

**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



UPDATED: **Thursday, 13 September 2018** VERSION 3

CROWN CERTIFIER REQUIREMENT		SSD REQUIREMENT	CROWN CERTIFIER REQUIREMENT	REQUIRED ACTION
ITEM NO.	HEADING			
1	<u>Administrative</u>		Complete and return the attached Crown Certificate application form	CLOSED
2	<u>Architectural</u>		Crown Certificate architectural plans. The plans are to include: Site Plan Demolition Plan Floor Plans Elevations Sections Ceiling heights FRL's of building elements	CC2 Issued to BMG 13/09/18 Folder Name - 2. B2. B17 Architectural Plans
3			Fire/Smoke compartment plans including: Floor area of each fire and smoke compartment Location of fire and smoke walls Nominated fire ratings of fire/smoke walls Fire/smoke wall details	CC2 Issued to BMG 13/09/18 Folder Name - 3. Fire and Smoke Compartment Plans
4			Architectural drawings to be provided to clearly indicate the location of the various type of external cladding materials for the building. 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.	CC2 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 - 5. Internal Wall and Ceiling Finishes
6			Current Staging plan showing locations of temporary exit and access points.	CC2 Issued to BMG 13/09/18 Folder Name - 6. Current Staging Plans
7			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
8	<u>Structural</u>	Structural Details B13. Prior to the commencement of works, the Applicant must submit for the approval of the Certifying Authority structural drawings prepared and signed by a suitably qualified practicing Structural Engineer that demonstrates compliance with: a) the relevant clauses of the BCA, and b) this development consent.	Design statement from an appropriately qualified structural engineer. The Structural design certificate must include reference to the following: - BCA Section B - Nominate the Importance Level (BCA cl. B1.2) - Fire resisting construction (BCA Spec. C1.1) + Relevant Australian Standards + Any applicable Geotechnical Report + Fire Safety Engineering Report (where applicable). Design Certificate to make reference to SSD Condition B13 (see left)	CC2 Issued to BMG 13/09/18 Folder Name - 8. Structural Design and Certification
9	<u>Stormwater / Civil</u>		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 - 9. Civil Design Certification
10	<u>Hydraulic Services</u>		Design statement from an appropriately qualified Hydraulic Services design consultant certifying that the hydraulic design complies with: The relevant provisions of the BCA + Volume 3 of the NCC (Plumbing Code) + Relevant Australian Standards + Fire Safety Engineering Report + BCA Section J	CC2 Issued to BMG 13/09/18 Folder Name - 10. Hydraulic Design Certification
11	<u>Electrical Services</u>		Design statement from an appropriately qualified Electrical Services design consultant certifying that the electrical design complies with: + The relevant provisions of the BCA + Relevant Australian Standards + Fire Safety Engineering Report + BCA Section J and/or any relevant Section J or JV3 Report	CC2 Issued to BMG 13/09/18 Folder Name - 11. B4. Electrical Design Certification
12	<u>Mechanical Services</u>		Design statement from an appropriately qualified Mechanical Services design consultant certifying that the Mechanical design complies with: + The relevant provisions of the BCA + Relevant Australian Standards + Fire Safety Engineering Report + BCA Section J and/or any relevant Section J or JV3 Report	CC2 Issued to BMG 13/09/18 Folder Name - 12. Mechanical Design Certification
13	<u>Fire Services</u>		Design statement from an appropriately qualified Fire Services consultant certifying that the fire services design complies with: The relevant provisions of the BCA Fire Safety Engineering Report	CC2 Issued to BMG 13/09/18 Folder Name - 13. Fire Services Design Certification
14			Fire hydrant plans showing the following: + Fire Hydrant Booster Location + Fire pump location + External and internal fire hydrant locations + Hose layout plans showing how coverage is achieved throughout the building/tenancy	CC2 Issued to BMG 13/09/18 Folder Name - 14 - 15. Fire Hydrant and Hose Plans
15			Fire hose coverage plans showing the following: + Fire Hose Reel Locations + Hose layout plans showing how coverage is achieved throughout the building/tenancy. 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.	CC2 Issued to BMG 13/09/18 Folder Name - 14 - 15. Fire Hydrant and Hose Plans
16			Sprinkler layout plans	CC2 Issued to BMG 13/09/18 Folder Name - 16. Sprinkler Layout Plans
17	<u>Lifts / Vertical Transport</u>		Design certification confirming that the lifts incorporate a Stretcher Facility complying with BCA clause E3.2.	CC2 Watpac to issue to BMG as addendum upon consent.

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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 receipt.																																																																																																																																																																																																																																																																																																																																																																																																																																		
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 receipt.																																																																																																																																																																																																																																																																																																																																																																																																																																		
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_Engineering_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_Report/Calculators																																																																																																																																																																																																																																																																																																																																																																																																																																		
23	Energy Efficiency		Section J Compliance Report or JV3 Report (where applicable).	CC2 Issued to BMG 13/09/18 Folder Name - 23 - 24 JV3 Report and External Calculators																																																																																																																																																																																																																																																																																																																																																																																																																																		
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A1	Obligation to Minimise Harm to the Environment	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development.	-	Formal submission not required																																																																																																																																																																																																																																																																																																																																																																																																																																		
A2	Terms of Consent	The development may only be carried out: a) in compliance with the conditions of this consent; b) in accordance with all written directions of the Secretary; c) generally in accordance with the EIS as amended by the RTS and RTS Addendum; and d) in accordance with the consent advice in this table below: <table border="1"> <thead> <tr> <th>Architectural drawings and plans prepared by Architectural Firm</th> <th>Date</th> </tr> </thead> <tbody> <tr><td>NHT-AR-12-2013</td><td>4</td><td>TEMP - HERE AT FIB</td><td>28.09.13</td></tr> <tr><td>NHT-AR-12-2013</td><td>4</td><td>CONSTRUCTION BASIC SITE</td><td>28.09.13</td></tr> <tr><td>NHT-AR-12-2013</td><td>3</td><td>CONSTRUCTION PLANS - FUTURE BUILDINGS</td><td>28.09.13</td></tr> <tr><td>NHT-AR-12-2013</td><td>4</td><td>FLOOR &amp; OVERALL PLANS</td><td>28.09.13</td></tr> <tr><td>NHT-AR-12-2013</td><td>4</td><td>LEVEL 1 - OVERALL PLAN</td><td>28.09.13</td></tr> <tr><td>NHT-AR-12-2013</td><td>4</td><td>LEVEL 2 - OVERALL PLAN</td><td>28.09.13</td></tr> <tr><td>NHT-AR-12-2013</td><td>4</td><td>LEVEL 3 - 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OVERALL PLAN	28.09.13	NHT-AR-12-2013	4	LEVEL 21 - OVERALL PLAN	28.09.13	NHT-AR-12-2013	4	LEVEL 22 - OVERALL PLAN	28.09.13	NHT-AR-12-2013	4	LEVEL 23 - OVERALL PLAN	28.09.13	NHT-AR-12-2013	4	LEVEL 24 - OVERALL PLAN	28.09.13	NHT-AR-12-2013	4	LEVEL 25 - OVERALL PLAN	28.09.13	NHT-AR-12-2013	4	LEVEL 26 - OVERALL PLAN	28.09.13	NHT-AR-12-2013	4	LEVEL 27 - OVERALL PLAN	28.09.13	NHT-AR-12-2013	4	LEVEL 28 - OVERALL PLAN	28.09.13	NHT-AR-12-2013	4	LEVEL 29 - OVERALL PLAN	28.09.13	NHT-AR-12-2013	4	LEVEL 30 - OVERALL PLAN	28.09.13	NHT-AR-12-2013	4	LEVEL 31 - OVERALL PLAN	28.09.13	NHT-AR-12-2013	4	LEVEL 32 - OVERALL PLAN	28.09.13	NHT-AR-12-2013	4	LEVEL 33 - OVERALL PLAN	28.09.13	NHT-AR-12-2013	4	LEVEL 34 - OVERALL PLAN	28.09.13	NHT-AR-12-2013	4	LEVEL 35 - OVERALL PLAN	28.09.13	NHT-AR-12-2013	4	LEVEL 36 - OVERALL PLAN	28.09.13	NHT-AR-12-2013	4	LEVEL 37 - OVERALL PLAN	28.09.13	NHT-AR-12-2013	4	LEVEL 38 - OVERALL PLAN	28.09.13	NHT-AR-12-2013	4	LEVEL 39 - OVERALL PLAN	28.09.13	NHT-AR-12-2013	4	LEVEL 40 - OVERALL PLAN	28.09.13	NHT-AR-12-2013	4	LEVEL 41 - OVERALL PLAN	28.09.13	NHT-AR-12-2013	4	LEVEL 42 - OVERALL PLAN	28.09.13	NHT-AR-12-2013	4	LEVEL 43 - OVERALL PLAN	28.09.13	NHT-AR-12-2013	4	LEVEL 44 - OVERALL PLAN	28.09.13	NHT-AR-12-2013	4	LEVEL 45 - OVERALL PLAN	28.09.13	NHT-AR-12-2013	4	LEVEL 46 - OVERALL PLAN	28.09.13	NHT-AR-12-2013	4	LEVEL 47 - OVERALL PLAN	28.09.13	NHT-AR-12-2013	4	LEVEL 48 - OVERALL PLAN	28.09.13	NHT-AR-12-2013	4	LEVEL 49 - OVERALL PLAN	28.09.13	NHT-AR-12-2013	4	LEVEL 50 - OVERALL PLAN	28.09.13	NHT-AR-12-2013	4	LEVEL 51 - OVERALL PLAN	28.09.13	NHT-AR-12-2013	4	LEVEL 52 - OVERALL PLAN	28.09.13	NHT-AR-12-2013	4	LEVEL 53 - OVERALL PLAN	28.09.13	NHT-AR-12-2013	4	LEVEL 54 - OVERALL PLAN	28.09.13	NHT-AR-12-2013	4	LEVEL 55 - OVERALL PLAN	28.09.13	NHT-AR-12-2013	4	LEVEL 56 - OVERALL PLAN	28.09.13	NHT-AR-12-2013	4	LEVEL 57 - OVERALL PLAN	28.09.13	NHT-AR-12-2013	4	LEVEL 58 - OVERALL PLAN	28.09.13	NHT-AR-12-2013	4	LEVEL 59 - OVERALL PLAN	28.09.13	NHT-AR-12-2013	4	LEVEL 60 - 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Architectural drawings and plans prepared by Architectural Firm	Date																																																																																																																																																																																																																																																																																																																																																																																																																																					
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A3		Consistent with the requirements in this consent, the Secretary may make written directions to the Applicant in relation to: a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Secretary; and b) the implementation of any actions or measures contained in any such document referred to in (a) above.	-	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	Demolition	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																																																																																																																																																																																																																																																																																																																																																																																																																																		
A7	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 undertaken including: i) a description of how matters raised by those consulted have been resolved to the satisfaction of both the Applicant and the party consulted; and ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not 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																																																																																																																																																																																																																																																																																																																																																																																																																																		
A9	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																																																																																																																																																																																																																																																																																																																																																																																																																																		

ITEM NO.	HEADING	SSD REQUIREMENT	CROWN CERTIFIER REQUIREMENT	REQUIRED ACTION
A11	<u>Monitoring and Environmental Audits</u>	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 and independent environmental auditing. <i>Note: For the purposes of this condition, as set out in the EP&amp;A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>	-	Formal submission not required
A12	<u>Non-Compliance Notification</u>	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 complianceplanningnsw.clov.au within seven days after they identify any non-compliance.	-	Formal submission not required
A13		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.	-	Formal submission not required
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
A15	<u>Revision of Strategies, Plans and Programs</u>	Within three months of: (a) the submission of a compliance report under condition B37; (b) the submission of an incident report under condition A23; (c) the approval of any modification of the conditions of this consent; or (d) the issue of a direction of the Secretary under condition A3 that requires a review the strategies, plans and programs required under this consent must be reviewed, and the Department must be notified in writing that a review is being carried out.	-	Formal submission not required
A16		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 Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review. <i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i>	-	Formal submission not required
A17	<u>Operation of Plant and Equipment</u>	All plant and equipment used on site, or to monitor the performance of the development must be (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner.	-	Formal submission not required
A18	<u>Lapsing of approval</u>	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
A19	<u>Prescribed Conditions</u>	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	-	Formal submission not required
A20	<u>Secretary as Moderator</u>	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 Secretary for resolution. The Secretary's resolution of the matter shall be binding on the parties.	-	Formal submission not required
A21	<u>Long Service Levy</u>	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.	Receipt of payment of Long Service Levy is to be provided.	CLOSED
A22	<u>Legal Notices</u>	Any advice or notice to the consent authority shall be served on the Secretary.	-	Formal submission not required
A23	<u>Incident Notification, Reporting and Response</u>	The Department must be notified in writing to compliance@planning.gov.au within 24 hours 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.	-	Formal submission not required
A24		A written incident notification must also be emailed to the Department at the following address: complianceplanning.nsw.gov.au within 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. b) Written notification of an incident must: i) identify the development and application number; ii) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); iii) identify how the incident was detected iv) identify when the Applicant became aware of the incident v) identify any actual or potential non-compliance with the conditions of consent; vi) describe what immediate steps were taken in relation to the incident; vii) identify further action(s) that will be taken in relation to the incident; and viii) identify a project contact for further communication regarding the incident	-	Formal submission not required
<b>B. PRIOR TO COMMENCEMENT OF WORKS</b>				
ITEM NO.	HEADING	SSD REQUIREMENT	CROWN CERTIFIER REQUIREMENT	REQUIRED ACTION
B1	<u>Notice of Commencement of Works</u>	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 receipt.
B2	<u>Certified Plans</u>	<i>Plans certified in accordance with Section 6.28 of the EP&amp;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.</i>	Plans illustrating compliance with the requirements of this consent are required prior to the commencement of each stage of works.	CC2 Issued to BMG 13/09/18 Folder Name - 2. B2. B17 Architectural Plans
B3	<u>Reflectivity</u>	<i>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 glare that causes any discomfort or threatens the safety of pedestrians 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 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.</i>	A statement prepared by the architect is to be provided to BM-G verifying that the 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 Issued to BMG 13/09/18 Folder Name - B3. Reflectivity Statement
B4	<u>Outdoor Lighting</u>	All outdoor lighting within the site must comply with, where relevant, AS 1158.3.1:2005 <i>Pedestrian Area (Category P) Lighting</i> and AS 4282:1997 <i>Control of the Obtrusive Effects of Outdoor Lighting</i> . Details demonstrating compliance with these requirements are to be submitted to the satisfaction of the Certifying Authority prior to the commencement of above ground works.	Provide BM+G with verification prepared by a suitably experienced and qualified person that the outdoor lighting complies with AS1158.3.3:2005 and AS4282:1997. "	CC2 Issued to BMG 13/09/18 Folder Name - 11. B4. Electrical Design Certification

ITEM NO.	HEADING	SSD REQUIREMENT	CROWN CERTIFIER REQUIREMENT	REQUIRED ACTION
B5	<b>Hazards</b>	The Applicant must ensure that the design and operation of the hospital's oxygen supply system, including the use of the liquid oxygen bulk storage tanks, any oxygen cylinders connected to the oxygen supply system and any temporary oxygen supply tanks be in accordance with <i>Australian Standards 1894 The storage and handling of non-flammable cryogenic and refrigerated liquids' (AS 1894).</i>	-	Formal submission not required
B6		The Applicant must ensure that all control measures or safeguards described in the Preliminary Hazard Analysis (PHA, 9 February 2018) will be implemented.	-	Formal submission not required
B7		The Applicant must update as necessary and in accordance with AS 1894, the hospital's emergency plan and emergency procedures to include emergency situations involving the hospital's oxygen supply system, as described in the PHA (9 February 2018).	-	Formal submission not required
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 1894 and/or other relevant Australian Standards.	-	Formal submission not required
B9	<b>Access for People with Disabilities</b>	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. 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.	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 Issued to BMG 13/09/18 Folder Name - 22_B9_Access ReportCalculators
B10	<b>Bicycle Parking and End-of-Trip Facilities</b>	<i>Plans demonstrating compliance with the following requirements for bicycle parking shall be submitted to the satisfaction of the Certifying Authority:</i> a) the provision of a minimum of 18 bicycle parking spaces; b) the layout, design and security of bicycle facilities shall comply with the all applicable minimum requirements of AS 2890.3:2015 <i>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</i> c) the provision of end-of-trip facilities for staff including showers, changeroom and lockers.	Plans demonstrating compliance with the following requirements for bicycle parking are to be submitted to BM+G: A minimum of 18 bicycle spaces The nominated bicycle parking spaces are to comply with AS2890.3-2015 Showers, change room and lockers are to be provided to serve the users of the bicycle facilities.	CC2 Issued to BMG 13/09/18 Folder Name - 2_B2_B17 Architectural Plans
B11	<b>Erosion and Sedimentation Control</b>	Soil erosion and sediment control measures must be designed in accordance with the document <i>Managing Urban Stormwater — Soils &amp; Construction Volume 1</i> (Landscape, 2004). Details are to be submitted to the satisfaction of the Certifying Authority prior to the commencement of any works.	An erosion and sediment control plan prepared by a suitably qualified person is to be provided to BM+G demonstrating compliance with <i>Managing Stormwater-Soils &amp; Construction Volume 1</i> .	CLOSED
B12	<b>Pre-Construction Dilapidation Reports</b>	The Applicant is to engage a qualified structural engineer to prepare a <b>Pre-Construction Dilapidation Report</b> detailing the current structural condition of all retained existing and adjoining buildings within the site, infrastructure and roads within 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.	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, infrastructure and roads within in the 'zone of influence'.	CLOSED
B13	<b>Structural Details</b>	Prior to the commencement of works, the Applicant must submit for the approval of the Certifying Authority structural drawings prepared and signed by a suitably qualified practicing Structural Engineer that demonstrates compliance with: a) the relevant clauses of the BCA; and b) this development consent.		CC2 Issued to BMG 13/09/18 Folder Name - 8_Structural Design and Certification
B14	<b>Noise Management Measures</b>	Prior to commencement of works, the Applicant must incorporate all relevant noise mitigation recommendations in the letter <i>Hornsby Kuring-gai Hospital Stage 2 Redevelopment — Response to Planning NSW Queries</i> prepared by Acoustic Logic, dated 26 April 2018, in the detailed design drawings and submit for the approval of the Certifying Authority. These drawings must demonstrate that the noise impacts have been adequately mitigated to not exceed the project specific criteria identified in condition E2	Plans which illustrate the recommendations made in the Hornsby Kuring-gai Hospital Stage 2 Redevelopment - Response to Planning NSW 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 mention plans provide an adequate level of acoustic protection to not exceed the requirements of condition E2 Noise Control — Operation E2. Noise associated with the operation of the site, including any plant, machinery or other equipment, must not exceed: a) 40 dB LA eq (15 minute) when measured at the boundary of any sensitive receiver along Burdett Street, Hornsby; b) 35 dB LA eq (15 minute) when measured at the boundary of any sensitive receiver along Derby Road, Hornsby; and c) 39 dB LA eq (15 minute) when measured at the boundary of any sensitive receiver along Palmerston Road, Hornsby.	CC2 Issued to BMG 13/09/18 Folder Name - B14_Acoustic Screening Plans
B14	<b>Noise Management Measures</b>	Part 2 of the above	Statement required from Acoustic Logic in review of the Architectural plans, confirming compliance statement	CC2 Issued to BMG 13/09/18 Folder Name - B14_Acoustic Screening Plans
B15	<b>Mechanical Ventilation</b>	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 The use of ventilation and air-conditioning in buildings — Ventilation design for indoor air containment control and AS 3666.2-2011 Air-handling and water systems of buildings to ensure adequate levels of health and amenity 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.	A design certificate prepared by a suitably qualified mechanical engineer is to be supplied to BM+G verifying that the mechanical ventilation system complies with BCA Part F4.5 and AS1668.2-2012.	CLOSED
B16	<b>Warm Water Systems and Cooling Systems</b>	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.		CLOSED
B17	<b>Storage and Handling of Waste</b>	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 area are rendered to a smooth surface, coved at the floor/wall intersection, graded and appropriately drained with a tap in close proximity to facilitate cleaning; b) include provision for the separation and storage, in appropriate categories, of material suitable for recycling; and c) include provision for separate storage and collection of organic/food waste.	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 waste is to be documented. + The separate storage and collection of organic/food waste is to be documented.	CC2 Issued to BMG 13/09/18 Folder Name - B17_Storage and Waste Handling
B18	<b>Public Footpath</b>	The existing concrete footpath along the boundary of the subject site is to be reinstated where impacted by the proposed works to relevant Council specifications and standards.		Formal submission not required

ITEM NO.	HEADING	SSD REQUIREMENT	CROWN CERTIFIER REQUIREMENT	REQUIRED ACTION
B19	<b>Stormwater and Drainage Works Design</b>	The stormwater drainage system for the development must be designed in accordance with Council's relevant specifications and standards and the following requirements: 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 Worksites Manual 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; 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.	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
B20	<b>On-Site Stormwater Detention and Water Quality</b>	An on-site stormwater detention system must be designed by a chartered civil engineer and constructed in accordance with the following requirements: a) the developing area of the site shall ensure its 5-year average recurrence interval (ARI) runoff reduced to the pre-development site cover rate. The volume of the on-site detention system shall ensure its capable of detaining the 20-year ARI post-development site cover storm; b) the water quality treatment system shall be designed and constructed to provide water quality outcomes as per Council's HDCP2013 Section 1C.1.2.1 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.	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.  A copy of a compliance certificate to be obtained from Council for connection of stormwater to the street drainage.	CLOSED
B21	<b>Road Works</b>	Kerb and gutter, stormwater drainage, full road width pavement including traffic facilities (vehicle crossings, if applicable) and paved footpaths must be constructed along the area where road works are to be undertaken. In relation to public roads or classified road (as defined under the Roads Act 1993), all roads and traffic facilities must be designed to meet the requirements of Council and RMS (if applicable) and obtain any necessary permits and approvals from the relevant road authority, prior to the commencement of road or pavement construction works.	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 Waitpak to issue to BMG as addendum upon receipt.
B22	<b>Construction Environmental Management Plan</b>	a) Prior to the commencement of construction works, a Construction Environmental Management Plan (CEMP) must be submitted for the approval of the Certifying Authority. The CEMP must address, but not be limited to, the following matters where relevant: i) hours of work; ii) 24 hour contact details of site manager; iii) traffic management, in consultation with Council and TfNSW; 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; vi) erosion and sediment control; vii) stormwater control and discharge; 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; 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 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 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 xiv) 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 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.	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: i) hours of work; ii) 24 hour contact details of site manager; iii) traffic management, in consultation with Council and TfNSW; 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; vi) erosion and sediment control; vii) stormwater control and discharge; 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; 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 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 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 xiv) 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 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.	CLOSED
B23		The CEMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.		
B24	<b>Construction Noise and Vibration Management Plan</b>	a) Prior to the commencement of works, a Construction Noise and Vibration Management Plan (CNVMP) must be submitted for the approval of the Certifying Authority. The CNVMP must address, but not be limited to, the following matters: i) be prepared by a suitably qualified expert; 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; iii) describe the measures that would be implemented to ensure: i. best management practice is being employed; ii. compliance with the relevant conditions of this consent; iv) describe the proposed noise and vibration management measures in detail; v) include strategies that have been developed to address impacts to noise sensitive receivers where noise levels exceed the construction noise management level, for managing high noise generating works; vi) describe the consultation undertaken to develop the strategies in v) above; vii) evaluate and reports on the effectiveness of the noise and vibration management measures; and viii) include a complaints management system that would be implemented 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 accordance with EPA guidelines; i) describe the measures that would be implemented to ensure: i. best management practice is being employed; ii. compliance with the relevant conditions of this consent; iv) describe the proposed noise and vibration management measures in detail; v) include strategies that have been developed to address impacts to noise sensitive receivers where noise levels exceed the construction noise management level, for managing high noise generating works; vi) describe the consultation undertaken to develop the strategies in v) above; vii) evaluate and reports on the effectiveness of the noise and vibration management measures; and viii) include a complaints management system that would be implemented for the duration of the construction works. b) The Applicant must submit a copy of the CNVMP to the Department and Council prior to commencement of work.	CLOSED
B25		The CNVMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.		CLOSED

ITEM NO.	HEADING	SSD REQUIREMENT	CROWN CERTIFIER REQUIREMENT	REQUIRED ACTION
B26	<b>Construction Waste Management Plan</b>	<p>a) Prior to the commencement of works, a Construction Waste Management Plan (CWMP) must be submitted for the approval of the Certifying Authority. The CWMP must address, but not be limited to, the following matters where relevant:</p> <p>i) recycling of demolition materials including concrete; and</p> <p>ii) removal of hazardous materials 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.</p> <p>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 Authority prior to the removal of any hazardous materials;</p> <p>c) The Applicant must notify the RMS 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</p> <p>d) The Applicant must submit a copy of the plan to the Department and to the Council prior to the commencement of work.</p>	<p>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:</p> <p>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 Authority prior to the removal of any hazardous materials;</p> <p>c) The Applicant must notify the RMS Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the Subject Site; and</p> <p>d) The Applicant must submit a copy of the plan to the Department and to the Council prior to the commencement of work.</p>	CLOSED
B27		The CWMP (as revised from time to time) must be implemented by the Applicant for the duration of the construction works.		CLOSED
B28	<b>Construction Traffic and Pedestrian Management Plan</b>	<p>a) Prior to the commencement of construction works, a Construction Traffic and Pedestrian Management Plan (CTPMP) must be prepared in consultation with Council and submitted to the satisfaction of the Certifying Authority. The CTPMP must specify, but not be limited to, the following:</p> <p>i) location of proposed work zones;</p> <p>ii) haulage routes;</p> <p>iii) construction vehicle access arrangements;</p> <p>iv) construction hours;</p> <p>v) construction program;</p> <p>vi) predicted construction traffic volumes and vehicle movements, types and routes including any known road closures and consideration of alternate routes;</p> <p>vii) assessment of road safety at key intersections and locations subject to heavy vehicle movements and high pedestrian activity;</p> <p>viii) details of construction vehicle movements including parking, dedicated vehicle turning areas and ingress and egress points;</p> <p>ix) details of anticipated peak hour and daily truck movements to and from the site;</p> <p>x) details of access arrangements for workers to/from the site, emergency vehicles and service vehicle movements;</p> <p>xi) details of temporary cycling and pedestrian access during construction;</p> <p>xii) details of proposed construction vehicle access arrangements at all stages;</p> <p>xiii) loading and unloading;</p> <p>xiv) details of management measures to minimise traffic impacts, including temporary road works and/or implementation of traffic control measures;</p> <p>xv) pedestrian and traffic management methods;</p> <p>xvi) any potential impacts to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the works;</p> <p>xvii) consideration of the cumulative construction traffic impacts of surrounding projects under construction, including those within the Hornsby Ku-ring-gai Hospital precinct. Existing CTPMPs for developments within or around the Subject Site should be referenced in the CTPMP to ensure that the coordination of work activities are managed to minimise impacts on the surrounding road network; and</p> <p>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 demolition/construction activities.</p> <p>b) The Applicant must submit a copy of the CTPMP to the Department and to the Council, prior to the commencement of works.</p>	<p>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:</p> <p>i) location of proposed work zones;</p> <p>ii) haulage routes;</p> <p>iii) construction vehicle access arrangements;</p> <p>iv) construction hours;</p> <p>v) construction program;</p> <p>vi) predicted construction traffic volumes and vehicle movements, types and routes including any known road closures and consideration of alternate routes;</p> <p>vii) assessment of road safety at key intersections and locations subject to heavy vehicle movements and high pedestrian activity;</p> <p>viii) details of construction vehicle movements including parking, dedicated vehicle turning areas and ingress and egress points;</p> <p>ix) details of anticipated peak hour and daily truck movements to and from the site;</p> <p>x) details of access arrangements for workers to/from the site, emergency vehicles and service vehicle movements;</p> <p>xi) details of temporary cycling and pedestrian access during construction;</p> <p>xii) details of proposed construction vehicle access arrangements at all stages;</p> <p>xiii) loading and unloading;</p> <p>xiv) details of management measures to minimise traffic impacts, including temporary road works and/or implementation of traffic control measures;</p> <p>xv) pedestrian and traffic management methods;</p> <p>xvi) any potential impacts to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the works;</p> <p>xvii) consideration of the cumulative construction traffic impacts of surrounding projects under construction, including those within the Hornsby Ku-ring-gai Hospital precinct. Existing CTPMPs for developments within or around the Subject Site should be referenced in the CTPMP to ensure that the coordination of work activities are managed to minimise impacts on the surrounding road network; and</p> <p>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 demolition/construction activities.</p> <p>The Applicant must submit a copy of the CTPMP to the Secretary and Hornsby Council, prior to the commencement of works.</p>	CC2 Waitpac to issue to BMG as addendum upon receipt.
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	<b>Complaints and Enquiries Procedure</b>	<p>Prior to the commencement of construction works, or as otherwise agreed by the Secretary, the following must be made available for community enquiries and complaints for the duration of construction:</p> <p>a) a toll-free 24-hour telephone number(s) on which complaints and enquiries about the carrying out of any works may be registered;</p> <p>b) a postal address to which written complaints and enquiries may be sent; and</p> <p>c) an email address to which electronic complaints and enquiries may be transmitted.</p>		Formal submission not required
B31		<p>A Complaints Management System must be prepared prior to the commencement of any construction works and be implemented and maintained for the duration of these works.</p> <p>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:</p> <p>a) number of complaints received;</p> <p>b) number of people affected in relation to a complaint; and</p> <p>c) nature of the complaint and means by which the complaint was addressed and whether resolution was reached, with or without mediation.</p> <p>The Complaints Register must be provided to the Secretary upon request, within the timeframe stated in the request.</p>		Formal submission not required
B32	<b>Utility Services</b>	Prior to the commencement of construction work the Applicant is to negotiate (where necessary) with the utility authorities (e.g. Ausgrid and telecommunication carriers) in connection with the relocation and/or adjustment of the services affected by the construction of the building structure.		Formal submission not required
B33		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.		Formal submission not required
B34	<b>External Walls and Cladding</b>	<i>The external walls of all buildings, including additions to existing buildings, must comply with the relevant requirements of the NCC. Prior 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 the requirements of the NCC. The Applicant must provide a copy of the documentation given to the Certifying Authority to the Secretary within seven days after the Certifying Authority accepts it.</i>	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 accepting it.	CC2 Issued to BMG 13/09/18 Folder Name - 4. B34. External Finishes and Elevations
B35	<b>Compliance Reporting</b>	A Pre-Construction Compliance Report must be prepared for the development, and submitted to the Certifying Authority for approval before the commencement of construction works. A copy of the endorsed compliance report must be provided to the Department at compliance@planning.nsw.gov.au before the commencement of construction works.	A pre-construction compliance report is to be provided to BM+G for approval. The report must detail: how the terms of the development consent that must be addressed before the commencement of construction have been complied; and The expected commencement date of construction.	CLOSED
B36		The Pre-Construction Compliance Report must include: a) details of how the terms of this consent that must be addressed before the commencement of construction have been complied with; and b) the expected commencement date for construction.	As B35	CLOSED
B37		Construction Compliance Reports must be submitted to the Department at compliance@planning.nsw.gov.au for information every six 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 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.		Formal submission not required

ITEM NO.	HEADING	SSD REQUIREMENT	CROWN CERTIFIER REQUIREMENT	REQUIRED ACTION
B38		The Construction Compliance Reports must include: a) a results summary 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 incidents 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	<u>Independent Environmental Audit</u>	No later than one month before the commencement of construction works or within another timeframe agreed with the Secretary, a program of independent environmental audits must be prepared for the development in accordance with the latest version of AS/NZS ISO 19011:2014: 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 ensure that environmental performance of the development in relation to each compliance requirement that forms the audit scope is assessed at least once in each audit cycle. The environmental audit program prepared and submitted to the Secretary must be implemented and complied 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 an audit report which: a) assesses the environmental performance of the development, and its effects on the surrounding environment including the community; b) reviews whether the development is complying with the terms of this consent; c) reviews the adequacy of any document required under this consent; and d) recommends measures or actions to improve the environmental performance of the development, and improvements to any document 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 NSW agency that requests it, together with a response to any recommendations contained in the audit report, and a timetable for the implementation of the recommendations. The recommendations must be implemented to the satisfaction of the Secretary		Formal submission not required
B42	<u>Tree Protection</u>	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 trees structural root zone.		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 complied with.	CC2 Issued to BMG 13/09/18 Folder Name - B45_Arborist Certification
B46	<u>Ecologically Sustainable Development</u>	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 equivalency rating, as outlined within the NSW Health Engineering Services Guideline dated 2016 and Consultant Advice Note - Mechanical and Electrical Environmental Sustainable Design prepared by Steensen 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