PROJECT SUBMISSIONS MATRIX [B35 COMPLIANCE REPORT]

*NOTE:

Numerical item numbers have been issued by the Crown Certifier (last updated 15/08/18)
Alphabetical item numbers reference specific SSD Conditions of Consent





	TIFIER REQUIREMENT			
ITEM NO.		SSD REQUIREMENT	CROWN CERTIFIER REQUIREMENT	REQUIRED ACTION
1	Administrative		Complete and return the attached Crown Certificate application form	CLOSED
2	<u>Architectural</u>		Crown Certificate architectural plans.	CC2
			The plans are to include: Site Plan	Issued to BMG 13/09/18 Folder Name -
			Demolition Plan	2. B2. B17 Architectural Plans
			Floor Plans	
			Elevations	
			Sections Ceiling heights	
			Leming neights FRU's of building elements	
3			Fire/Smoke compartment plans including:	CC2
			Floor area of each fire and smoke compartment	Issued to BMG 13/09/18
			Location of fire and smoke walls	Folder Name -
			Nominated fire ratings of fire/smoke walls	3. Fire and Smoke Compartment Plans
			Fire/smoke wall details	
4			Architectural drawings to be provided to clearly indicate the location of the various type of external cladding materials for the building.	CC2
			Current Test Reports and product information for all the proposed external cladding materials, including Aluminium Composite Panels (ACP) or 'sandwich' panels will be used in the elevations.	Issued to BMG 13/09/18 Folder Name -
				4. B34. External Finishes and Elevations
5			Internal wall and ceiling lining materials are to be provided for various locations, primarily the Group Number details for linings in corridors and lobbies and the like.	CC2
				Issued to BMG 13/09/18
				Folder Name -
			County Charles also devices benefits and the second state of the s	5. Internal Wall and Ceiling Finishes
6			Current Staging plan showing locations of temporary exit and access points.	Issued to BMG 13/09/18
				Folder Name -
				6. Current Staging Plans
7 8			Confirmation as to whether any primary building elements are proposed to be constructed of timber. If so, method of termite protection is to be specified.	CLOSED
	Structural		Design statement from an appropriately qualified structural engineer. The Structural design certificate must include reference to the following: Relevant provisions of the BCA including (but not limited to:	Issued to BMG 13/09/18
		Structural Details	Receivant provisions of the Bi-A wilduling foot for minited to . - BCA Section B	Folder Name -
		Bit). Prior to the commencement of works, the Applicant must submit for the approval of the Centrying Authority structural cleavings prepared and signed by a suitably qualified practuring Sincursia Engineer and demonstrates compliance with: a) the relevant cleavies of the BCA, and b) this development consent.	- Nominate the Importance Level (BCA cl. B1.2)	8. Structural Design and Certification
		Certifying Authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with:	- Fire resisting construction (BCA Spec. C1.1)	
		a) the relevant clauses of the BCA; and	+ Relevant Australian Standards + Any applicable Geotechnical Report	
		b) this development consent.	* Auty applicative veolucillusi nepto. * File Safety Engineering Report (where applicable).	
			Design Certificate to make reference to SSD Condition B13 (see left)	
9	Stormwater / Civil		Design statement from an appropriately qualified Civil/Stormwater design consultant certifying that the civil / stormwater design complies with the relevant provisions of the BCA	CC2
-				Issued to BMG 13/09/18
				Folder Name -
	u de la Carte		Color determine for an appropriate and the desired of the desired and the best the best of the desired and the	9. Civil Design Certification
10	Hydraulic Services		Design statement from an appropriately qualified Hydraulic Services design consultant certifying that the hydraulic design complies with: The relevant provisions of the BC Transport of the CAT of th	Issued to BMG 13/09/18
			+ Volume 3 of the NCC (Plumbing Code)	Folder Name -
			+ Relevant Australian Standards	10. Hydraulic Design Certification
			+ Fire Safety Engineering Report	
			+ BCA Section J	
11	Electrical Services		Design statement from an appropriately qualified Electrical Services design consultant certifying that the electrical design complies with:	CC2
			+ The relevant provisions of the BCA + Relevant Australian Standards	Issued to BMG 13/09/18 Folder Name -
			* Necesal Augustiania Januarus + Fire Safe Ngineering Report	11. B4. Electrical Design Certification
			+ BCA Section J and/or any relevant Section J or JV3 Report	
12	Mechanical Services		Design statement from an appropriately qualified Mechanical Services design consultant certifying that the Mechanical design complies with:	CC2
			+The relevant provisions of the BCA	Issued to BMG 13/09/18
			+ Relevant Australian Standards	Folder Name -
			+ Fire Safety Engineering Report	12. Mechanical Design Certification
	Fire Femiles		* BCA Section J and/or any relevant Section J or JV3 Report Design attempted from an approximate updated first Sension consultant certificing that the first sensions declare compiler with:	cca
13	Fire Services		Design statement from an appropriately qualified Fire Services consultant certifying that the fire services design compiles with: The relevant provisions of the ECA	Issued to BMG 13/09/18
			Fire Safety Engineering Report	Folder Name -
				13. Fire Services Design Certification
14			Fire hydrant plans showing the following:	CC2
			+ Fire Hydrant Booster Location	Issued to BMG 13/09/18
			+ Fire pump location	Folder Name -
			+ External and internal fire hydrant locations A Hose lawurt plans chousing how crowerage is achieved throughout the	14 - 15. Fire Hydrant and Hose Plans
			Hose layout plans showing how coverage is achieved throughout the building/tenancy building/tenancy	
15			Fire hose coverage plans showing the following:	CC2
			+ Fire Hose Real Locations	Issued to BMG 13/09/18
			+ Hose layout plans showing how coverage is achieved throughout the	Folder Name -
			building/tenancy.	14 - 15. Fire Hydrant and Hose Plans
			The above details are to be overlaid upon fire compartment plans in order to verify whether a fire hose is being proposed to pass through a fire or smoke door to provide coverage.	
	1		Carlotte bound about	000
16			Sprinkler layout plans	Issued to BMG 13/09/18
				Folder Name -
				16. Sprinkler Layout Plans
17	Lifts / Vertical Transport		Design certification confirming that the lifts incorporate a Stretcher Facility complying with BCA clause E3.2.	

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ITEM NO. 18	HEADING	SSD REQUIREMENT	CROWN CERTIFIER REQUIREMENT Design certification confirming that Emergency Lifts compilies with BCA clause E3.4.	REQUIRED ACTION
10			paraget as a transform communing time active garrey active computed WILLI DEAL LIBUSE E.S.M.	Watpac to issue to BMG as addendum upon receipt
19			Design certification to the effect that the lift landing doors have been designed to comply with BCA, AS1530.4-2005 and AS1735.11 to achieve an FRL not less than -/60/-	CC2 Watpac to issue to BMG as addendum upon
20			Certification to the effect that the lift car and controls have been designed to comply with BCA, AS1428.1 and AS1735.12 with respect to access for people with disabilities	CC2 Watpac to issue to BMG as addendum upon
21	Fire Safety Engineering		A copy of the final fire engineered Performance Solution Report.	CC2 Issued to BMG 13/09/18 Folder Name - 21. Fire Fanineering Report
22	Access For People with Disabilities		A copy of the Access Report relating to access for people with disabilities. The report is to address compliance with the BCA and the Disability (Access to Premises - Buildings) Standards.	CC2 Issued to BMG 13/09/18 Folder Name - 22 R9 Access ReportCalculators
23	Energy Efficiency		Section J Compliance Report or IV3 Report (where applicable).	CC2 Issued to BMG 13/09/18 Folder Name - 23 - 24 N/3 Report and External Colculators
			Section J External Glazing Calculators.	CC2 Issued to BMG 13/09/18 Folder Name -
				23 - 24 IV3 Report and External Calculators
A. ADMINISTRA	TIVE CONDITIONS			
ITEM NO.		SSD REQUIREMENT In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be	CROWN CERTIFIER REQUIREMENT	REQUIRED ACTION Formal submission not required
	Obligation to Minimise Harm to the Environment	in addution to meeting the specific performance measures and criteria in this consent, an reasonable and seasone 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.		rormal submission not required
A2 A3	Terms of Consent	The development may only be carried out: a) in compliance with the conditions of this consent; b) in accordance with a dwritten directions of the Scretary; c) generally in accordance with the ES as amended by the RIS and RIS Addendum; and c) generally in accordance with the ES as amended by the RIS and RIS Addendum; and c) generally in accordance with the ES as amended by the RIS and RIS Addendum; and c) generally in accordance with the ES as amended by the RIS and RIS Addendum; and c) generally in accordance with the ES as amended by the RIS and RIS Addendum; and c) generally in accordance with the ES as amended by the RIS and RIS Addendum; and c) generally in accordance with the ES as amended by the RIS Addendum; and c) generally in accordance with the ES as amended by the RIS Addendum; and c) generally in accordance with the RIS Addendum; and	Provide BMG with a copy of the stamped DA drawings -	Formal submission not required
A4		The conditions of this consent and directions of the 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.	•	Formal submission not required
A5	Inconsistency between documents	If there is any inconsistency between the plans and documentation referred to above the most recent document shall prevail to the extent of the inconsistency. However, conditions of this consent prevail to the extent of any inconsistency. Where there is an inconsistency between approved elevations and plans, the elevations prevail.		Formal submission not required
A6	<u>Demolition</u>	No consent is granted for the demolition of the 'Palmerston' building.	Confirmation of the 'Palmerston' building's status.	CC2 Issued to BMG 13/09/18 Folder Name - 2. B2. B17 Architectural Plans
	Evidence of consultation	Where conditions of this consent require consultation with an identified party, the Applicant must: a) consult with the relevant party prior to submitting the subject document for approval; and b) provide details of the consultation understaken including: c) a discreption of how matters raised by those consulted have been resolved to the satisfaction of both the Applicant and the party consulted; and c) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters for resolved.		Formal submission not required
A8	Structural Adequacy	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.		CC2 Issued to BMG 13/09/18 Folder Name - 8. Structural Design and Certification
	Applicability of Guidelines	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	-	Formal submission not required
A10		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.	-	Formal submission not required

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Part			COD DECLURATION		
Part	ITEM NO.	HEADING Manitoring and Environmental	SSD REQUIREMENT Any condition of this consent that requires the carrying out of monitoring or an emvironmental audit, whether directly or by way of a plan.	CROWN CERTIFIER REQUIREMENT	REQUIRED ACTION
Part	WII		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		- Camar submission not required
Part		<u> </u>	Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification and independent		
Part					
Part			Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on		
Part			particular documented evaluation of the development to provide information on compliance with the consent or the environmental		
Part			management or impact of the development.		
Part					
Part	Δ12	Non-Compliance Notification	The Department must be notified in writing to compliance@planning new gov au within seven days after the Applicant becomes aware of		Formal submission not required
Mathematical Procession of the Content of the Con	712	Non-compliance Notification	any non-compliance. The Certifying Authority must also notify the Department in writing to complianceaplanninansw.clov.au within seven		,
Part			days after they identify any non-compliance.		
Part					
Second	A13		The notification must identify the development and the application number for it, set out the condition of consent that the development is	-	Formal submission not required
The second secon			or will be, undertaken to address the non-compliance.		
The second secon					
significance of the content of the c	A14		A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	-	Formal submission not required
significance of the content of the c					
Part	A15		Within three months of:	-	Formal submission not required
Part		and Programs	(b) the submission of a compliance report under condition A23:		
in the control of the			(c) the approval of any modification of the conditions of this consent; or		
Fig. 1 Process of the property to consider property to consider the property to consider the sound process of the process of the process of the property to consider the property to co					
service for the property angle prope			this consent must be reviewed, and the Department must be notified in writing that a review is being carried out.		
service for the property angle prope					
Fig. 12 control for teach according to the control according to the con	A16			<u> -</u>	Formal submission not required
Part					
Land Description of the protection of the protec					
Comment of the property of t			improve the environmental performance of the development.		
Comment of the property of t					
Comment of the property of t					
Comment of the property of t	417		All plant and equipment used on site, or to monitor the performance of the development must be		Formal submission not sequired
Major Majo	A17				Torrial Submission for required
Notice Confidence Conf		Equipment	(b) operated in a proper and efficient manner.		
And restricted continues of a figure in terms of a	A18	Lapsing of approval	This consent will lapse five years from the date of consent unless the works associated with the development have physically commenced.		Formal submission not required
Report R					
Report R	A19	Prescribed Conditions	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6. Division 8A of the EP&A		Formal submission not required
Interfacting to the bedepends, cling any my of the name to the Section by residue of the section			Regulation.		
In matter dating to the Companies, all they garty may for the matter that the Social for the matter that Social for the matter that Social for the matter than Social for the matter th	A20	Secretary as Moderator	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant		Formal submission not required
Autor Continue Lawre Continue Lawr			matter relating to the Development, either party may refer the matter to the Secretary for resolution. The Secretary's resolution of the		·
According to address of the content attaching while as wered in the features in the content attaching while as wered in the features in the			matter shall be binding on the parties.		
According to address of the content attaching while as wered in the features in the content attaching while as wered in the features in the					
AN EXCEPT INTEGRATION RECORD TO COMMINICATION OF VOICES 1. No. 10 A HADRON 1. NO. 1	A21	Long Service Levy		Receipt or payment or Long Service Levy is to be provided.	CLOSED
Report to Commence that the same and designated in the State and Extension of the Accordance with the Commence and the Accordance and the State and Extension of the Accordance and	A22	Legal Notices	Any advice or notice to the consent authority shall be served on the Secretary.		Formal submission not required
Report to Commence that the same and designated in the State and Extension of the Accordance with the Commence and the Accordance and the State and Extension of the Accordance and	A23	Incident Notification	The Department must be notified in writing to compliance@planning.gov.au within 24 hours after the Applicant becomes aware of an		Formal submission not required
ANA A set of the factor and nature of the notices and nature of the notices. A set of the patient factors and nature of the notices. A set of the patient factors and nature of the notices. A set of the patient factors and nature of the notices. A set of the patient factors and nature of the notices. A set of the patient factors are set of in notices. Set of the patient factors are set of in notices. Set of the patient factors are set of in notices. A set of the patient factors are set of in notice			incident. The notification must identify the development (including the development application number and the name of the		·
seem days after the Applicate becomes saver of an incident. Notification in required to be piper under the condition on regularity to the control on the control on the control on the control of what occurred and only it is classified as an incident; and placed to make the control of what occurred and only it is classified as an incident; and placed to make the control of country of placed death of the control incident, inc			development if it has one), and set out the location and nature of the incident.		
seem days after the Applicate becomes saver of an incident. Notification in required to be piper under the condition on regularity to the control on the control on the control on the control of what occurred and only it is classified as an incident; and placed to make the control of what occurred and only it is classified as an incident; and placed to make the control of country of placed death of the control incident, inc					
FROM TO COMMENCEMENT OF WORKs 19 Confidence for the confidence for the confidence for the confidence of the confidence	A24		A written incident notification must also be emailed to the Department at the following address: complianceplanning.nsw.gov au within	-	Formal submission not required
Significance of an incident must adequation number. British the declaring and application number. British the description of what occurred and why it, classified as an incident; a plant of the contraction and the contraction of consent; and description of what occurred and why it, classified as an incident; a plant of the contraction of consent; and description of the contraction of the contr			seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant forms the view that an incident has not occurred.		
I Jesting the development and application number:			b) Written notification of an incident must		
Billion Selection Select			i) identify the development and application number;		
PRIOR TO COMMENCEMENT OF WORKS PRIOR TO COMMENT OF WORKS PRIOR			ii) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);		
Vi Setting lays and pattern of protesting from the condition on compliance with the econdition of consent; Vig Section lays and pattern of the condition on the condition; and vig Section lays are reaction; by tax with the Eaten in relation to the incident; and vig Section lays are reaction; by tax with the Eaten in relation to the incident; and vig Section lays are reaction; by tax with the Eaten in relation to the incident; and vig Section lays are reaction; by tax with the Eaten in relation to the incident; and vig Section lays are reaction; by tax with the Eaten in relation to the condition; and vig Section lays are reaction; by tax with the Eaten in relation to the condition; and vig Section lays are reaction; and the eaten in relation to the condition; and vig Section lays are reaction; and the eaten Section Sec					
Visidestify that the Earthcomplate steps were taken in relation to the incident; will identify that the Earthcomplate in Plation to Code (and any visidestify) a project contact for further communication regarding the holders			v) identify any actual or potential non-compliance with the conditions of consent:		
PRIOR TO COMMENCEMENT OF WORKS HADNIG BY Works CETTIFIED RISE CETTIFIED RISE Redictivity The businessment of each stage of the structure must have a maximum mmm of special rise for the stage of the factor of the stage of the sta			vi) describe what immediate steps were taken in relation to the incident;		
PRIOR TO COMMENCEMENT OF WORKS ITEM MO. B1 No Commencement of Works Works Certified Plans Certified Plans Certified Plans Certified Plans Require to accommencement of each stage of the construction or operation of the development to the carried of the Stages, the Department of the Commencement of t			vii) identify further action(s) that will be taken in relation to the incident: and		
Notice of Commencement of Works 1					
Notice of Commencement of Works 1					
Notice of Commencement of Works 1					
Notice of Commencement of Works The Department, Certifying Authority and Council must be notified in writing at least 48 hours before those dates. If the construction or operation of the development to be a taged, the Department, Certifying Authority and Council must be notified in writing at least 48 hours before the construction or operation of the development to be carried out in that stage. Certified Plans Plans certified in accordance with Section 6.28 of the PP&A cert or to be submitted to the Certifying Authority and the Department prior to commencement of each stage of the construction works and must include details as requirements of this consent are required prior to the commencement of each stage of works. B3 Reflectivity The building moteriols used on the facades of the structure must hove a maximum normal specular reflectivity of visible light of 20 per cond must be designed so as not to result in giver that causes any disconflor or threatens the selfety of pedestrians or drivers. A statement prepared by the architect is to be provided to BM+G verifying that the that materials used on the façade of the building have a reflectivity of not more than 20% and do not threaten the safety of pedestrians or drivers. Statement demonstrating compliance with these requirements or where compliance month ment are report that demonstrates that the exceedance would not result in giver that causes any discomplior or threatens the safety of pedestrians or drivers. Statement demonstrating compliance with these requirements or where compliance must be designed so as not to result in giver that causes any discomplior or threatens the safety of pedestrians or drivers. Statement demonstrating compliance with these requirements or where compliance with the tent as the safety of pedestrians or drivers. Statement demonstrating compliance with these requirements are to be submitted to the exceedance would not result in giver that causes any discompliance with the serves compliance and the tent of the development of th					
works operation at least 48 hours before those dates. If the construction or operation of the development to to be staged, the Department, Certifying Authority and Count limits to entitled in our wiring at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage. Certified Plans Plans certified in occordonce with Section 6.28 of the EPAA Act are to be submitted to the Certifying Authority and the Department prior to the commencement of each stage of works. Certified Plans Discontinuous control of the Certifying Authority on the Certifying Authority prior to the commencement of each stage of works. Certified Plans To commencement of each stage of the construction works and must include details as required by only of the following conditions. See Belectivity The building materiols used on the facades of the structure must hove a maximum normal specular reflectivity of visible light of 20 per control of must be designed on an ort or east in given that causes and on ont threaten the safety of pedestrians or drivers. A statement demonstrating compliance with the requirements of this consent are required prior to the commencement of each stage of works. Certified Plans The building materiols used on the facades of the structure must hove a maximum normal specular reflectivity of visible light of 20 per control must be designed on an ort or east in given the causes are of drivers. A statement demonstrating compliance with these requirements or where compliance more ordivers. Certified Plans The building materiors used on the facade of the building have a reflectivity of not more than 20% and do not threaten the safety of pedestrians or drivers. Statement demonstrating compliance with these requirements or where compliance and on the demonstration of the commencement of above ground works. Certified Plans Certified Plans The building materiors used on the facades of the building have a reflectivity of not more than 20% and do not			viii) identify a project contact for further communication regarding the incident		
Certified Plans Plans certified plans To commencement of each stage of the Cartifying Authority and the Department prior to the commencement of each stage of works. Plans certified plans Plans certified plans Plans certified plans To commencement of each stage of the construction works and must include details as required by ony of the following conditions. Plans lillustrating compliance with the requirements of this consent are required prior to the commencement of each stage of works. Ba Reflectivity The building moteriols used on the facades of the structure must hove a maximum normal specular reflectivity of visible light of 20 per certain of withers. A statement prepared by the architect is to be provided to BM+G verifying that the that materials used on the façade of the building have a reflectivity of not more than 20% and do not threaten the safety of pedestrians or drivers. Statement demonstrating compliance with these requirements or where compliance with the test safety of pedestrians or drivers. Statement demonstrating compliance with these requirements or where compliance with the test safety of pedestrians or drivers. Statement demonstrating compliance with these requirements or where compliance with the test safety of pedestrians or drivers. CC2 All outdoor lighting within the site must comply with, where relevant, AS 1158.3.12005 redestrians or drivers is to be submitted to the safety of pedestrians or drivers is to be submitted to the commencement of above ground works. CC2 All outdoor lighting within the site must comply with, where relevant, AS 1158.3.12005 redestrians or drivers is to be submitted to the course of the Certifying Authority prior to the commencement of above ground work	ITEM NO.	HEADING	viii) identify a project contact for further communication regarding the incident SSD REQUIREMENT	CROWN CERTIFIER REQUIREMENT	REQUIRED ACTION
82 Certified Plans Plans certified in accordance with Section 6.28 of the EP&A Act are to be submitted to the Certifying Authority and the Department prior to commencement of each stage of the construction works and must include details as required by any of the following conditions. 83 Reflectivity The building materials used on the facades of the structure must have a maximum normal specular reflectivity of visible light of 20 per conditions or drivers. Statement demonstrating compliance with these requirements of this consent are required prior to the commencement of each stage of works. 84 Statement prepared by the architect is to be provided to BM+G verifying that the that materials used on the façade of the building have a reflectivity of not more than 20% and do not threaten the safety of pedestrians or drivers. Statement demonstrating compliance with these requirements or where compliance must be designed so as not to result in giver that causes any discompliance the safety of pedestrians or drivers. Statement demonstrating compliance with these requirements or where compliance with the safety of pedestrians or drivers. Statement demonstrating compliance with these requirements of this consent are required prior to the commencement of a building have a reflectivity of not more than 20% and do not threaten the safety of pedestrians or drivers. Statement demonstrating compliance with these requirements or where compliance with the tenders of works. CC2 Statement prepared by the architect is to be provided to BM+G verifying that the that materials used on the façade of the building have a reflectivity of not more than 20% and do not threaten the safety of pedestrians or drivers. CC2 Statement prepared by the architect is to be provided to BM+G verifying that the that materials used on the façade of the building have a reflectivity of not more than 20% and do not threaten the safety of pedestrians or drivers. CC2 Statement prepared by the architect is to be provided to BM+G verifying that the that m	ITEM NO.	HEADING Notice of Commencement of	viii) identify a project contact for further communication regarding the incident The Department, Certifying Authority and Council must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates. If the construction or operation of the development is to be staged, the Department,	CROWN CERTIFIER REQUIREMENT	CC2
to commencement of each stage of the construction works and must include details as required by any of the following conditions. Source Source	ITEM NO.	HEADING Notice of Commencement of	viii) identify a project contact for further communication regarding the incident SSD REQUIREMENT The Department, Certifying Authority and Council must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates. If the construction or operation of the development is to be staged, the Department, certifying Authority and Council must be notified in writing at least 48 hours before the commencement of each stage, of the date of certifying Authority and Council must be notified in writing at least 48 hours before the commencement of each stage, of the date of	CROWN CERTIFIER REQUIREMENT -	CC2 Watpac to issue to BMG as addendum upon
to commencement of each stage of the construction works and must include details as required by any of the following conditions. Source Source	ITEM NO.	HEADING Notice of Commencement of	viii) identify a project contact for further communication regarding the incident SSD REQUIREMENT The Department, Certifying Authority and Council must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates. If the construction or operation of the development is to be staged, the Department, certifying Authority and Council must be notified in writing at least 48 hours before the commencement of each stage, of the date of certifying Authority and Council must be notified in writing at least 48 hours before the commencement of each stage, of the date of	CROWN CERTIFIER REQUIREMENT	CC2 Watpac to issue to BMG as addendum upon
B3 Reflectivity The building materials used on the facades of the structure must have a maximum normal specular reflectivity of visible light of 20 per cent and must be designed so as not to result in glive that causes any disconfigit or threaten the safety of pedestrians or drivers. B4 Outdoor Lighting All outdoor Lighting B5 Seminated to the satisfaction of the Certifying Authority prior to the commencement of death of the Certifying and AS submitted to the submitted of the Outdoor Lighting on the Certifying Authority prior to the commencement of death of the Certifying Authority prior to the commencement of death of the Certifying Authority prior to the commencement of death of the Certifying Authority prior to the commencement of death of the Certifying Authority prior to the commencement of death of the Certifying Authority prior to the commencement of death of the Certifying Authority prior to the commencement of death of the Certifying Authority prior to the commencement of all outdoor Lighting outlines with these requirements are to be submitted to the commencement of all outdoor Lighting outlines with these requirements are to be submitted to the certifying Authority prior to the commencement of all outdoor Lighting outlines with these requirements are to be submitted to the certified Authority prior to the commencement of all outdoor Lighting outlines with these requirements are to be submitted to the certified Authority prior to the commencement of all outdoor Lighting outlines with these requirements are to be submitted to the certified Authority prior to the commencement of all outdoor Lighting outlines with these requirements are to be submitted to the certified Authority prior to the commencement of all outdoor Lighting and AS and ASA2282-1997.*	B1	HEADING Notice of Commencement of Works	viii) identify a project contact for further communication regarding the incident SSD REQUIREMENT. The Department, Certifying Authority and Council must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates. If the construction or operation of the development is to be staged, the Department, Certifying Authority and Council 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.		CC2 Watpac to issue to BMG as addendum upon
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summitted to the satisfaction of the Lerthying Authority prior to the commencement of above ground works. 11. B4. Electrical Design Certification	B1 B2 B3	HEADING Notice of Commencement of Works Certified Plans Reflectivity	SSD REQUIREMENT The Department, Certifying Authority and Council must be notified in writing of the dates of commencement of physical work and operations at least 48 hours before those dates. If the construction or operation of the development is to be staged, the Department, Certifying Authority and Council 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. Plans certified in occordance with Section 6.28 of the EPBA Act are to be submitted to the Certifying Authority and the Department prior to commencement of each stage of the construction works and must include details as required by any of the following conditions. The building materials used on the faccades of the structure must have a maximum normal speculor reflectivity of visible light of 20 per cent and must be designed so as not to result in glare that causes any discomplor to threatens the safety of pedestrains or drivers. A statement demonstrating compliance with these requirements or where compliance cannot be met a report that demonstrates that the exceedance would not result in glare that causes any discomplor or threatens the safety of pedestrains or drivers is to be submitted to the satisfaction of the Certifying Authority prior to the commencement of above ground works. All outdoor lighting within the site must comply with, where relevant, AS 1158.3.1:2005 Pedestrian Area (Category P) Lighting and AS	Plans illustrating compliance with the requirements of this consent are required prior to the commencement of each stage of works. A statement prepared by the architect is to be provided to BM+G verifying that the that materials used on the façade of the building have a reflectivity of not more than 20% and do not threaten the safety of pedestrians or drivers.	CC2 Watpac to issue to BMG as addendum upon receipt. CC2 Issued to BMG 13/09/18 Folder Name - 2.0.2.8.17 Architectural Plans CC2 Issued to BMG 13/09/18 Folder Name - 83. Reflectivity Statement CC2 CC2 CC2 CC2
11. 64. cetura Design territorium	B1 B2 B3	HEADING Notice of Commencement of Works Certified Plans Reflectivity	SSD REQUIREMENT The Department, Certifying Authority and Council must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates. If the construction or operation of the development is to be staged, the Department, Certifying Authority and Council must be notified in writing at least 48 hours before those dates. If the construction or operation of the development is to be staged, the Department, Certifying Authority and Council 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. Plans certified in accordance with Section 6.28 of the EPBA Act are to be submitted to the Certifying Authority and the Department prior to commencement of each stage of the construction works and must include details as required by any of the following conditions. The building materials used on the faccades of the structure must have a maximum normal specular reflectivity of sixible light of 20 per cent and must be designed as as not to result in glave that causes any discomfort or threatens the safety of pedestrians or drivers. A statement demonstration compliance with these requirements or where compliance cannot be and respect that demonstrates that the exceedance would not result in glave that causes any discomfort or threatens the safety of pedestrians or drivers is to be submitted to the satisfaction of the Certifying Authority prior to the commencement of above ground works. All caddoor lighting within the site must comply with, where relevant, AS 1188.1.1.2005 Pedestrian Area (Category P) Lighting and AS 4283.1997 Control of the Obstrusive Petrics of Outdoor Uniform. Details demonstration compliancements are to be	Plans illustrating compliance with the requirements of this consent are required prior to the commencement of each stage of works. A statement prepared by the architect is to be provided to BM+G verifying that the that materials used on the façade of the building have a reflectivity of not more than 20% and do not threaten the safety of pedestrians or drivers.	CC2 Susued to BMG 33,00/18 CCC CC2 Susued to BMG 33,00/18
	B1 B2 B3	HEADING Notice of Commencement of Works Certified Plans Reflectivity	SSD REQUIREMENT The Department, Certifying Authority and Council must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates. If the construction or operation of the development is to be staged, the Department, Certifying Authority and Council must be notified in writing at least 48 hours before those dates. If the construction or operation of the development is to be staged, the Department, Certifying Authority and Council 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. Plans certified in accordance with Section 6.28 of the EPBA Act are to be submitted to the Certifying Authority and the Department prior to commencement of each stage of the construction works and must include details as required by any of the following conditions. The building materials used on the faccades of the structure must have a maximum normal specular reflectivity of sixible light of 20 per cent and must be designed as as not to result in glave that causes any discomfort or threatens the safety of pedestrians or drivers. A statement demonstration compliance with these requirements or where compliance cannot be and respect that demonstrates that the exceedance would not result in glave that causes any discomfort or threatens the safety of pedestrians or drivers is to be submitted to the satisfaction of the Certifying Authority prior to the commencement of above ground works. All caddoor lighting within the site must comply with, where relevant, AS 1188.1.1.2005 Pedestrian Area (Category P) Lighting and AS 4283.1997 Control of the Obstrusive Petrics of Outdoor Uniform. Details demonstration compliancements are to be	Plans illustrating compliance with the requirements of this consent are required prior to the commencement of each stage of works. A statement prepared by the architect is to be provided to BM+G verifying that the that materials used on the façade of the building have a reflectivity of not more than 20% and do not threaten the safety of pedestrians or drivers.	CC2 Usued to BMG 13/09/18 Folder Name - B3. Reflectivity Stotement CC2 Usued to BMG 13/09/18 Folder Name - CC2 B3. Reflectivity Stotement CC2 Usued to BMG 13/09/18 Folder Name - B3. Reflectivity Stotement

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		COD DECLURE ACTUE		
ITEM NO. B5	HEADING Hazards	SSD REQUIREMENT The Applicant must ensure that the design and operation of the hospital's oxygen supply system, including the use of the liquid oxygen	CROWN CERTIFIER REQUIREMENT	REQUIRED ACTION Formal submission not required
85	Hazaros	bulk storage tanks, any oxygen cylinders connected to the oxygen supply system and any temporary oxygen supply tanks be in accordance		rormal submission not required
		with Australian Standards 1894 The storage and handling of non-flammable cryogenic and refrigerated liquids' (AS 1894).		
B6		The Applicant must ensure that all control measures or safeguards described in the Preliminary Hazard Analysis (PHA, 9 February 2018)		Formal submission not required
		will be implemented.		
B7		The Applicant must update as necessary and in accordance with AS 1894, the hospital's emergency plan and emergency procedures to	-	Formal submission not required
		include emergency situations involving the hospital's oxygen supply system, as described in the PHA (9 February 2018).		
B8		If temporary oxygen supply tanks are to be installed prior to demolition of existing liquid oxygen bulk storage tanks for the purpose of hospital oxygen supply prior to commissioning of new tanks, the design and operation of these temporary tanks must be verified with AS	-	Formal submission not required
		1894 and/or other relevant Australian Standards.		
В9	Access for People with	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a	An access report prepared by IAccess is to be submitted to BM+G and the recommendations of the report are to be shown on the Crown Certificate plans.	CC2
	Disabilities	disability in accordance with the BCA. The Certifying Authority must ensure that evidence of compliance with this condition from an		Issued to BMG 13/09/18
		appropriately qualified person is provided and that the requirements are referenced on any certified plans.		Folder Name - 22. B9. Access ReportCalculators
B10	Discuss Destrice and End of Trip	Blace demonstrating compliance with the following requirements for blacele perking shall be submitted to the catisfaction of the	Plans demonstrating compliance with the following requirements for bicycle parking are to be submitted to BM+G:	cca
DIO	Facilities Facilities	Plans demonstrating compliance with the following requirements for bicycle parking shall be submitted to the satisfaction of the Certifying Authority:	Plans demonstrating compliance with the following requirements for dicycle parking are to be submitted to BMH+5: A minimum of 18 blicycle spaces 18 blicycle spaces	Issued to BMG 13/09/18
		a) the provision of a minimum of 18 bicycle parking spaces;	The nominated bicycle parking spaces are to comply with AS2890.3-2015	Folder Name -
		b) the layout, design and security of bicycle facilities shall comply with the all applicable minimum requirements of AS 2890.3:2015	Showers, change room and showers are to be provided to serve the users of the bicycle facilities.	2. B2. B17 Architectural Plans
		Parking facilities — Bicycle parking, and be located in secure, convenient and accessible areas close to the main entries and incorporating adequate lighting and opportunities for passive surveillance; and		
		c) the provision of end-of-trip facilities for staff including showers, changeroom and lockers.		
B11	Erosion and Sedimentation		An erosion and sediment control plan prepared by a suitably qualified person is to be provided to BM+G demonstrating compilance with Managing Stormwater-Soils & Construction Volume 1.	CLOSED
DII	Control	Construction Volume 1 (Landcom, 2004). Details are to be submitted to the satisfaction of the Certifying Authority prior to the	The second was accurated by the property of a second qualified person in to the provided to other definition and compliance with managing startments come a compliance startment of the first compliance with managing startments compliance of the provided to the provided to the compliance with managing startments compliance and the compliance with managing startments compliance and the compliance with the comp	CLOSES
	<u></u>	commencement of any works.		
B12	Pre-Construction Dilapidation	The Applicant is to engage a qualified structural engineer to prepare a Pre-Construction Dilapidation Report detailing the current	Provide BM+G with a pre-construction dilapidation report prepared by a suitably qualified and experienced structural engineer. The report is to detail the structural condition of all retained existing and adjoining building within the site,	CLOSED
	Reports	structural condition of all retained existing and adjoining buildings within the site, infrastructure and roads within the 'zone of influence'.	infrastructure and roads with in the 'zone of influence'.	
		Any entry into private land is subject to the consent of the owner(s) and any inspection of buildings on privately affected land must include details of the whole building where only part of the building falls within the 'zone of influence'. The report must be submitted to the		
		satisfaction of the Certifying Authority prior to the commencement of any works. A copy of the report is to be forwarded to Council.		
		satisfaction of the certifying Patriotic for the commencement of any works. A copy of the report is to be forwarded to council.		
B13	Structural Details	Prior to the commencement of works, the Applicant must submit for the approval of the Certifying Authority structural drawings prepared		CC2
		and signed by a suitably qualified practicing Structural Engineer that demonstrates compliance with:		Issued to BMG 13/09/18
		a) the relevant clauses of the BCA; and b) this development consent.		Folder Name - 8. Structural Design and Certification
B14	Noise Management Measures	Prior to commencement of works, the Applicant must incorporate all relevant noise mitigation recommendations in the letter Hornsby Ku- ring-gai Hospital Stage 2 Redevelopment — Response to Planning NSW Queries prepared by Acoustic Logic, dated 26 April 2018, in the	Plans which Illustrate the recommendations made in the Hornsty Ku-ring-gal Hospital Stage 2 Redevelopment - Response to Planning KSW Queries (prepared by Acoustic Logic dated 26/04/2018) are to be provided to BM+G in addition to a design certificate which verifies the measures depicted in the above memoring nalar provided an adequate level per adoquate level on the exceed the requirements of condition E2	CC2 Issued to BMG 13/09/18
		detailed design drawings and submit for the approval of the Certifying Authority. These drawings must demonstrate that the noise impacts		Folder Name -
		have been adequately mitigated to not exceed the project specific criteria identified in condition E2	E2. Noise associated with the operation of the site, including any plant, machinery or other	B14. Acoustic Screening Plans
			equipment, must not exceed:	
			a) 40 dB LA eq (15 minute) when measured at the boundary of any sensitive receiver along Burdett Street, Hornsby:	
			a) 40 dB LA eq (15 minute) when measured at the boundary of any sensitive receiver along Burdett Street, Hornsby: b) 35 dBA LA eq (15 minute) when measured at the boundary of any sensitive receiver along Derby Road. Hornsby;	
			a) 4 of 8 th. Acq (15 minute) when measured at the boundary of any sensitive receiver along Burdett Street, Hornsby; b) 35 dBAL Acq (15 minute) when measured at the boundary of any sensitive receiver along Detry Royal. Hornsby; and c) 39 dBAL Acq (15 minute) when measured at the boundary of any sensitive receiver along Palmerston Road, Hornsby.	
B14	Noise Management Measures	Part 2 of the above	a) 40 dB LA eq (15 minute) when measured at the boundary of any sensitive receiver along Burdett Street, Hornsby: b) 35 dBA LA eq (15 minute) when measured at the boundary of any sensitive receiver along Derby Road. Hornsby;	CC2
B14	Noise Management Measures	Part 2 of the above	a) 4 of 8 th. Acq (15 minute) when measured at the boundary of any sensitive receiver along Burdett Street, Hornsby; b) 35 dBAL Acq (15 minute) when measured at the boundary of any sensitive receiver along Detry Royal. Hornsby; and c) 39 dBAL Acq (15 minute) when measured at the boundary of any sensitive receiver along Palmerston Road, Hornsby.	CC2 Issued to BMG 13/09/18
B14	Noise Management Measures	Part 2 of the above	a) 4 of 8 th. Acq (15 minute) when measured at the boundary of any sensitive receiver along Burdett Street, Hornsby; b) 35 dBAL Acq (15 minute) when measured at the boundary of any sensitive receiver along Detry Royal. Hornsby; and c) 39 dBAL Acq (15 minute) when measured at the boundary of any sensitive receiver along Palmerston Road, Hornsby.	CC2 Issued to BMG 13/09/18 Folder Name BJA. Acoustic Screening Plans
B14	Noise Management Measures Mechanical Ventilation	All mechanical ventilation systems must be installed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012	a) 4 of 8 th. Acq (15 minute) when measured at the boundary of any sensitive receiver along Burdett Street, Hornsby; b) 35 dBAL Acq (15 minute) when measured at the boundary of any sensitive receiver along Detry Royal. Hornsby; and c) 39 dBAL Acq (15 minute) when measured at the boundary of any sensitive receiver along Palmerston Road, Hornsby.	Folder Name -
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B15	Mechanical Ventilation Warm Water Systems and Cooling Systems	All mechanical ventilation systems must be installed in accordance with Part F4.5 of the BCA and must comply with the A5 1668 2-2012. The use of ventilation and air-conditioning in buildings — Ventilation design for indoor air containment control and A5 3666.2-2011 Ar- handling and water systems of buildings to sensue adequate levels of health and annelly to the occupants of the building and to ensure environment protection. Details must be submitted for the approval of the Certifying Authority prior to the commencement of the relevant works. 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 coding system) of AS/NES 5666.2-2011 Air handling and water systems of buildings — Microbal control — Operation and maintenance and the NSW Health Code of Particles for the Control of Legionnaire's Disease. The building plans and specifications must demonstrate, for the approval of the Certifying Authority, that an appropriate area will be provided within the premises for the storage of garbage bins, recycling containers and all waste and recyclable material generated by the premises. Requirements of these storage areas must: a) ensure all Internal walls of the storage areas mere endered to a smooth surface, coved at the floor/wall intersection, graded and appropriately drained with a top in close proximity for adultate cleaning:	a) a do Bd. A log (15 minute) when measured at the boundary of any sensitive receiver along Derft Mod. Hornsby; and c) 39 dBd. A log (15 minute) when measured at the boundary of any sensitive receiver along Derft Mod. Hornsby, and c) 39 dBd. A log (15 minute) when measured at the boundary of any sensitive receiver along Palmerston Road, Hornsby. Statement required from Acoustic Logic in review of the Architectural plans, confirming compliance statement A design certificate prepared by a surtably qualified mechanical engineer is to be supplied to BM+G verifying that the mechanical ventilation system complies with BCA Part F4.5 and A51668.2-2012. Plans illustrating that an appropriate area will be designated for the storage of garbage bins and the like are to be provided to BM+G. furthermore, the plans or specifications are to detail the following requirements: All internal walls are rendered to a smooth surface, coved at the floor/wall junction graded and appropriately drained with a tap in close proximity. **The Separation of different types of what is to be decommented.**	Floider Manne- BIL4. Acoust: Screening Plans CLOSED CLOSED CLOSED CCC Issued to BMG 13/09/18 Floider Manne- Floider Manne-
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ITEM NO.	HEADING	SSD REQUIREMENT The stormwater drainage system for the development must be designed in accordance with Council's relevant specifications and	CROWN CERTIFIER REQUIREMENT Design statement to be provided from a Chartered civil engineer to confirm all requirements of these DA conditions have been included into the stormwater design.	REQUIRED ACTION CLOSED
B19	Stormwater and Drainage Works Design	standards and the following requirements:	pesign swienen wo te province nom a charecter own englieet to continu an requirements or unes on conductor have been included into the stormwater design.	CLOSED
		a) Connected to an existing Council piped drainage system with the following		
		requirements:		
		i) A separate Application must be made to Council for 'Approval To Connect Stormwater Drainage Outlet To Council's System' with all fees paid, prior to connecting to Council's drainage system;		
		ii) The connection to Council's drainage pit or pipeline in accordance with Council's relevant design standard drawing must be inspected by		
		a Council Engineer from Council's Planning Division;		
		Note: An inspection booking can be made by calling Council on 9847 6760 quoting the Application reference number SSD 8647. III) Connection to Council's drainage system shall include design and construction of Council's standard kerb inlet pit in accordance with		
		Council's Design and Construction Specification 2005. The Applicant's Engineer must prepare the design of system including location of		
		proposed work in the plan. Three (3) copies of the plan shall be submitted with lodgement and payment of the Application;		
		iv) A Traffic Control Plan (TCP) must be prepared by a qualified traffic controller in accordance with the Roads & Traffic Authority's Traffic Control at WorksitesManual 1998 and Australian Standard 1742.3 for all work on a public road. The TCP is to be prepared in consultation		
		Control at WorksitesManual 1998 and Australian Standard 1742.3 for all work on a public road. The TCP is to be prepared in consultation with Council and must detail the following:		
		a) Arrangements for public notification of the works;		
		b) Where a drainage connection is proposed within a Classified Road, a copy of the relevant Road Occupation License approved by the Traffic Management Centre with dates and times of proposed Occupations;		
		Tramic Management Centre with dates and times of proposed Occupations; c) Temporary construction signage;		
		d) Vehicle movement plans;		
		e) Traffic management plans; and		
		f) Pedestrian and cyclist access/safety. v) Where public assets and utilities are impacted by proposed works, the Applicant shall relocate or reconstruct the asset or utility in		
		accordance with the relevant standard at the Applicant's cost; and		
		vi) A Compliance Certificate must be obtained from Council for the connection to Council's drainage system prior to occupation of the		
		development.		
B20	On-Site Stormwater Detection	An on-site stormwater detention system must be designed by a chartered civil engineer and constructed in accordance with the following	Design statement to be provided from a Chartered civil engineer to confirm all requirements of these DA conditions have been included into the stormwater design.	CLOSED
320	and Water Quality	requirements:		
		a) the developing area of the site shall ensure its 5-year average recurrence interval (ARI) runoff reduced to the pre-development site	A copy of a compliance certificate to be obtained from Council for connection of stormwater to the street drainage.	
		cover rate. The volume of the on-site detention system shall ensure its capable of detaining the 20-year ARI post-development site cover		
		b) the water quality treatment system shall be designed and constructed to provide water quality outcomes as per Council's HDCP2013		
		Section 1C.1.2.i requirements;		
		c) have a surcharge/inspection grate located directly above the outlet; d) discharge from the detention system must be controlled via 1 metre length of pipe, not less than 50 millimetres diameter or via a		
		stainless plate with sharply drilled orifice bolted over the face of the outlet discharging into a larger diameter pipe capable of carrying the		
		design flow to an approved Council system;		
		e) where above ground and the average depth is greater than 0.3 metres, a 'pool type' safety fence and warning signs must be installed;		
		and f) not be constructed in a location that would impact upon the visual or recreational amenity of residents.		
		,		
B21	Pond Works	Kerb and gutter, stormwater drainage, full road width pavement including traffic facilities (vehicle crossings, if applicable) and paved	Note: Evidences to be provided to BMG that 3 copies of a Traffic Control Plan, prepared by a qualified traffic controller, has been submitted to Council.	CC2
621	Road Works	footpaths must be constructed along the area where road works are to be undertaken. In relation to public roads or classified road (as	The Control of the Property of the Control of the C	Watpac to issue to BMG as addendum upon
		defined under the Roads Act 1993), all roads and traffic facilities must be designed to meet the requirements of Council and RMS (if		receipt.
		applicable) and obtain any necessary permits and approvals from the relevant road authority, prior to the commencement of road or pavement construction works.		
		pavement construction works.		
B22	Construction Environmental	a) Prior to the commencement of construction works, a Construction Environmental Management Plan (CEMP) must be submitted for the	A construction environmental management plan prepared by a suitably qualified person is to be supplied to BM+G which addresses and satisfies the following requirements:	CLOSED
322	Management Plan	approval of the Certifying Authority. The CEMP must address, but not be limited to, the following matters where relevant:	I) hours of work;	
		i) hours of work;	ii) 24 hour contact details of site manager;	
		ii) 24 hour contact details of site manager; iii) traffic management, in consultation with Council and TfNSW;	iii) traffic managemen, in consultation with council and TNSVV;)v) construction ones and vibration management, prepared by a suitable qualified person:	
		iv) construction noise and vibration management, prepared by a suitable qualified person;	v) management of dust and odour to protect the amenity of the neighbourhood;	
		v) management of dust and odour to protect the amenity of the neighbourhood;	vi) erosion and sediment control:	
		vi) erosion and sediment control; vii) stormwater control and discharge;	viil stormwater control and discharge; viil measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Subject Site;	
		viii) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Subject Site;	ix) procedures for encountering groundwater during construction works;	
		ix) procedures for encountering groundwater during construction works;	x) external lighting in compliance with AS4282:1997 Control of the Obtrusive Effects of Outdoor Lighting;	
		x) external lighting in compliance with AS4282:1997 Control of the Obtrusive Effects of Outdoor Lighting; xi) a protocol detailing appropriate procedures for identifying and dealing with unexpected finds of site contamination (including asbestos	x) a portocol detailing appropriate procedures for identifying and dealing with unexpected finds of size contamination including asbestos containing materials, Polycyclic aromatic hydrocarbons (PAHs), Total recoverable hydrocarbons (TRH) and lead-based paint);	
		containing materials, Polycyclic aromatic hydrocarbons (PAHs), Total recoverable hydrocarbons (TRH) and lead-based paint);	xii) a protocol detailing appropriate procedures for identifying and dealing with	
		xii) a protocol detailing appropriate procedures for identifying and dealing with unexpected finds of archaeological heritage;	unexpected finds of archaeological heritage;	
		xiii) 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	xiii) 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	
		status in these areas of the site; and xiv) waste storage, recycling and litter control;	(xx)) waste storage, recycling and litter control;	
		b) The CEMP must not include works that have not been explicitly approved in this development consent. In the event of any inconsistency	The Analysis and A	
			c) The Applicant must submit a copy of the CEMP to the Department and Council prior to commencement of work.	
		between the consent and the CEMP, the consent must prevail; and	(s) the Applicant miss saloring a copy of the Centre to the Department and Council prior to commencement of work.	
		between the consent and the CEMP, the consent must prevail; and c) The Applicant must submit a copy of the CEMP to the Department and Council prior to commencement of work.	 те даркали тось зооти а сору от те семе и оте сератителя ана соотко приот то сотпленяетеля от могк. 	
		between the consent and the CEMP, the consent must prevail; and	c) the appicanic most sourms a copy of the cewer to the department and country prior to comment entent of work.	
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B23		between the consent and the CEMP, the consent must prevail, and () The Applicant must submit a copy of the CEMP to the Department and Council prior to commencement of work. The CEMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.		
B23 B24	Construction Noise and	between the consent and the CEMP, the consent must prevail, and () The Applicant must submit a copy of the CEMP to the Department and Council prior to commencement of work. The CEMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works. 3) Prior to the commencement of works, a Construction Noise and Vibration Management Plan (CMVMP) must be submitted for the	A construction noise and vibration management plan (CNVMP) prepared by a suitably qualified person is to be supplied to BM+G which addresses and satisfies the following requirements:	 CLOSED
	Construction Noise and Vibration Management Plan	between the consent and the CEMP, the consent must prevail, and () The Applicant must submit a copy of the CEMP to the Department and Council prior to commencement of work. The CEMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.	A construction noise and vibration management plan (CNVMP) prepared by a suitably qualified person is to be supplied to BM+G which addresses and satisfies the following requirements: a) be prepared in consultation with Council and all adjoining noise sensitive receivers where noise levels exceed the construction noise management levels, in	CLOSED
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		between the consent and the CEMP, the consent must prevail, and c) The Applicant must submit a copy of the CEMP to the Department and Council prior to commencement of work. The CEMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works. a) Prior to the commencement of works, a Construction Noise and Vibration Management Plan (CMVMP) must be submitted for the approval of the Certifying Authority. The CNVMP must address, but not be limited to, the following matters(i) i) be prepared by a suitably qualified poper! ii) be prepared in consultation with Council and all adjoining noise sensitive receivers where noise levels exceed the construction noise management levels, in accordance with EPA guidelines;	A construction noise and vibration management plan (CNVMP) prepared by a sultably qualified person is to be supplied to BM+G which addresses and satisfies the following requirements: a) be prepared in consultation with Council and all adjoining noise sensitive receivers where noise levels exceed the construction noise management levels, in accordance with EPA guidelines; i) describe the measures that would be implemented to ensure: b. b.ext management practice is being employed;	CLOSED
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ITEM NO.	HEADING	SSD REQUIREMENT	CROWN CERTIFIER REQUIREMENT	REQUIRED ACTION
B26	Construction Waste	a) Prior to the commencement of works, a Construction Waste Management Plan (CWMP) must be submitted for the approval of the	A construction waste management plan prepared by a suitably qualified person is to be supplied to BM+G which addresses and satisfies the following requirements:	CLOSED
	Management Plan	Certifying Authority. The CWMP must address, but not be limited to, the following matters where relevant:	b) Details demonstrating compliance with the relevant legislative requirements,	
		i) recycling of demolition materials including concrete; and	associated with the removal of hazardous waste, particularly the method of	
		ii) removal of hazardous materials and disposal at an approved waste disposal facility in accordance with the requirements of the relevant	containment and control of emission of fibres to the air, are to be submitted for the approval of the Certifying Authority prior to the removal of any hazardous materials;	
		legislation, codes, standards and guidelines, prior to the commencement of any building works.	The Applicant must notify the R MS Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the Subject Site, prior to the commencement of the removal of any waste material from the	
		b) Details demonstrating compliance with the relevant legislative requirements, associated with the removal of hazardous waste, particularly the method of containment and control of emission of fibres to the air, are to be submitted for the approval of the Certifying	Subject Site; and If the Applicant must submit a copy of the plan to the Department and to the Council prior to the commencement of work.	
		particularly the method of containment and control of emission of fibres to the air, are to be submitted for the approval of the Certifying Authority prior to the removal of any hazardous materials;	d) The Applicant must submit a copy of the plan to the Department and to the Council prior to the commencement of work.	
		c) The Applicant must notify the RMS Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste		
		re) The Applicant must notify the KMIS Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the Subject Site, prior to the commencement of the removal of any waste material from the Subject Site; and		
		d) The Applicant must submit a copy of the plan to the Department and to the Council prior to the commencement of work.		
		a) The Applicant must submit a copy of the plan to the Department and to the Council prior to the commencement of work.		
B27		The CWMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.		CLOSED
B28	Construction Traffic and	a) Prior to the commencement of construction works, a Construction Traffic and Pedestrian Management Plan (CTPMP) must be prepared in	A copy of Council's Approval of a CTPMP (construction traffic and pedestrian plan) prepared by a suitably qualified person is to be supplied to BM+G which addresses and satisfies the following requirements:	CC2
	Pedestrian Management Plan	consultation with Council and submitted to the satisfaction of the Certifying Authority. The CPTMP must specify, but not be limited to, the following:	1) location of proposed work zones;	Watpac to issue to BMG as addendum upon
		i) location of proposed work zones;	ii) haulage routes;	receipt.
		ii) haulage routes;	Hi) construction vehicle access arrangements;	
		iii) construction venicle access arrangements;	iv) construction hours;	
		v) construction program;	v) construction program;	
		vi) predicted construction traffic volumes and vehicle movements, types and routes including any known road closures and consideration of alternate	vi) predicted construction traffic volumes and vehicle movements, types and routes including any known road closures and consideration of alternate routes:	
		routes:	vii) assessment of road safety at key intersections and locations subject to heavy vehicle movements and high pedestrian activity;	
		vii) assessment of road safety at key intersections and locations subject to heavy vehicle movements and high pedestrian activity;	viii) details of construction vehicle movements including parking, dedicated vehicle turning areas and ingress and egress points;	
		viii) details of construction vehicle movements including parking, dedicated vehicle turning areas and ingress and egress points;	ix) details of anticipated peak hour and daily truck movements to and from the site;	
		ix) details of anticipated peak hour and daily truck movements to and from the site;	x) details of access arrangements for workers to/from the site, emergency vehicles and service vehicle movements;	
		x) details of access arrangements for workers to/from the site, emergency vehicles and service vehicle movements;	xi) details of temporary cycling and pedestrian access during construction;	
		xi) details of temporary cycling and pedestrian access during construction;	xii) details of proposed construction vehicle access arrangements at all stages;	
		xii) details of proposed construction vehicle access arrangements at all stages; xiii) loading and unloading:	xiii) loading and unloading;	
		xiii) loading and unloading; xiv) details of management measures to minimise traffic impacts, including temporary road works and/or implementation of traffic control measures;	xiv) details of management measures to minimise traffic impacts, including temporary road works and/or implementation of traffic control measures;	
		xiv) details of management measures to minimise traffic impacts, including temporary road works and/or implementation of traffic control measures; xiv) pedestrian and traffic management methods;	xv) pedestrian and traffic management methods;	
1		avy percent and an unit content management methods. Such as a property of the site from construction vehicles during the savi) any potential impacts to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the	xvi) any potential impacts to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the works;	
		works;	xvii) consideration of the cumulative construction traffic impacts of surrounding	
		xviii) consideration of the cumulative construction traffic impacts of surrounding projects under construction, including those within the Hornsby Ku-ring	projects under construction, including those within the Hornsby Ku-ring-gal Hospital precinct. Existing CIPMPs for developments within or around the Subject Site should be referenced in the CTPMP to ensure that the coordination of work	
		gai Hospital precinct. Existing CTPMPs for developments within or around the Subject Site should be referenced in the CTPMP to ensure that the	activities are managed to minimise impacts on the surrounding road network: and	
		coordination of work activities are managed to minimise impacts on the surrounding road network; and	xviii) traffic and transport impacts during construction and how these impacts will be miltigated for any associated traffic, pedestrian, cyclists, parking and public	
		xviii) traffic and transport impacts during construction and how these impacts will be mitigated for any associated traffic, pedestrian, cyclists, parking and public transport, which must include vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures for all	transport, which must include vehicle routes, number of trucks, hours of	
		and public transport, which must include vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures for all demolition/construction activities.	operation, access arrangements and traffic control measures for all demoliton/construction activities.	
		b) The Applicant must submit a copy of the CTPMP to the Department and to the Council, prior to the commencement of works.	pernominor/construction activities. The Applicant must submit a copy of the CTPMP to the Secretary and Hornsby Council, prior to the commencement of works.	
		a) The Applicant must submit a copy of the CTPMP to the Department and to the Council, prior to the commencement of works.	The Applicant must submit a copy of the CTPMP to the Secretary and Promisely Council. prior to the commencement of Works.	
B29		The CTPMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.		Formal submission not required
B30		District the second of second		Formal submission not required
830	Complaints and Enquiries	Prior to the commencement of construction works, or as otherwise agreed by the Secretary, the following must be made available for		Formal Submission not required
	<u>Procedure</u>	a) a toll-free 24-hour telephone number(s) on which complaints and enquiries about the carrying out of any works may be registered;		
		b) a postal address to which written complaints and enquires may be sent; and		
		c) an email address to which electronic complaints and enquiries may be sent, and		
		c) all entail address to which electronic companies and enquines may be d'ansimitted.		
B31		A Complaints Management System must be prepared prior to the commencement of any construction works and be implemented and		Formal submission not required
D31		maintained for the duration of these works.		romai suomission not requireu
		The Complaints Management System must include a Complaints Register to be maintained recording information on all complaints		
		received about the development during the carrying out of any works associated with the development. The Complaints Register must		
		record the:		
		a) number of complaints received;		
		b) number of people affected in relation to a complaint; and		
		c) nature of the complaint and means by which the complaint was addressed and whether resolution was reached, with or without		
		mediation		
		The Complaints Register must be provided to the Secretary upon request, within the timeframe stated in the request.		
B32	Utility Services	Prior to the commencement of construction work the Applicant is to negotiate (where necessary) with the utility authorities (e.g. Ausgrid		Formal submission not required
1		and telecommunication carriers) in connection with the relocation and/or adjustment of the services affected by the construction of the		
1		building structure.		
B33		Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved		Formal submission not required
533		telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to		
1		ensure provisions of adequate services.		
1				
B34	External Walls and Cladding	The external walk of all huildings including additions to existing huildings, must comply with the colourest consistences and the NCC Color	Provide BM+G with the details of any systems or products proposed to be used on the external wall i.e. finishes or cladding. Note: The applicant must provide the Secretary with the same documentation within 7 days of BM+G formally	CC2
534	External walls and Cladding	to commencement of works, the Applicant must provide the Certifying Authority with documented evidence that the products and	Provide BMHs with the details of any systems or products proposed to be used on the external wall i.e. Innisnes or clauding. Note: The applicant must provide the Secretary with the same documentation within 7 days of BMHs formally accepting it.	Issued to BMG 13/09/18
1		to commencement of works, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with	accepting is	Folder Name -
		the requirements of the NCC. The Applicant must provide a copy of the documentation given to the Certifying Authority to the Secretary		4. B34. External Finishes and Elevations
1		within seven days after the Certifying Authority accepts it.		
1				
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F	S	A Discontinuities Compliant Department has a record for the development and when the data the Control of the Co	La contratta constituta de la constituta del constituta della constituta della constituta della constituta d	CLOSED
B35	Compliance Reporting	A Pre-Construction Compliance Report must be prepared for the development, and submitted to the Certifying Authority for approval	A pre-construction compliance report is to be provided to BM+G for approval. The report must detail:	CLUSED
1		before the commencement of construction works. A copy of the endorsed compliance report must be provided to the Department at corn pliance@planning .nsw.gov.au before the commencement of construction works.	how the terms of the development consent that must be addressed before the commencement of construction have been compiled; and The expected commencement date of construction.	
		priorice@promining .nsw.gov.au derore the commencement of construction works.	THE EXPECTED COMMERCEMENT USED OF CONSTRUCTION.	
B36		The Pre-Construction Compliance Report must include:	As 835	CLOSED
		a) details of how the terms of this consent that must be addressed before the commencement of construction have been complied with;		
1		and		
		b) the expected commencement date for construction.		
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B37		Construction Compliance Reports must be submitted to the Department at compliance planning insw. gov. au for information every six		Formal submission not required
		months from the date of the commencement of construction, for the duration of construction. The Construction Compliance Reports must		
		provide details on the compliance performance of the development for the preceding six months and must be submitted within one month		
1		following the end of each six-month period for the duration of construction of the development, or such other timeframe as required by		
		the Secretary.		
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ITEM NO.	HEADING	SSD REQUIREMENT	CROWN CERTIFIER REQUIREMENT	REQUIRED ACTION
B38		The Construction Compliance Reports must include: a) a results summay and analysis of environmental monitoring: b) the number of any complaints received, including a summary of main areas of complaint, action taken, response given and proposed strategies for reducing the recurrence of such complaints: c) details of any review of the CEMP and the Environmental Management Strategy and associated sub-plans as a result of construction carried out during the reporting period; d) a register of any modifications undertaken and their status; e) results of any independent environmental audits and details of any actions taken in response to the recommendations of an audit; f) a summary of all includents notified in accordance with this consent; and g) any other matter relating to compliance with the terms of this consent or requested by the Secretary.		Formal submission not required
B39	Independent Environmental Audit	No later than one month before the commencement of construction works or within another timeframe agreed with the Secretary, a program of independent environmental audist must be prepared for the development in accordance with the latest version of AS/NESS 19911-2014: Guidelines for Auditing Management Systems (Standards Australia, 2014) and submitted to the Secretary for information. The scope of each audit must be defined in the program. The program must resure that environmental performance of the development in relation to each compliance requirement that forms the audit scope is assessed at less tonce in each audit cycle. The environmental audit program prepared and submitted to the Secretary must be implemented and compiled with for the duration of the development.		Formal submission not required
B40		All independent environmental audits of the development must be conducted by a suitably qualified, experienced and independent team of experts and be documented in a nault report which: a) assesses the environmental performance of the development, and its effects on the surrounding environment including the community or assesses whether the development is complying with the terms of this converse; or leviews the adequacy of any document required under this consent, and of recommends measures or actions to improve the environmental performance of the development, and improvements to any documen required under this consent.		Formal submission not required
B41		Within three months of commencing an Independent Environmental Audit, or within another timeframe agreed by the Secretary, a copy of the audit report must be submitted to the Secretary, and any other KSW agency that requests it, together with a response to any recommendations contained in the audit report, and at intendable for the Implementation of the recommendations. The recommendations must be implemented to the satisfaction of the Secretary		Formal submission not required
B42	Tree Protection	Prior to commencement and for the duration of works, the tree protection measures outlined in the Arboricultural Development Assessment Report, prepared by Moore Trees, dated October 2017, are to be implemented and maintained		Formal submission not required
B43		A project arborist with AQF Level 5 qualifications must be appointed to provide monitoring and certification throughout the construction period.		Formal submission not required
B44		Tree protection fencing for the trees to be retained must be erected around trees to be retained at a minimum distance based on the tree structural root zone.	s	Formal submission not required
B45		To ensure that all tree protection measures are correctly installed, a certificate from the appointed project arborist must be submitted to the Certifying Authority confirming compliance with the tree protection requirements of this consent.	Certification prepared by the project arborist is to be provided to BM+G verifying that the relevant conditions of this consent have been compiled with.	CC2 Issued to BMG 13/09/18 Folder Name - B45. Arborist Certification
B46	Ecologically Sustainable Development	Prior to the commencement of the construction, the Applicant must submit details of all design measures to the Certifying Authority demonstrating that the proposed new buildings incorporate ecologically sustainable development initiatives equivalent to Green Star Health Care 4 star equivalents variety, as outlined within the HSVH Health Teigneering Services Guideline dated 2016 and Consultant Adviction - More - Mechanical and Electrical Environmental Sustainable Design prepared by Steerson Varming and dated 21 Feb 2018.	Provide BM+G with details which verify the proposed development incorporates ecologically sustainable initiatives equivalent to Green Star Health Care 4 star equivalency rating.	CC2 Issued to BMG 13/09/18 Folder Name - B46. Ecologically Sustainable Development

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