



Health Infrastructure

SSD9536 – Wyong Hospital Redevelopment

Pre-Construction Compliance Report

January 2020

Document Control

Project Name	Wyong Hospital Redevelopment
Consent Number	SSD9536
Description of Project	<p>Expansion of Wyong Hospital including:</p> <ul style="list-style-type: none"> • Construction of a new six storey Clinical Services Building (CSB), including: an under-croft carpark; Emergency Department; Psychiatric Emergency Centre; Intensive Care Unit; Paediatrics; In Patient Units; and an Acuter Medical Unit. • Minor alterations to existing Block A to accommodate a pedestrian bridge link, formalisation of the east to west road connection to Louisiana Road and associated works including landscaping, earthworks, and servicing upgrades.
Project Address	Wyong Hospital, 664 Pacifica Highway, Hamlyn Terrace
Proponent	Health Infrastructure NSW
Title of Compliance Report	Pre-Construction Compliance Report
Date	15 November, 2019

Plan Prepared By:	Plan Reviewed By:	Plan Endorsed By:
Name: HPower	Name: JCoubrough	Name: SKarkkainen
Revision no:1	Revision no: No.1	Revision no: No.1
Date: 13/11/19	Date: 18/11/19	Date: 19/11/19

Revision Register

Revision	Date	Revision description	Approval
1	19/11/19	Final	JC
2	13/01/20	DPIE Comments Incorporated	JC

Authorised Reporting Officer

Name of Authorised Reporting Officer	Joel Coubrough
Title	Project Engineer
Signature	
Qualification	Bachelor of Applied Science, Construction Management
Company	Richard Crookes Construction
Company Address	Level 3, Broadcast Way, Artarmon NSW 2064

The completed Compliance Report Declaration is attached to this document in Appendix A.

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Glossary / Abbreviations

CCR	Construction Compliance Report
CEMP	Construction Environmental Management Plan
CoC	The Planning Ministers Conditions of Consent
CMRP	Compliance Monitoring and Reporting Program
DoE	Department of Education
DP&E	Department of Planning and Environment
EIS	Environmental Impact Statement
ER	Independent Environmental Representative
EMS	Environmental Management System
EP&A Act	Environmental Planning Assessment Act 1979
LGA	Local Government Area
Minister, the	Minister for Planning
OCR	Operational Compliance Report
PCCR	Pre-Construction Compliance Report
PEMP	Project Environmental Management Plan
POCR	Pre-Operational Compliance Report
Project, the	Wyong Hospital Redevelopment
Secretary	Secretary of DP&E
SSD	State Significant Development

1. Introduction

1.1 Project Name and Application Number

Project Name: Wyong Hospital Redevelopment

Application Number: SSD9536

1.2 Project Address

Wyong Hospital, 664 Pacific Highway, Hamlyn Terrace 2259

1.3 Name of Compliance Report

This compliance report is a "Pre-Construction" Compliance Report.

1.4 Applicable Dates

This compliance report covers the pre-construction period until 18/05/2020.

1.5 Summary of Activities during Reporting Period

Richard Crookes Constructions have commenced pre-construction works, including:

- Installation of environmental impact measures
- Installation of hoardings and temporary fencing
- Installation of site accommodation
- Service Investigation
- Consultancy with Council and RMS

1.6 Key Project Personnel

The following personnel are:

Description	Organisation	Contact	Phone	Email
Head Contractor	RCC	Joel Coubrough	02 9902 4700	coubroughj@richardcrookes.com.au
Environmental Consultant/Engineer	Travers	Dan Couriel	02 4340 5331	info@traverseecology.com.au
Principal Certifying Authority	BM+G	Jake Hofner	02 9211 7777	admin@bplusg.com.au

2. Compliance Status Descriptors

The Compliance Monitoring and Reporting Schedule, complete with status of compliance items is attached to this document in Appendix B.

Status	Description
Compliant	The proponent has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with.
Non-compliant	The proponent has identified a non-compliance with one or more elements of the requirement.
Not triggered	A requirement has an activation or timing trigger that has not been met at the phase of the development when the compliance assessment is undertaken, therefore an assessment of compliance is not relevant.

3. Total Number of Non-Compliances

Two (2) non-compliances identified to during the reporting period.

Status	Total Identified
Compliant	95
Non-compliant	2
Not triggered	29

4. Non-Compliances

Two (2) non –compliances identified to during the reporting period.

Unique (ID)	Compliance Requirement	Details of non-compliances	Date Occurred	Date Identified	Proponents Response
B29	No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Principal Certifying Authority	A Compliance Monitoring and Reporting Program not submitted to the Department within timeline prior to the commencement of the development. Required no later than six (6) weeks before the commencement of the development	07/10/19	04/11/19	Compliance Monitoring and Reporting Program, submitted to the Planning Secretary on 07/11/19.
C32	Prior to commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Planning Secretary and the Certifying Authority.	An Independent Audit Program not submitted to the Department within timeframe prior to the commencement of the development. Required no later than four (4) weeks before the commencement of the development.	21/10/19	04/11/19	Independent Audit Program submitted to the applicant on 19/11/19. To be submitted to the Department by the applicant.

5. Previous Report Actions

Nil previous actions to report on as part of this report.

Unique (ID)	Action	Progress	Outcome
-	-	-	-

6. Incidents

Nil incidents identified to during the reporting period.

#	Cause / nature of incident	Location of incident	How was incident identified	Agency / Agencies incident reported to	Action required	Timing for action	Response to incident
-	-	-	-	-	-	-	-

7. Complaints

Two (2) complaints received during the reporting period.

Date	Time	Who Received The Complaint	Complainants Contact details	Work Zone	Incident/Concern/Complaint	Time of Verbal Response	Comments
30.10.19	8.00 a.m.	Senior Site Manager	Unspecified	Phone	Concern of site establishment and access gates, upon receiving community notification of the development	8.00 a.m.	Provided contact details to HI project community liaison as requested further information.
05.11.19	8.00 a.m.	Senior Site Manager	Unspecified	Gate 1	Unable to get in contact and obtain further information from contact provided on 30.10.19. Senior Site Manager advised was in the process of speaking with residents close to planned development site and site access gates.	8.05 a.m.	RCC advised would review site entrance requirements. RCC have amended site entrance gates and altered management plans.

Appendices

Appendix A - Compliance Report Declaration

Compliance Report Declaration Form

Project Name	Wyong Hospital Redevelopment
Project Application Number	SSD99536
Description of Project	Design and Construction of new Cline Services Building
Project Address	Wyong Hospital, 664 Pacific Highway, Hamlyn Terrace NSW 2259
Proponent	Richard Crookes Constructions
Title of Compliance Report	Pre-Construction Compliance Report
Date	20/11/19

I declare that I have reviewed relevant evidence and prepared the contents of the attached Compliance Report and to the best of my knowledge:

- the Compliance Report has been prepared in accordance with all relevant conditions of consent;
- the Compliance Report has been prepared in accordance with the Compliance Reporting Post Approval Requirements;
- the findings of the Compliance Report are reported truthfully, accurately and completely;
- due diligence and professional judgement have been exercised in preparing the Compliance Report; and
- the Compliance Report is an accurate summary of the compliance status of the development.

Notes:

- Under section 10.6 of the Environmental Planning and Assessment Act 1979 a person must not include false or misleading information (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and

The Crimes Act 1900 contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years' imprisonment or 200 penalty units, or both).

Name of Authorised Reporting Officer

Title

Signature

Qualification

Company

Appendix B - Compliance Monitoring & Reporting Schedule

Unique (ID)	Compliance Requirement	Development Phase	Monitoring Methodology	Evidence & Comments	Compliant/Non Compliant/ Not Triggered																																																																																																																																																																				
PART A ADMINISTRATIVE CONDITIONS																																																																																																																																																																									
Obligation to Minimise Harm to the Environment																																																																																																																																																																									
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	At all times	Environmental monitoring, inspection/s, internal and independent audits, Management Plan and Management Plan Reviews, training, Record keeping systems for communications with Certifier / Planning Secretary and other relevant 3rd party groups.	- RCC to adhere to current Construction Environment Management Plan and Sub Plans as per Condition B12 of this consent - Commitment that Management plans and Subplans will be complied with throughout the duration of works under this Consent, with evidence to be provided throughout works.	Compliant																																																																																																																																																																				
Terms of Consent																																																																																																																																																																									
A2	The development may only be carried out: (a) in compliance with the conditions of this consent;	At all times	Environmental monitoring, inspection/s, internal and independent audits, Management Plan and Management Plan Reviews, training, Record keeping systems for communications with Certifier / Planning Secretary and other relevant 3rd party groups. Design report and drawings	This Pre-Construction Compliance Report (PCCR).	Compliant																																																																																																																																																																				
	(b) in accordance with all written directions of the Planning Secretary;			Record of written direction. No directions received from the Planning Secretary to date.																																																																																																																																																																					
	(c) generally in accordance with the EIS and Response to Submissions;			Current Management plans and Sub-plans in accordance with the EIS and Response to Submissions.																																																																																																																																																																					
	(d) in accordance with the approved plans in the table below:			Approved plans, stamped by the Department, are in place for Construction																																																																																																																																																																					
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<tr><td>55372-HDR-AR-DWG-SSD1207</td><td>C</td><td>GENERAL ARRANGEMENT – LEVEL 7</td><td>07.05.2019</td></tr> <tr><td>55372-HDR-AR-DWG-SSD1501</td><td>C</td><td>BUILDING ELEVATIONS – SHEET 1</td><td>07.05.2019</td></tr> <tr><td>55372-HDR-AR-DWG-SSD1502</td><td>C</td><td>BUILDING ELEVATIONS – SHEET 2</td><td>07.05.2019</td></tr> <tr><td>55372-HDR-AR-DWG-SSD1503</td><td>C</td><td>BUILDING ELEVATIONS – SHEET 3</td><td>07.05.2019</td></tr> <tr><td>55372-HDR-AR-DWG-SSD1504</td><td>C</td><td>INTERNAL ELEVATIONS – SHEET 4</td><td>07.05.2019</td></tr> <tr><td>55372-HDR-AR-DWG-SSD1601</td><td>C</td><td>BUILDING SECTIONS – CONTEXTUAL HEIGHT DIAGRAMS SHEET 1</td><td>07.05.2019</td></tr> <tr><td>55372-HDR-AR-DWG-SSD1602</td><td>C</td><td>BUILDING SECTIONS – SECTION SHEET 1</td><td>07.05.2019</td></tr> <tr><td>55372-HDR-AR-DWG-SSD1603</td><td>C</td><td>BUILDING SECTIONS – SECTION SHEET 2</td><td>07.05.2019</td></tr> <tr><td>55372-HDR-AR-DWG-SSD1604</td><td>C</td><td>BUILDING SECTIONS – CONTEXTUAL 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A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:	At all times			Not Triggered																																																																																																																																																																				
	(a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary;			Note																																																																																																																																																																					
	(b) any reports, reviews or audits commissioned by the Department regarding compliance with this approval; and			Record communication with the Planning Secretary		No record of such written directions to the Applicant have been received																																																																																																																																																																			
	(c) the implementation of any actions or measures contained in any such document referred to in (a) above.			Note																																																																																																																																																																					

A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.		Cross check the most recent non superseded controlled document against document control system for being the latest version	Noted	Not Triggered
Limits of Consent					
A5	This consent lapses five years after the date of consent unless the development has physically commenced.	N/A	This is not triggered as construction commenced Nov 19	This is not triggered as construction commenced Nov 19	Compliant
Prescribed Conditions					
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	At all times	Environmental monitoring, inspection/s, internal and independent audits, Management Plan and Management Plan Reviews, training, Record keeping systems for communications with Certifier / Planning Secretary and other relevant 3rd party groups.	Part 6, Division 8A of the EP&A Regulations relates to prescribed conditions for: - Compliance with the BCA (cl 98) - Crown Certificates No CRO-18164 dated 27/11/2019 Subject land: Lot 4 DP1248441, 664 Pacific Highway Hamlyn Terrace NSW 2259 Certifier: Blackett Maguire + Goldsmith - David Blackett (Accreditation No BPB0032. - Erection of signs (cl 98A) - n/a for Crown building work with Crown Certificate - Residential Building work (cl 98b) - N/A - Entertainment venues (cl98C) - N/A - Signage for max. number of persons (cl 98D) - N/A for construction - Shoring and adjoining properties (cl 98E) - N/A (no excavation below adjoining properties)	Compliant
Planning Secretary as Moderator					
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	At all times	Record keeping system for communications, with Planning Secretary and Department	Noted. No record of dispute at the time of this report	Not Triggered
Evidence of Consultation					
A8	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	At all times	Record keeping for communications with Council, Community and Transport Management Centre (TfNSW and RMS)	Records of consultation during preparation of deliverables under conditions B5, B6, B13, B14, B16, B23.	Compliant
Staging					
A9	The project may be constructed and operated in stages. Where staged construction or operation is proposed, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted for the approval of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	At all times	Staging not required	N/A	Not Triggered
A10	A Staging Report prepared in accordance with condition A10 must: (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	At all times	Staging not required	N/A	Not Triggered
A11	Where staging is proposed, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	At all times	Staging not required	N/A	Not Triggered
A12	Where staging is proposed, the terms of this approval that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage.	At all times	Staging not required	N/A	Not Triggered
Staging, Combining and Updating Strategies, Plans or Programs					
A13	With the approval of the Planning Secretary, the Applicant may: (a) prepare and submit any strategy, plan (including management plan, architectural or design plan, compliance reports or independent audits) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan), compliance reports or independent audits or program); (b) combine any strategy, plan (including management plan, architectural or design plan, compliance reports or independent audits), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan, compliance reports or independent audits) or programs that are proposed to be combined); and (c) update any strategy, plan (including management plan, architectural or design plan, compliance reports or independent audits), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan, compliance reports or independent audits), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	N/A	Staging not required	N/A	Not Triggered
A14	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan compliance reports or independent audits), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	N/A	Staging not required	N/A	Not Triggered
A15	If approved by the Planning Secretary, updated strategies, plans (including management plan, architectural or design plan compliance reports or independent audits), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	N/A	Staging not required	N/A	Not Triggered
Demolition					

A16	Demolition work must comply with Australian Standard AS 2601-2001 The Demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposal contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.	N/A	N/A	N/A	Not Triggered
Structural Adequacy					
A17	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA and NCC.	Provide to PCA for CC1	Demonstrated alignment with BCA during design phase	Crown Certificate - CRO-18164 FROM Certifying Authority included Structural Design Statement from Structural Engineer (TTW dated 31.10.19)	Compliant
Note: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.					
External Walls and Cladding					
A18	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA and NCC.	Prior to CC2 (Structure & Façade)	Demonstrated alignment with BCA during design phase and Design Plan Reviews	The certifying authority / BCA consultant to confirm compliance of submitted documentation in accordance with this requirement. Correspondence provided to the Certifying Authority 'RCC-GCOR-000698 B4 DPIE Submission to BM+G and DPIE in relation to B4 - 191203 B4 External Walls DPIE Acceptance	Compliant
Applicability of Guidelines					
A19	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	At all times	All design development, monitoring, reporting etc. to meet guidelines, protocols, standards and policies in the form they are in as at the date of this consent. Review any issued directions from the Secretary	There have been no directions received by Planning Secretary to comply with updated or revised guidelines, protocols, Standards or policies.	Compliant
A20	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	At all times	Record keeping system for communications with Planning Secretary, Department	No directions issued by Planning Secretary at the time of this report	Compliant
Monitoring and Environmental Audits					
A21	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing. Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.	At all times	Environmental monitoring, inspection/s, internal and independent audits, Management Plan and Management Plan Reviews.	Not triggered for PCCR stage. HI Incident Reporting Framework to be used, Occupational Hygienist to be consulted and provide remedial actions where applicable. Reporting and records to be provided in the event of occurrence.	Not Triggered
Access to Information					
A22	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:	Prior to CC1 and Construction commencement	Website upload tracker / system validated against information on hand	Project website made available with the relevant information: http://www.gwhr.health.nsw.gov.au/wyong-hospital-redevelopment	Compliant
(a) make the following information and documents (as they are obtained or approved) publicly available on its website:					
(i) the documents referred to in condition A2 of this consent;	SSD9536 Approved Plans SSD9536 Notice of Development Consent Available				
(ii) all current statutory approvals for the development;	Environmental Impact Statement				
(iii) all approved strategies, plans and programs required under the conditions of this	Construction Environmental Management Plan B12 Construction Traffic Pedestrian Management Plan B13 Aboriginal Culture Heritage Management Plan B17				
(iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangement in any plans or programs approved	Pre-Construction Compliance Monitoring Program				
(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs	Project summary				
(vi) a summary of the current stage and progress of the development;	Complaints register made available				
(vii) contact details to enquire about the development or to make a complaint;	Complaints register current				
(viii) a complaints register, updated monthly;					
(ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report					
(x) any other matter required by the Planning Secretary; and	Not triggered				
(b) keep such information up to date, to the satisfaction of the Planning Secretary	All information on the Project website up to date for period of this report				
Compliance Reporting					

A23	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	At all times	Items within the SSDA relevant to the work activities are to be included within the contract scopes of works for consultants & subcontractors. The site induction highlights relative conditions to be adhered to while undertaking works on site Toolbox talks to address any compliance issues as required.	Scope of works within consultant and subcontractor contract documents to include relevant SSDA conditions. Aconex transmittals forwarded to consultants and subcontractors include consent conditions and related documents Site specific induction content viewed by all site personnel Toolbox talk content recorded.	Compliant
Incident Notification, Reporting and Response					
A24	The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.	Immediately following incident	RCC to comply to all management systems as per CEMP B12	Refer to CEMP B12, Section 4	Compliant
A25	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1 .	Immediately following incident	RCC to comply to all management systems as per CEMP B12	Refer to CEMP B12, Section 4	Compliant
Non-Compliance Notification					
A26	The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	Within 7 days of non-compliance	RCC to comply with all independent environmental audit requirements as per this condition	Nil to report at the date of this scheduled	Not Triggered
A27	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	Within 7 days of non-compliance	RCC to comply with all independent environmental audit requirements as per this condition	Nil to report at the date of this scheduled	Not Triggered
A28	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance	Within 7 days of non-compliance	RCC to comply with all independent environmental audit requirements as per this condition	Nil to report at the date of this scheduled	Not Triggered
Revision of Strategies, Plans and Programs					
A29	Within three months of: (a) the submission of a compliance report under condition B29; (b) the submission of an incident report under condition A24; (c) the submission of an Independent Audit under condition C32 (d) the approval of any modification of the conditions of this consent; or (e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Department and the Principal Certifying Authority must be notified in writing that a review is being carried out	Within 3 months of items, a, b, c, d, e occurring, if applicable	Compliance Reporting Post Approval Requirements June 2018 Incident report to be provided as per requirements and notification Independent Audit Reporting Post Approval Requirements Upon review comments from the Planning Secretary information and documentation to be submitted upon review	Compliance Report and Schedule as per B29 Incident report requirements as per A24 Independent Audit Report and Schedule as per C32 As required under A2	Compliant
A30	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 Certifying Authority. Where revisions are required, the revised document must be submitted to the Certifying Authority for approval within six weeks of the review. Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.	Within 6 weeks, if applicable	RCC to comply with the requirements for environmental performance improvements as per this condition	Nil to report at the date of this scheduled	Not Triggered
PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION					
Notification of Commencement					
B1	The Applicant must notify the Department in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	Prior to CC1 Earthworks	Records and use of Aconex for communications to the Planning Secretary, Department	Crown Certificate - CRO-18164 FROM Certifying Authority Letter 25 November 2019 from RCC to NSW Department of Planning and Certifying Authority notifying of commencement of construction on 28 November 2019	Compliant
B2	If the construction or operation of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	N/A	Note, the development and construction has no staging requirements	Note, the development and construction has no staging requirements	Compliant
Certified Drawings					
B3	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifying Authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer	Prior to CC1 Earthworks	Document submission of structural drawings. Verification of certifying authority approval	The structural engineer TTW have provided certification confirming structural drawings comply with this requirement A copy of the certificate to be issued to the certifying authority to confirm compliance of this requirement	Compliant
External Walls and Cladding					
B4	Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	Prior to CC1 Earthworks	Document submission of BCA compliance evidence. Confirmation of compliance from the certifying authority Submission if BCA compliance evidence to DPE following certifying authority acceptance within seven days.	Correspondence provided to the Certifying Authority 'RCC-GCOR-000638 on 25/11/2019. The certifying authority confirmed compliance of submitted documentation in accordance with this requirement on 25/11/19 BM+G-GCOR-000085. Certifying Authority Acceptance provided to DPIE on 28/11/2019 - by HI Planning DPIE accepted Certifying Authorities approval and documentation on 03/12/2019. Information submitted through DPIE submission portal by HI Planning. Confirmation of acceptance received in email: Fw:Wyong Hospital Expansion - External Cladding on 03/12/2019 at 8:38 PM	Compliant
Road Design					
B5	Prior to the commencement of above ground works, (a) a Detailed Design Road Safety Audit (RSA) for the proposed development's including its interaction with the existing hospital campus as well as the intersection to the new access road with Louisiana Road prepared by a minimum Level 3 & Level 2 TINSW accredited road safety auditor. (b) should findings of the RSA identify any road safety issues that require rectification, the detailed design drawings must be revised accordingly to resolve the identified safety issues. A copy of the RSA and any revised plans is to be provided to the Certifying Authority, Council and the Planning Secretary for information.	Prior to CC1 Earthworks	Document submission of road safety audit report to be submitted for confirmation to the certifying authority .	Submission to Council of TTW 191125 Detailed Design Road Safety Audit with Responses' sent and receipt received in correspondence RE: RE: SSD9536 - Wyong Hospital Refurbishment - B5 - Road Safety Audit. Nil response received from Council to date. 'TTW 191125 Detailed Design Road Safety Audit with Responses' submitted to Certifying Authority accepted and submitted to DPIE on 25/11/2019.	Compliant
Protection of Public Infrastructure					

B6	Prior to the commencement of construction, the Applicant must:				
	(a) consult with the relevant owner and provider of services/ assets that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure.	Prior to CC1 Earthworks	Document and record consultation with relevant service providers / owners. Undertake Dial-B4-Dig Search	Evidence of consultation with the relevant owner and provider of services made to council. As per email correspondence: Compliance for Conditions B6 - Protection of Public Infrastructure - Wyong Hospital Refurbishment - SSD9536 dated 25 November 2019.	Compliant
	(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and		Dilapidation Report and Investigation undertaken	A dilapidation report was prepared by AusDilaps on 05 November 2019 of public infrastructure and adjacent property. Evidence is available on the project website; http://www.gwhr.health.nsw.gov.au/wyong-hospital-redevelopment/car-parking-(1)	
	(c) submit a copy of the dilapidation report to the Planning Secretary and Certifying Authority and Council.		Submission and communication records of correspondence to the Planning Secretary, Certifying Authority and Council.	The dilapidation report was issued to council and certifying authority notified. CM SSD9536 - Condition B6 - Protection of Public Infrastructure - Dated 11 November 2019. RCC-GCOR-000431 - WHR SSDA9536 Condition B6 - Notification to BCA - 14 November 2019. Council Acceptance of Dilapidation Report Received 14 November 2019 Submission and Notification to DPIE - 15 November 2019 by HI Planning Portal	
Site Contamination					
B7	Upon completion of remedial works, the Applicant must submit a Site Audit Report and Section A Site Audit Statement for the relevant part of the site prepared by a EPA accredited Site Auditor. The Site Audit Report and Section A Site Audit Statement must verify the relevant part of the site is suitable for the healthcare facility land use and be provided to the satisfaction of the Certifying Authority	Prior to CC1 Earthworks	Document and record site audit statement and confirmation of suitability	GHD Site Audit Report 0086_DG October 2019 NSW EPA Site Audit Statement dated 21 October 2019 - advising the suitability of site for healthcare facility	Compliant
Unexpected Contamination Procedure					
B8	Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the CEMP in accordance with condition B12 and where any material identified as contaminated is to be disposed off-site, the disposal location and results of testing submitted to the Planning Secretary prior to its removal from the site.	Prior to CC1 Earthworks	Unexpected Contamination Procedure Record keeping for communication with the Certifying Authority	Unexpected Finds Protocol included in B15 CSWMSP, B17 ACHMSP,	Compliant
Ecologically Sustainable Development					
B9	Prior to the commencement of any aboveground work, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either: (a) registering for a minimum 4 star Green Star rating with the Green Building Council of Australia and submit evidence of registration to the Certifying Authority; or (b) seeking approval from the Planning Secretary for an alternative certification process.	Prior to CC2 (Structure & Façade)	HI ESD matrix provided to the planning secretary Planning secretary letter provided to the certifying authority of confirmation of requirements to the condition	Planning secretary letter confirmation acceptance of the HI ESD matrix and framework to be followed	Not Triggered
Outdoor Lighting					
B10	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifying Authority that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Prior to CC2 (Structure & Façade)	Confirm the outdoor lighting design for the site complies to nominated Australian Standards Confirm submission of lighting design to certifying authority for approval prior to commencement of installation of outdoor lighting	Electrical lighting plan and outdoor lighting design to be provided by electrical consultant with certification confirming compliance to AS 1158.3.1:2005 Lighting for Roads and Public Spaces - Pedestrian (Category P) Lighting Performance and design documentation along with certification to be provided confirming compliance to AS 4282-2019 Control of Obtrusive Effects of Outdoor Lighting. Evidence of information and certification to be provided to Certifying Authority Certifying Authority to provide written notification that information related to this condition has been received satisfactorily NOTE: At the date of preparation of this schedule information pertaining to this item was not available. The relevant information will be progressively submitted as it becomes available through the execution of the works.	Not Triggered
Environmental Management Plan Requirements					
B11	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: (a) detailed baseline data;				

	(b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.	Prior to CC1	CEMP and CWMSMP	See CEMP, Attachment D	Compliant
B16	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following: (a) be prepared by a suitably qualified expert, in consultation with Council; (b) describe all erosion and sediment controls to be implemented during construction; (c) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site) (d) detail all off-Site flows from the Site; and (e) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI)	Prior to CC1	CSWMSP	RCC has completed a CSWMSP that conforms with B16 CSWMSP has been prepared by Taylor Thomson Whitting Engineers See CSWMSP Section 2 See CSWMSP Section 2.3 See CSWMSP Section 2.3 See CSWMSP Section 2.4	Compliant
B17	The Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced expert in consultation with the Registered Aboriginal Parties; (b) be submitted to the satisfaction of the Planning Secretary prior to construction of any part of the development. (c) adhere to the recommendations of the report titled Aboriginal Heritage Impact Assessment, dated 25 January 2019, prepared by McCardle Cultural Heritage Pty Ltd.	Prior to CC1	ACHMSP	ACHMSP has been prepared by McCardle Heritage Pty Ltd Submission to DPIE and Certifying Authority as per approval Letter DPIE- ACHMSP Approval Letter 191128 At all times	Compliant
B18	The Biodiversity Management Sub-Plan (BMSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced ecologist; (b) engagement of an appropriately qualified ecologist with experience in capturing native wildlife to be on site for all vegetation removal activities (c) clearing protocol; (d) measures to minimise the loss of key fauna habitat, including hollow trees; (e) measures to minimise the impacts on fauna on site, including conducting fauna pre-clearance surveys prior to vegetation clearing; (f) controlling weeds and feral pests; (g) measures to ensure biodiversity values not intended to be impacted are protected, including barriers and mapping of protected/'no-go' areas; and (h) a program to monitor the effectiveness of the measures in the BMSP.	Prior to CC1	BMSP	BMSP has been prepared by Travers Bushfire & Ecology A ecologist has been engaged through DECC as part of their subcontract works See BMSP Section 5 See BMSP Section 4 See BMSP Section 4 See BMSP Section 4 and Table 5.1 See BMSP Section 5.6 See BMSP Section 8	Compliant
Construction Parking					
B19	Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site or other travel arrangements for construction workers, including for heavy vehicles [and for site personnel], to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	At all times	Induction CTPMSP to be enforced and monitored by site safety inspection walks.	See CTPMSP, Sections 1.2, 4.3, 5.4 and Appendix B	Compliant
Stormwater Management System					
B20	Prior to the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must: (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the EIS; (c) be in accordance with applicable Australian Standards; (d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA 1997) guidelines; (e) divert existing clean surface water around operational areas of the site; (f) direct all sediment laden water in overland flow away from the leachate management system; and (g) prevent cross - contamination of clean and sediment or leachate laden water	Prior to CC1	Design plans / reports Submission of construction certificate application Communication with council and certifying authority	Certificate of Design - Civil dated 14 November 2019, prepared by Taylor Thomson Whitting. Roads Act Approval, Storm Water Drainage Works & Water Management Act Approval in relation to SCC/102/2019 Designed by Taylor Thomson Whitting Engineers Stephen Brain Certificate of Design - Civil certifies compliance with SSDA9536 consent dated 29th August 2019. Certificate of Design - Civil certifies the design was in accordance with AS1428, AS2890, AS3500. Certificate of Design - Civil certifies the design in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA 1997) Certificate of Design - Civil certifies compliance with SSDA9536 consent dated 29th August 2019. Certificate of Design - Civil certifies compliance with SSDA9536 consent dated 29th August 2019. Certificate of Design - Civil certifies compliance with SSDA9536 consent dated 29th August 2019.	Compliant
Operational Noise - Design of Mechanical Plant and Equipment					
B21	Prior to installation of mechanical plant and equipment, the Applicant must incorporate the noise mitigation recommendations in the Wyong Hospital Redevelopment Environmental Impact Statement Report - SSD No 9536 - Acoustic and Vibration Assessment prepared by Pulse Acoustic Consultancy dated 31 January 2019, into the detailed design drawings. The Certifying Authority must verify that all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Wyong Hospital Redevelopment Environmental Impact Statement Report - SSD No 9536 - Acoustic and Vibration Assessment prepared by Pulse Acoustic Agency Consultancy dated 31 January 2019.	Prior to CC2 (Structure & Façade)	Design scope of consultants to include noise mitigation measures Consultants to certify design is in accordance with relevant Australian Standards	Provide relevant documentation to the certifying authority prior to commencement of construction certifying authority s written notification that information related to this condition has been received satisfactorily.	Not Triggered
Biodiversity					
B22	The SSD application for the Redevelopment of Wyong Hospital must demonstrate that the proposal is consistent with the endorsed Biodiversity Development Assessment Report (BDAR) and Biodiversity Offset Scheme (BOS).	Prior to CC2 (Structure & Façade)	Biodiversity assessment and survey undertaken by Travers Biodiversity offset strategy	Biodiversity assessment as per B18 BMSP As per B18 BMSP Offset Requirements	Not Triggered
Construction and Demolition Waste Management					

B23	Prior to the commencement of the removal of any waste material from the site or delivery to the site, the Applicant must advise in writing the RMS Traffic Management Centre and Council of the truck route(s) to be followed by trucks transporting waste material from the site.	Prior to CC1	Record keeping for communications with RMS and Council	Consultation has been undertaken under B23 with RMS and Council - as per correspondence RCR2019/004840: Wyong Hospital Development - Main Works CTPMSP - Request for consultation prior to commencement of construction works TTW_181457. Refer to CTPMSP Section 6.1	Compliant
Roadworks and Access					
B24	Prior to the commencement of relevant works, the Applicant must submit design plans to the satisfaction of the relevant roads authority which demonstrate that the proposed accesses to the development are designed to accommodate the turning path of construction vehicles.	Prior to CC1	Record keeping for communications with RMS and Council	Consultation has been undertaken under B23 with RMS and Council - as per correspondence RCR2019/004840: Wyong Hospital Development - Main Works CTPMSP - Request for consultation prior to commencement of construction works TTW_181457. Refer to CTPMSP Section 4.1	Compliant
B25	Prior to the commencement of relevant works, the Applicant must submit design plans to the satisfaction of the Certifying Authority which demonstrates that the proposed internal roads comply with section 4.2.7 of Planning for Bush Fire Protection 2006.	Prior to CC1	BFP Statement	BFP Statement and Design documentation undertaken by Travers Bushfire & Ecology. Refer to TTW Design Documentation	Compliant
Operational Car Parking and Service Vehicle Layout					
B26	Prior to the commencement of relevant works, compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority; (a) all construction vehicles must enter and leave the Site in a forward direction; (b) details of on-site car parking spaces for use during operation of the development and designed in accordance with the latest version of AS28901.2 & 6 (c) the swept path of the longest construction vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with the latest version of AS2890.2; and (d) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.	Prior to CC1	CTPMSP Records of communication to Certifying Authority	See CTPMSP, Section 4.2 See CTPMSP Section 2.3 See CTPMSP Appendix C See CTPMSP Section 5.3 and Section 6.4	Compliant
Bicycle Parking and End of Trip Facilities					
B27	Prior to the commencement of construction, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority: a) the provision of a minimum 12 bicycle parking spaces; b) the layout, design and security of bicycle facilities must comply with the minimum requirements of AS/NZS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; c) the provision of end-of-trip facilities for staff; d) appropriate pedestrian and cyclist advisory signs are to be provided; and e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.	Prior to CC1	Design Drawings	Statement and Drawings provided by HDR	Compliant
Public Domain Works					
B28	Prior to the commencement of any footpath or public domain works (where proposed on Council property), the Applicant must consult with Council and demonstrate to the Certifying Authority that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of consultation for each stage from Council to the Certifying Authority.	Prior to CC1	Design plans and consultation evidence	TTW design drawings and council consultation	Compliant
Compliance Reporting					
B29	No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Principal Certifying Authority	Prior to CC1	Confirm receipt of current document is provided to the certifying authority and DPE prior to commencement of works	Provide relevant documentation to the certifying authority prior to commencement of construction certifying authority's written notification that information related to this condition has been received satisfactorily.	Non-Compliant
B30	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Principal Certifying Authority in writing at least seven days before this is done.	At all times	Confirm CMRP makes provision for the preparation of compliance reports in accordance with the CRPAR.	RCC to provide HI with documentation within timeframe to be made publicly available and uploaded to project website: http://www.gwhr.health.nsw.gov.au/wyong-hospital-redevelopment/location-(1)	Not Triggered
B31	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance	At all times	Review of directions provided by the secretary in respect of "compliance reporting matters"	N/A	Not Triggered
PART C DURING CONSTRUCTION					
Site Notice					
C1	A site notice(s): (a) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority. (b) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size; (c) the notice is to be durable and weatherproof and is to be displayed throughout the works period; (d) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction / noise complaint must be displayed on the site notice; and (e) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.	At all times	Site signage on site boundary to show information to comply	Site boundary signage provided advising of Richard Crookes Constructions as Builder and Blackett Maguire + Goldsmith as Certifying Authority Size of signage and font as required Signage provided is made from coloured poly material Signage boundary signage provided advising of hours of work, the name of the site / project manager, the responsible managing company and 24 hour contact phone number. Site boundary signage installed at eye level and states No Unauthorised Entry.	Compliant
Operation of Plant and Equipment					
C2	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	At all times	Maintenance of all construction plant and equipment	Maintenance records	Not Triggered

Demolition					
C3	Any demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001)	Prior to CC1	Confirm work plan for demolition complies with nominated Australian Standards AS2601 2001	Provide a statement to the certifying authority to confirm submitted documentation and methodology in accordance with this requirement	Compliant
Construction Hours					
C4	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays	At all times	DA hours communicated to site personnel in site induction Confirm submission of works plan to certifying authority for approval prior to commencement of construction	The certifying authority / BCA consultant to confirm compliance of submitted documentation in accordance with this requirement.	Compliant
C5	Activities may be undertaken outside of the hours in condition C5 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works.	At all times	Note	Note	Not Triggered
C6	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	At all times	Ensure adequate notice is given to affected resident's		Not Triggered
C7	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	At all times	DA hours communicated to site personnel in site induction RCC personnel to monitor and ensure works have stopped by hours nominated in this condition RCC to carry out daily noise level readings periodically or where applicable	DA Hours included in site induction DA Hours included in all RCC sub-contracts	Not Triggered
Implementation of Management Plans					
C8	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	At all times	Items within the SSDA relevant to the work activities are to be included within the contract scopes of works for consultants & subcontractors. The site induction highlights relative conditions to be adhered to while undertaking works on site Toolbox talks	Scope of works within consultant and subcontractor contract documents to include relevant SSDA conditions. Aconex transmittals forwarded to consultants and subcontractors include consent conditions and related documents Site specific induction content viewed by all site personnel	Compliant
Construction Traffic					
C9	All construction vehicles are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping, unless directed by traffic control.	At all times	Fulltime traffic control during works requiring construction traffic to ensure all construction traffic enters and leaves site in a forward direction Construction methodology highlights all construction traffic enters and leaves site in a forward direction	Site induction to include instruction to highlight to personnel that all construction traffic enters and leaves site in a forward direction.	Compliant
Hoarding / Fencing Requirements					
C10	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application	At all times	The site will be hoarded off and secured with fencing or perimeter hoarding All graffiti to be removed within 48 hours Hoarding within site boundaries therefore no council permit required	Environmental inspections to be undertaken to ensure adequate security and no graffiti	Compliant
No Obstruction of Public Way					
C11	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	At all times	Fulltime traffic control during works to be situated at accessible site gates to ensure public access is maintained at all times Construction methodology demonstrates all construction vehicles enter and leave site in a forward direction	Site personnel inducted and site rules incorporate and communicated	Compliant
Construction Noise Limits					
C12	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	At all times	Ensure CNVM management plan review process includes a checklist against these requirements.	RCC to undertake toolbox talks and include requirements	Compliant
C13	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition.	At all times	DA approved hours communicated to site personnel and delivery drivers in site induction RCC traffic controllers to control deliveries at construction gate during DA hours only	Communicate in site induction	Compliant
C14	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	At all times	All plant with audible movement alarms to operate during DA approved hours	RCC to supervise and monitor during work tasks	Compliant
Vibration Criteria					
C15	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	At all times	Vibration monitoring to be undertaken in accordance with CNVMP	RCC and civil subcontractor to carry out vibration monitoring during construction	Not Triggered
C16	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C20.	At all times	Vibration monitoring to be undertaken in accordance with CNVMP	RCC and civil subcontractor to carry out vibration monitoring during construction	Not Triggered
C17	The limits in conditions C19 and C20 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B20 of this consent.	At all times	Vibration monitoring to be undertaken in accordance with CNVMP	RCC and civil subcontractor to carry out vibration monitoring during construction	Not Triggered

Tree Protection					
C18	For the duration of the construction works: (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) all street trees must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; (c) all trees on the site that are not approved for removal must be suitably protected during construction as per recommendations of the Tree Assessment Report prepared by Travers Bushfire & Ecology dated November 2018; and (d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.	At all times	RCC to establish tree protection zone where applicable in accordance with requirements of this condition. Tree protection zones to be inspected and approved by arborist prior to commencement of construction TPZ to be checked and maintained as per RCC environmental inspection	Written confirmation provided by arborist confirming TPZ set-up as per requirements RCC environmental inspection checklist	Compliant
Bushfire Design					
C19	Construction of the roof, southern, eastern and western elevation(s) of the proposed works shall comply with section 3 and section 7 (BAL 29) Australian Standard AS3959-2009 Construction of buildings in bush fire-prone areas or NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas – 2014 as appropriate and section A3.7 Addendum Appendix 3 of Planning for Bushfire Protection 2006.	Prior to CC2 (Structure & Façade)	Confirm design and construction of roofing is in accordance with requirements of this condition and relevant Australian standards	The certifying authority to be provided with design documentation confirming compliance in accordance to requirements of BAL and relevant Australian Standards AS3959-2009.	Not Triggered
C20	Construction of the northern elevation(s) of the proposed works shall comply with section 3 and section 6 (BAL 19) Australian Standard AS3959-2009 Construction of buildings in bush fire-prone areas or NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas – 2014 as appropriate and section A3.7 Addendum Appendix 3 of Planning for Bush Fire Protection 2006.	Prior to CC2 (Structure & Façade)	Design documentation	Design documentation provided to Certifying Authority and confirmed compliance	Not Triggered
Air Quality					
C21	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	At all times	Implement environmental controls in accordance with CEMP and sub-plans. Environmental inspections against an environmental checklist reviewing integrity of environmental controls. Environmental inspections against an environmental checklist reviewing integrity of environmental controls Review of incident and near miss reports for preventative action and opportunities for improvement	RCC to implement general site environmental controls in accordance with CEMP and sub-plans. RCC to complete environmental inspection/s checklist RCC to record environmental topics within toolbox talk minutes RCC to complete appropriate WHS forms related to near miss. Actions for mitigation to be implemented on site and updated within CEMP.	Compliant
C22	During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	At all times	Implement environmental controls in accordance with CEMP and sub-plans. Environmental inspections against an environmental checklist reviewing integrity of environmental controls. Environmental inspections against an environmental checklist reviewing integrity of environmental controls Review of incident and near miss reports for preventative action and opportunities for improvement	RCC to implement general site environmental controls in accordance with CEMP and sub-plans. RCC to complete environmental inspection/s checklist RCC to record environmental topics within toolbox talk minutes RCC to complete appropriate WHS forms related to near miss. Actions for mitigation to be implemented on site and updated within CEMP.	Compliant
Erosion and Sediment Control					
C23	All erosion and sediment control measures, must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment.	At all times	Ensure CSWMSP management plan review process includes a checklist against these requirements prior to submission to the certifying authority for approval. Environmental inspections against an environmental checklist reviewing integrity of environmental controls	RCC to implement general site environmental controls in accordance with CEMP and CWMSPP. RCC to complete environmental inspection/s checklist RCC to record environmental topics within toolbox talk minutes	Compliant
Imported Soil					
C24	The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Department or Certifying Authority upon request.	At all times	RCC to undertake visual inspections of imported fill and request documentation from subcontractors to confirm adherence to the requirements of this condition RCC to keep an imported fill register	Certificates provided from source confirming VENM , ENM validation Imported fill register	Not Triggered
Disposal of Seepage and Stormwater					
C25	Adequate provision must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the Certifying Authority. Prior written approval of council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	At all times	RCC and TTW as the consultant to consult with council	TTW to co-ordinate and consult with Central Coast Council approvals	Compliant
Unexpected Finds Protocol - Aboriginal Heritage					
C26	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the objects(s). A suitably qualified archaeologist and registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by the EESG Group and the management outcome for the site included in the information provided to AHIMS. The applicant must consult with the Aboriginal community representatives , the archaeologists and EESG Group to develop and implement management strategies for all objects/ sites. Work shall only recommence with the written approval of the EESG Group.	At all times	Any discovery of historical heritage will trigger the Unexpected Finds Protocol (UFP) as part of Heritage Management Plan prepared by McCardle Cultural Heritage UFP to be included in site induction	Aboriginal Cultural Heritage Management plan prepared Site specific induction	Compliant
Unexpected Finds Protocol - Historical Heritage					
C27	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the NSW Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of the NSW Heritage Division.	At all times	Any discovery of historical heritage will trigger the Unexpected Finds Protocol (UFP) as part of Heritage Management Plan UFP to be included in site induction	Heritage Management Plan prepared Site induction presentation	Compliant
Waste Storage and Processing					

C28	All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	At all times	Ensure CWMSMP management plan review process includes a checklist against these requirements prior to submission to the certifying authority for approval. Environmental inspections against environmental checklist reviewing integrity of environmental controls	RCC to complete environmental inspection/s and complete checklist A construction CWMSMP as necessary that confirms to requirements Waste to be tracked by waste collection company with records received monthly in arrears	Compliant
C29	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	At all times	Ensure CWMSMP management plan review process includes a checklist against these requirements prior to submission to the certifying authority for approval. Environmental inspections against environmental checklist reviewing integrity of environmental controls	RCC to complete environmental inspection/s and complete checklist A construction CWMSMP as necessary that confirms to requirements Waste to be tracked by waste collection company with records received monthly in arrears	Compliant
C30	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	At all times	Ensure CSWMSMP management plan is adhered to Environmental inspections against an environmental checklist reviewing integrity of environmental controls	RCC to implement general site environmental controls in accordance with CEMP and sub-plans RCC to complete environmental inspections and checklist/s RCC to record environmental topics within toolbox talk minutes	Compliant
Independent Environmental Audit					
C31	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	Prior to CC1	RCC to comply with all independent environmental audit requirements as per this condition	The Planning Secretary has agreed Ken Cameron as the independent auditor on the project	Compliant
C32	Prior to commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Planning Secretary and the Certifying Authority.	Prior to CC1	RCC to comply with all independent environmental audit requirements as per this condition	Program to be prepared and issued to the Planning Secretary	Non-Compliant
C33	Table 1 of the Independent Audit Post Approval Requirements (Department 2018) is amended so that the frequency of audits required in the construction phase is: (a)An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and (b)A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit. In all other respects Table 1 remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks notice to the applicant of the date upon which the audit must be commenced.	As required	RCC to comply with all independent environmental audit requirements as per this condition	Independent audit upon being undertaken to be provided to the Planning Secretary	Not Triggered
C34	Independent Audits of the development must be carried out in accordance with: (a)the Independent Audit Program submitted to the Department and the Certifying Authority under condition C39 of this consent; and (b)the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).	At all times	RCC to comply with all independent environmental audit requirements as per this condition	Independent audit upon being undertaken to be provided to the Planning Secretary	Not Triggered
C35	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must: (a)review and respond to each Independent Audit Report prepared under condition C41 of this consent; (b)submit the response to the Department and the Certifying Authority; and (c)make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.	At all times	RCC to comply with all independent environmental audit requirements as per this condition	Independent audit upon being undertaken to be provided to the Planning Secretary and available as required under the requirements to the condition	Not Triggered
C36	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance	After Occupation	RCC to comply with all independent environmental audit requirements as per this condition	Nil to report at the date of this schedule	Not Triggered
PART D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE					
Notification of Occupation					
D1	At least one month before commencement of operation, The date of commencement of the occupation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Prior to Occupation	RCC date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before occupation	Notice of OC from certifying authority	Not Triggered
External Walls and Cladding					
D2	Prior to the occupation of the building, the Applicant must provide the Certifying Authority with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	Prior to Occupation	RCC to provide information to meet this requirement	Nil to report at the date of this schedule	Not Triggered
D3	The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	Prior to Occupation and within seven days after the certifying authoring accepts	RCC to provide information to meet this requirement	Nil to report at the date of this schedule	Not Triggered
Post-construction Dilapidation Report					
D4	Prior to occupation of the building, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is: a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure. b) to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifying Authority must: i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. c) to be forwarded to Council.	Prior to Occupation	RCC to provide information to meet this requirement	Undertake a post construction dilapidation report Provide report to the certifying authority and council upon being undertaken and compared with the pre-construction dilapidation report	Not Triggered
Protection of Public Infrastructure					
D5	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development. Note: This condition does not apply to any damage to roads caused as a result of general road usage.	As soon as practical and if required	Document and record consultation with relevant service providers / owners. Undertake a Dial-B4-Dig Search Confirm preparation of any required dilapidation report of relevant public infrastructure Document submission of dilapidation report to certifying authority	Nil to report at the date of this schedule	Not Triggered

Utilities and Services					
D6	Prior to commencement of operation, a compliance certificate under the Section 307 of the water Management Act 2000 must be obtained from Council and submitted to the Certifying Authority.	Prior to Occupation	RCC to provide information to meet this requirement	Council compliance certificate to be issued to the certifying authority to confirm compliance of this requirement. Certifying authority written notification that information related to this condition has been received and is satisfactory	Not Triggered
Works as Executed Plans					
D7	Prior to occupation of the building, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifying Authority.	Prior to Occupation	RCC to provide information to meet this requirement	Signed WAE drawings to be issued to the certifying authority	Not Triggered
Green Travel Plan					
D8	Prior to the commencement of operations, a Green Travel Plan (GTP), must be submitted to the Planning Secretary to promote the use of active and sustainable transport modes. The plan must: (a) be prepared by a suitably qualified traffic consultant in consultation with Central Coast Council and (Sydney Coordination Office) Transport for NSW; (b) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP; (c) include specific tools and actions to help achieve the objectives and mode share targets; (d) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; and (e) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development.	Prior to Occupation	By principal	Nil to report at the date of this schedule	Not Triggered
Evacuation and Emergency Planning					
D9	Prior to the commencement of operation, a Bush Fire Emergency Management and Evacuation Plan must be prepared consistent with Development Planning – A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan December 2014 and Australian Standard AS 3745 2010 Planning for Emergencies in Facilities.	Prior to Occupation	Travers to develop a BFEMEP in accordance with relevant Australian standards	Nil to report at the date of this schedule	Not Triggered
Mechanical Ventilation					
D10	Prior to commencement of final operation, the Applicant must provide evidence to the satisfaction of the Certifying Authority that the installation and performance of the mechanical ventilation systems complies with: (a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and (b) any dispensation granted by Fire and Rescue NSW.	Prior to CC2 (Structure & Façade)	Mechanical consultant to certify design to be in accordance with relevant Australian standards	NOTE: At the date of preparation of this schedule information pertaining to this item is preliminary and not available in full. The relevant information will be progressively submitted as it becomes available through the execution and design of works. Certifying authority's written notification that information related to this condition is received and satisfactory	Not Triggered
Operational Noise – Design of Mechanical Plant and Equipment					
D11	Prior to the commencement of operation, the Applicant must submit evidence to the Certifying Authority that the noise mitigation recommendations in the Wyong Hospital Redevelopment Environmental Impact Statement Report - SSD No 9536 - Acoustic and Vibration Assessment dated 31 January 2019 and prepared by Pulse Acoustic Consultancy and all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Environmental Noise Assessment.	Prior to Occupation	Design scope of consultants to include noise mitigation measures Consultants to certify design is in accordance with relevant Australian Standards	NOTE: At the date of preparation of this schedule information pertaining to this item is preliminary and not available in full. The relevant information will be progressively submitted as it becomes available through the execution and design of works. Certifying authority's written notification that information related to this condition is received and satisfactory	Not Triggered
Road Damage					
D12	Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.	As soon as practical and if required	Document and record consultation with relevant service providers / owners. Undertake a Dial-B4-Dig Search Confirm preparation of any required dilapidation report of relevant public infrastructure Document submission of dilapidation report to certifying authority	Nil to report at the date of this schedule	Not Triggered
Fire Safety Certification					
D13	Prior to commencement of final occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	Prior to Occupation	RCC and subcontractors to keep fire penetration register with photos and labels Any alternative solutions to be approved through the fire engineering report Inspection / Invitation to Fire and Rescue NSW	Certification to be provided and displayed within building Certificate submitted to relevant authorities and Central Coast Council	Not Triggered
Structural Inspection Certificate					
D14	Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: (a) the site has been periodically inspected and the Certifying Authority is satisfied that the structural works is deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.	Prior to Occupation	Document submission of structural drawings. Verification of certifying authority's approval	The structural engineer TTW are to provide certification confirming structural drawings comply with this requirement A copy of the certificate to be issued to the certifying authority to confirm compliance of this requirement	Not Triggered
Stormwater Quality Management Plan					
D15	Prior to the commencement of operation, an Operation and Maintenance Plan (OMP) is to be submitted to the satisfaction of the Certifying Authority along with evidence of compliance with the OMP. The OMP must ensure the proposed stormwater quality measures remain effective and contain the following: (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements.	Prior to Occupation	Stormwater Quality Management Plan to be developed by TTW civil, adhering to the requirements of this condition Stormwater Management Quality Management Plan to be submitted to the certifying authority for approval	O&M Manual along with Functional Description prepared by TTW civil containing SQMP	Not Triggered
Warm Water Systems and Cooling Systems					

D16	The installation, operation and maintenance of water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and the relevant 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.	Prior to Occupation	Cooling systems to be designed in accordance with the relevant Australian Standards of this condition LCI as the mechanical consultant to peer review D&C contractor to ensure requirements of this condition are met	Mechanical design and installation peer reviewed with service consultant Functional briefs and O&M manuals to be provided	Not Triggered
Outdoor Lighting					
D17	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifying Authority that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: (a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and (b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	Prior to Occupation	Confirm outdoor lighting design for the site that is complies to nominated Australian Standard Confirm submission of lighting design to the certifying authority for approval prior to commencement of construction	The Electrical Lighting Plan to be provided by Electrical Consultant with certification confirming compliance with the relevant codes as listed in the condition Electrical design and installation peer reviewed, inspected and approved by design services consultant Functional briefs and O&M manuals provided	Not Triggered
Signage					
D18	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.	Prior to Occupation	All signage requirements related to this condition to be included in architects signage documentation to signage contractor All signs to be installed at locations in accordance with this condition Signage way-finding requirements to be developed with principal	RCC to ensure compliance with this condition through relevant studies / surveys	Not Triggered
D19	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas	Prior to Occupation	All signage requirements related to this condition to be included in architects signage documentation to signage contractor All signs to be installed at locations in accordance with this condition Signage way-finding requirements to be developed with principal	RCC to ensure compliance with this condition through relevant studies / surveys	Not Triggered
Operational Waste Management Plan					
D20	Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Department/Certifying Authority. The Waste Management Plan must: (a) detail the type and quantity of waste to be generated during operation of the development; (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); (c) detail the materials to be reused or recycled, either on or off site; and (d) include the Management and Mitigation Measures included in Section 7 of the EIS.	Prior to Occupation	By principal	Nil to report at the date of this schedule	Not Triggered
Landscaping					
D21	Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Certifying Authority. The plan must: (a) detail the species to be planted on-site; (b) describe the monitoring and maintenance measures to manage revegetation and landscaping works; (c) be consistent with the Applicant's Management and Mitigation Measures at section 7 of the EIS (d) Comply with the principles of Appendix 5 of Planning for Bush Fire Protection 2006; and (e) provide for the planting of 46 trees.	Prior to Occupation	By principal	Nil to report at the date of this schedule	Not Triggered
D22	The Applicant must not commence operation until the Landscape Management Plan is submitted to the Certifying Authority.	Prior to Occupation	By principal	Nil to report at the date of this schedule	Not Triggered
Asset Protection Zones					
D23	Prior to the commencement of operation, the development site must be managed as an inner protection zone (IPA) as outlined within section 4.1.3 and Appendix 5 of the Planning for Bush Fire Protection 2006 and the NSW RFS document Standards for asset protection zones.	Prior to Occupation	By principal	Nil to report at the date of this schedule	Not Triggered
PART E POST OCCUPATION					
Operation of Plant and Equipment					
E1	All plant and equipment used on site, or to monitor the performance of the development must be: (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner.	During Operation	By principal	Nil to report at the date of this schedule	Not Triggered
Operational Noise Limits					
E2	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the Wyong Hospital Redevelopment Environmental Impact Statement Report - SSD No 9536 - Acoustic and Vibration Assessment prepared by Pulse Acoustic Consultancy dated 31 January 2019.	During Operation	By principal	Nil to report at the date of this schedule	Not Triggered
E3	The Applicant must undertake short term noise monitoring in accordance with the <i>Noise Policy for Industry</i> where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in the Wyong Hospital Redevelopment Environmental Impact Statement Report - SSD No 9536 -Acoustic and Vibration Assessment and dated 31 January 2019. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.	During Operation	By principal	Nil to report at the date of this schedule	Not Triggered
Unobstructed Driveways and Parking Areas					
E4	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.	During Operation	RCC will meet requirements for traffic control during construction During operation traffic control will be managed by the Principal	Nil to report at the date of this schedule	Not Triggered

Green Travel Plan					
E5	The Green Travel Plan required by the condition of this consent must be updated annually and implemented.	During Operation	By principal	Nil to report at the date of this schedule	Not Triggered
Ecologically Sustainable Development					
E6	Unless otherwise agreed by the Planning Secretary, Within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifying Authority and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under Condition B9, Evidence of the certification must be provided to the Certifying Authority and the Planning Secretary.	During Operation	By principal		Not Triggered
Car Parking Management Strategy					
E7	The Applicant must prepare and implement a Car Parking Management Strategy within three months of the commencement of use of the Clinical Services Building, or timing otherwise agreed by the Planning Secretary. The Car Parking Management Strategy must be prepared in consultation with Council and must address, but not be limited to: (a) on-street car parking management, including details of any supporting infrastructure required for the proposed management measures; (b) measures to promote the continuing use of on-site parking by hospital users following the implementation of the paid parking on the hospital campus, including a transition period of reduced parking rates; and (c) responsibilities for the implementation and enforcement of the measures.	During Operation	By principal	RCC to provide As-Built information and any prior studies	Not Triggered
Outdoor Lighting					
E8	Notwithstanding Condition D17, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	During Operation	RCC will meet requirements of outdoor lighting design as per condition B10 During operation all residual lighting impacts will be managed by the Principal	Nil to report at the date of this schedule	Not Triggered
Fire Safety Certificate					
E9	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.	During Operation	By principal	Nil to report at the date of this schedule	Not Triggered
Landscaping					
E10	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D30 for the duration of occupation of the development.	During Operation	By principal	Nil to report at the date of this schedule	Not Triggered
Asset Protection Zones					
E11	The asset protection zones required by condition D33 shall be maintained for the duration of occupation of the development.	During Operation	By principal	Nil to report at the date of this schedule	Not Triggered
Hazards and Risk					
E12	The Applicant must store all chemicals, fuels and oils used on-site in accordance with: (a) the requirements of all relevant Australian Standards; and (b) the NSW EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual' if the chemicals are liquids.	During Operation	By principal	Nil to report at the date of this schedule	Not Triggered
E13	In the event of an inconsistency between the requirements of condition E12(a) and E12(b), the most stringent requirement must prevail to the extent of the inconsistency.	During Operation	By principal	Nil to report at the date of this schedule	Not Triggered
Dangerous Goods					
E14	Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with: (a) all relevant Australian Standards; (b) for liquids, a minimum bund volume requirement of 110% of the volume of the largest single stored volume within the bund; and (c) the Environment Protection Manual for Authorised Officers: Bunding and Spill Management – technical bulletin (EPA, 1997).	During Operation	By principal	Nil to report at the date of this schedule	Not Triggered
E15	In the event of an inconsistency between the requirements E14(a) to E14(c), the most stringent requirement must prevail to the extent of the inconsistency.	During Operation	By principal	Nil to report at the date of this schedule	Not Triggered
E16	The new access road connecting the hospital site to Louisiana Road is restricted to emergency vehicles only.	During Operation	By principal	Nil to report at the date of this schedule	Not Triggered
ADVISORY NOTES					
AN1	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	During Operation	By principal	Nil to report at the date of this schedule	Not Triggered
Long Service Levy					
AN2	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	N/A	Copy of receipt from LSL corporation for funds received to be forwarded to Certifying Authority	The application Long Service Levy for the development to be paid progressively as required	
Legal Notices					
AN3	Any advice or notice to the consent authority must be served on the Planning Secretary	N/A	Review of any notices from the Secretary	N/A	Not Triggered
Access for People with Disabilities					
AN4	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of above ground works, the Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	Prior to CC2 (Structure & Façade)	Confirm plans have been certified prior to commencement of construction	NOTE: At the date of preparation of this schedule information pertaining to this item was not available. The relevant information will be progressively submitted as it becomes available through the execution of the works. The Disability Access Consultant to provide an access assessment report and confirm compliance with the BCA. Certifying Authority written notification that information related to this condition is received and satisfactory.	Not Triggered
Utilities and Services					
AN5	Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers	Prior to CC1	Confirm preparation and submission of requests for relevant approvals from service providers.	Approvals from the relevant services providers have been obtained	Compliant
AN6	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	Prior to CC2 (Structure & Façade)			Not Triggered
Road Design and Traffic Facilities					
AN7	All roads and traffic facilities must be designed to meet the requirements of Council or RMS (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.	Prior to CC1	Confirm submission of design plans to Council or RMS being obtained	Provide permits and approvals where applicable to the works to the Certifying Authority.	Compliant

Road Occupancy Licence					
AN8	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	At all times	No works / loading / unloading / etc. is anticipated to be undertaken outside of the site. All construction traffic will enter and leave site in a forward direction.	Site induction to include instruction to highlight to personnel that all construction traffic enters and leaves site in a forward direction.	Not Triggered
SafeWork Requirements					
AN9	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	At all times	The site will be hoarded off and secured with fencing or perimeter hoarding Traffic control will monitor and manage construction traffic entering and exiting access gates at all time Inducted site personnel will enter site through controlled access gate.	Environmental inspections to be undertaken to ensure adequate security and perimeter fencing at all times. Site security to be maintained at all times	Compliant
Hoarding / Fencing Requirements					
AN10	(a) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	At all times	The site will be hoarded off and secured with fencing or perimeter fencing. Hoarding to be installed within site boundary therefore no permit from council required	Environmental inspections to be undertaken to ensure adequate security and perimeter fencing maintained at all times.	Not Triggered
Handling of Asbestos					
AN11	The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – 'Transportation and management of asbestos waste' must also be complied with.	At all times	Licensed asbestos contractors to be used for asbestos removal SafeWork NSW to be notified 5 days prior to asbestos removal HI to be notified 7 days prior to asbestos removal	Waste to be tracked by waste collection agency company with all records to be submitted to and logged by RCC for monthly reporting requirements. Record of notification to WorkSafe Aconex notification to HI	Not Triggered
Fire Safety Certificate					
AN12	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.	During Operation	By principal	Nil to report at the date of this schedule	Not Triggered
Roadworks and Access					
AN13	Prior to any further development on the hospital site beyond this consent, a post operational intersection analysis report should be undertaken and referred to TfNSW(RMS) for consultation. The report should include: (a) a review of the traffic conditions and the level of service of the intersection of the Pacific Highway / Craigie Avenue / Hospital Entrance. (b) any potential intersection improvements required to meet future demand of the hospital.	During Operation	By principal	Nil to report at the date of this schedule	Not Triggered