaces and stockpiles are suppressed by regular watering;						
SC2-C27-b	(b) all trucks entering or leaving the site with loads have their loads covered;						
SC2-C27-c	(c) trucks associated with the development do not track dirt onto the public road network;						
SC2-C27-d	(d) public roads used by these trucks are kept clean; and						
SC2-C27-e	(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.						
SC2-C28	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.	CPB Contractors	During Construction	Construction Management Plan			
SC2-C29	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.	CPB Contractors	During Construction	Construction Soil and Water Management Plan			
SC2-C30	Imported Soil C30. The Applicant must:	CPB Contractors	During Construction	Construction Soil and Water Management Plan / Tip Dockets			
SC2-C30-a	(a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;						
SC2-C30-b	(b) keep accurate records of the volume and type of fill to be used; and						
SC2-C30-c	(c) make these records available to the [Department/Certifying Authority] upon request.						
SC2-C31	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 Protection of the Environment Operations Act 1997.	Note	Note	NA	NA	NA	NA
SC2-C32	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 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.	CPB Contractors	Prior to Construction Commencing	Unexpected Finds Protocol			
SC2-C33	Waste Storage and Processing 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.	Note	Note	Note	NA	NA	NA
SC2-C34	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.						
SC2-C35	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).						
SC2-C36	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.						
SC2-C37	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.						

	Handling of Asbestos						
SC2-C38	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.	Note	Note	Note	NA	NA	NA
	Independent Environmental Audit						
SC2-C39	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.	Health Infrastructure	Prior to Construction Commencing	Proposed Independent Auditors & Program and DPE acceptance letter			
SC2-C40	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.	Health Infrastructure	Prior to Construction Commencing	Independent Audit Program and DPE acceptance letter			
SC2-C41	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:						
SC2-C41-a	(a) An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and	Note	Note	NA	NA	NA	NA
SC2-C41-b	(b) A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.						
SC2-C42	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.	Note	Note	NA	NA	NA	NA
SC2-C43	C43. Independent Audits of the development must be carried out in accordance with:						
SC2-C43-a	(a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C39 of this consent; and	Note	Note	NA	NA	NA	NA
SC2-C43-b	(b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).						
SC2-C44	C44. In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must:						
SC2-C44-a	(a) review and respond to each Independent Audit Report prepared under condition C41 of this consent;	Note	Note	NA	NA	NA	NA
SC2-C44-b	(b) submit the response to the Department and the Certifying Authority; and						
SC2-C44-c	(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.						
SC2-C45	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.	Note	Note	NA	NA	NA	NA
	Incident Notification, Reporting and Response						
SC2-C46	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.	Note	Note	NA	NA	NA	NA
SC2-C47	C47. Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.						
	Non-Compliance Notification						
SC2-C48	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.						
SC2-C49	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.	Note	Note	NA	NA	NA	NA
SC2-C50	C50. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.						

Revision of Strategies, Plans and Programs							
SC2-C51	C51. Within three months of:						
SC2-C51-a	(a) the submission of a compliance report under condition B40;						
SC2-C51-b	(b) the submission of an incident report under condition C46;						
SC2-C51-c	(c) the submission of an Independent Audit under condition C43;						
SC2-C51-d	(d) the approval of any modification of the conditions of this consent; or						
SC2-C51-e	(e) the issue of a direction of the Planning Secretary under condition A2 which requires a review,						
SC2-C51	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.	Note	Note	NA	NA	NA	NA
SC2-C52	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.						
Operational Noise – Design of Mechanical Plant and Equipment							
SC2-C53	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:						
SC2-C53-a	(a) prepared by a suitably qualified person.						
SC2-C53-b	(b) detail the operational noise and vibration sources and activities, including mechanical plant.						
SC2-C53-c	(c) outline all feasible and reasonable noise and vibration mitigation and management measures to be implemented.						
SC2-C53-d	(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.	CPB Contractors	During Construction	Statement to be provided by Certifying Authority with receipt of supporting documentation to address this consent			
SC2-C53	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.						
SC2-C54	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.						
PART D - PRIOR TO OCCUPATION OR COMMENCEMENT OF USE							
Notification of Occupation							
SC2-D1	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.	Health Infrastructure	Prior to Occupation	Notification letter to DPE of the date of commencement of the occupation			
External Walls and Cladding							
SC2-D2	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.	CPB Contractors	Prior to Occupation	Statement to be provided by Certifying Authority to address this consent			
SC2-D3	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.						
Post-construction Dilapidation Report							
SC2-D4	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:						
SC2-D4-a	a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure.						
SC2-D4-b	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:	CPB Contractors	Prior to Occupation	Post-Construction Dilapidation Report with acknowledgement from stakeholders			
SC2-D4-b(i)	i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and						
SC2-D4-b(ii)	ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.						
SC2-D4-c	c) to be forwarded to Council.						
Protection of Public Infrastructure							
SC2-D5	D5. Unless the Applicant and the applicable authority agree otherwise, the Applicant must:						
SC2-D5-a	(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and	Note	Note	NA	NA	NA	NA
SC2-D5-b	(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.						
Utilities and Services							
SC2-D6	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 Sydney Water Act 1994.	CPB Contractors	Prior to Occupation	Compliance Certificates			

	Roadworks and Access							
SC2-D7	D7. The Applicant must complete the new Somerset Street access works prior to operation of the development to the satisfaction of Council.	CPB Contractors	Prior to Occupation	Council acceptance of the new Somerset St access				
	Works as Executed Plans							
SC2-D8	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.	CPB Contractors	Prior to Occupation	Statement to be provided by Certifying Authority with receipt of supporting documentation to address this consent				
	Green Travel Plan							
SC2-D9	D9. 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:							
SC2-D9-a	(a) be prepared by a suitably qualified traffic consultant in consultation with (Sydney Coordination Office) Transport for NSW;							
SC2-D9-b	(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;							
SC2-D9-c	(c) set out measures to encourage staff to park in dedicated staff car parks;							
SC2-D9-d	(d) outline facilities and measures to promote public transport usage, car share schemes and employee incentives;	Health Infrastructure	Prior to Occupation	Green Travel Plan				
SC2-D9-e	(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							
SC2-D9-f	(f) describe pedestrian and bicycle linkages and end of trip facilities available on-site.							
SC2-D9-g	(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.							
	Mechanical Ventilation							
SC2-D10	D10. 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:							
SC2-D10-a	(a) the BCA;	CPB Contractors	Prior to Occupation	Statement to be provided by Certifying Authority with receipt of supporting documentation to address this consent				
SC2-D10-b	(b) AS 1668.2-2012 <i>The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and other relevant codes;							
SC2-D10-c	(c) the development consent and any relevant modifications; and							
SC2-D10-d	(d) any dispensation granted by the NSW Fire Brigade.							
	Car Parking Arrangements							
SC2-D11	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.	CPB Contractors	Prior to Occupation	Statement to be provided by Certifying Authority with receipt of supporting documentation to address this consent				
SC2-D12	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							
	Road Damage							
SC2-D13	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.	Note	Note	NA	NA	NA	NA	NA
	Fire Safety Certification							
SC2-D14	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.	CPB Contractors	Prior to Occupation	Fire Safety Certificate				
	Structural Inspection Certificate							
SC2-D15	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:							
SC2-D15-a	(a) the site has been periodically inspected and the Certifying Authority is satisfied that the structural works is deemed to comply with the final design drawings; and	CPB Contractors	Prior to Occupation	Statement to be provided by Certifying Authority with receipt of supporting documentation to address this consent				
SC2-D15-b	(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.							

	Compliance with Food Code						
SC2-D16	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 Design, construction and fit-out of food premises. The Applicant must provide evidence of receipt of the certificate to the satisfaction of the Certifying Authority prior to occupation.	CPB Contractors	Prior to Occupation (If Applicable)	Statement to be provided by Certifying Authority with receipt of supporting documentation to address this consent			
	Stormwater Quality Management Plan						
SC2-D17	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:	CPB Contractors	Prior to Occupation	Stormwater Operation & Maintenance Plan			
SC2-D17-a	(a) maintenance schedule of all stormwater quality treatment devices;						
SC2-D17-b	(b) record and reporting details;						
SC2-D17-c	(c) relevant contact information; and						
SC2-D17-d	(d) Work Health and Safety requirements.						
SC2-D18	D18. Details demonstrating compliance must be submitted to the Certifying Authority prior to occupation.						
	Rainwater Harvesting						
SC2-D19	D19. A signed works-as-executed Rainwater Re-use Plan must be provided to the Certifying Authority prior to occupation of the building.	CPB Contractors	Prior to Occupation	Statement to be provided by Certifying Authority with receipt of supporting documentation to address this consent			
	Warm Water Systems and Cooling Systems						
SC2-D20	D20. The installation, operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Parts 1 and 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires’ Disease.	CPB Contractors	Prior to Occupation	Installation, Operation and Maintenance Plan for mechanical systems			
SC2-D21	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.						
SC2-D22	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:	CPB Contractors	Prior to Occupation	Statement to be provided by Certifying Authority with receipt of supporting documentation to address this consent			
SC2-D22-a	(a) comply with the latest version of AS 4282-1997 - <i>Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997); and						
SC2-D22-b	(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.						
SC2-D23	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.						
	Signage						
SC2-D24	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.	CPB Contractors	Prior to Occupation	Statement to be provided by Certifying Authority to address this consent			
SC2-D25	D25. Way-finding signage and signage identifying the location of staff car parking must be installed prior to occupation.						
SC2-D26	D26. Bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas prior to occupation						
SC2-D27	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.						
SC2-D28	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.						

	Operational Waste Management Plan						
SC2-D29	D29. 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:						
SC2-D29-a	(a) detail the type and quantity of waste to be generated during operation of the development;	CPB Contractors	Prior to Occupation	Statement to be provided by Certifying Authority with receipt of supporting documentation to address this consent			
SC2-D29-b	(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, Protection of the Environment Operations (Waste) Regulation 2014</i> and the <i>Waste Classification Guideline</i> (Department of Environment, Climate Change and Water, 2009);						
SC2-D29-c	(c) detail the materials to be reused or recycled, either on or off site; and						
SC2-D29-d	(d) include the Management and Mitigation Measures included in Section 11 of the EIS.						
	Validation Report						
SC2-D30	D30. The Applicant must prepare a Validation Report for the development. The Validation Report must:						
SC2-D30-a	(a) be prepared by an appropriately qualified environmental consultant and reviewed by an EPA accredited Site Auditor;	CPB Contractors	Prior to Occupation	Statement to be provided by Certifying Authority with receipt of supporting documentation to address this consent			
SC2-D30-b	(b) be submitted to EPA, the Planning Secretary and the Certifying Authority for information one month after the completion of remediation works;						
SC2-D30-c	(c) be prepared in accordance with the RAP and the <i>Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites</i> (OEH, 2011);						
SC2-D30-d	(d) include, but not be limited to:						
SC2-D30-d(i)	(i) comment on the extent and nature of the remediation undertaken;						
SC2-D30-d(ii)	(ii) describe the location, nature and extent of any remaining contamination on site;						
SC2-D30-d(iii)	(iii) sampling and analysis plan and sampling methodology;						
SC2-D30-d(iv)	(iv) results of sampling of treated material, compared with the treatment criteria;						
SC2-D30-d(v)	(v) details of the volume of treated material emplaced within the containment cell and its location;						
SC2-D30-d(vi)	(vi) results of any validation sampling, compared to relevant guidelines/criteria;						
SC2-D30-d(vii)	(vii) discussion of the suitability the remediated areas for the intended land use; and						
SC2-D30-d(viii)	(viii) any other requirement relevant to the project.						
	Site Audit Report and Site Audit Statement						
SC2-D31	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).	CPB Contractors	Prior to Occupation	Site Audit Statement & Audit Report			
SC2-D32	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 Guidelines for the NSW Site Auditor Scheme (3rd Edition) 2017.	CPB Contractors	Prior to Occupation	Statement to be provided by Certifying Authority with receipt of supporting documentation to address this consent			
	Landscaping						
SC2-D33	D33. 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:						
SC2-D33-a	(a) detail the species to be planted on-site;	CPB Contractors	Prior to Occupation	Landscape Management Plan			
SC2-D33-b	(b) describe the monitoring and maintenance measures to manage revegetation and landscaping works;						
SC2-D33-c	(c) be consistent with the Applicant's Management and Mitigation Measures at EIS;						
SC2-D33-d	(d) provide for the planting of 222 trees as per the Landscape Plans and Plant Schedule prepared by Arcadia Landscape Architecture dated 21/08/2018.						
SC2-D34	D34. The Applicant must not commence operation until the Landscape Management Plan is submitted to the Certifying Authority.	CPB Contractors	Prior to Occupation	Statement to be provided by Certifying Authority with receipt of supporting documentation to address this consent			
	Ecologically Sustainable Development						
SC2-D35	D35. 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.	CPB Contractors	Prior to Occupation	Statement to be provided by Certifying Authority with receipt of supporting documentation to address this consent			
	Easements						
SC2-D36	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.	Note	Note	NA	NA	NA	NA

	Hospital shuttle bus						
SC2-D37	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.	Health Infrastructure	Prior to Occupation	Statement to be provided by Certifying Authority with receipt of supporting documentation to address this consent			
	Wind Tunnel Testing						
SC2-D38	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.	CPB Contractors	Prior to Occupation	Statement to be provided by Certifying Authority with receipt of supporting documentation to address this consent			
PART E - POST OCCUPATION							
Operation of Plant and Equipment							
SC2-E1	E1. All plant and equipment used on site, or to monitor the performance of the development must be:						
SC2-E1-a	(a) maintained in a proper and efficient condition; and	NBMLHD	Post Occupation	Maintenance / Operational Checklists			
SC2-E1-b	(b) operated in a proper and efficient manner.						
	Community Communication Strategy						
SC2-E2	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.	NBMLHD	Post Occupation	Community Communication Report			
	Operational Noise Limits						
SC2-E3	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.						
SC2-E4	E4. The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in 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.	NBMLHD	Post Occupation	Post Occupation noise data monitoring			
	Unobstructed Driveways and Parking Areas						
SC2-E5	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.	NBMLHD	Post Occupation	NA			
	Green Travel Plan						
SC2-E6	E6. The Green Travel Plan required by condition D9 of this consent must be updated annually and implemented.	NBMLHD	Post Occupation	Green Travel Plan			
	Outdoor Lighting						
SC2-E7	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.	NBMLHD	Post Occupation	Maintenance / Operational Checklists			
	Fire Safety Certificate						
SC2-E8	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.	NBMLHD	Post Occupation	Annual Fire Safety Checklist			
	Landscaping						
SC2-E9	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.	NBMLHD	Post Occupation	Maintenance / Operational Checklists			

	Hazard Audit						
SC2-E10	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:						
SC2-E10-a	(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;						
SC2-E10-b	(b) be carried out in accordance with the Department's <i>Hazardous Industry Planning Advisory Paper No. 5, 'Hazard Audit Guidelines'</i> ; and						
SC2-E10-c	(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.	NBMLHD	Post Occupation	Hazard Audit Reports			
SC2-E11	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.						
	Hazards and Risk						
SC2-E12	E12. The Applicant must store all chemicals, fuels and oils used on-site in accordance with:						
SC2-E12-a	(a) the requirements of all relevant Australian Standards; and						
SC2-E12-b	(b) the NSW EPA's <i>Storing and Handling of Liquids: Environmental Protection – Participants Manual</i> if the chemicals are liquids.	NBMLHD	Post Occupation	Hazardous Material Register			
SC2-E13	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..						
	Dangerous Goods						
SC2-E14	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 Hazardous and Offensive Development Application Guidelines – Applying SEPP 33 at all times.	NBMLHD	Post Occupation	Hazardous Material Register			
	Discharge Limits						
SC2-E15	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.	NBMLHD	Post Occupation	Maintenance / Operational Checklists			
	Bunding						
SC2-E16	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).	NBMLHD	Post Occupation	Hazardous Material Register			

4.2 Independent Audit Declaration Form

Independent Audit Declaration Form

Project Name

Consent Number

Description of Project

Project Address

Proponent

Title of Audit

Date

I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge:

- the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Post Approval Requirements (Department 2018)*;
- the findings of the audit are reported truthfully, accurately and completely;
- I have exercised due diligence and professional judgement in conducting the audit;
- I have acted professionally, objectively and in an unbiased manner;
- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

- Under section 10.6 of the *Environmental Planning and Assessment Act 1979* a person must not include false or misleading information (or provide information for inclusion in) 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 Auditor

Signature

Qualification

Company

Company Address