




Compliance Report – Pre-Construction

Wagga Wagga Hospital Redevelopment Stage 3

Application number:	SSD 9033
Site:	Wagga Wagga Rural Referral Hospital, Corner Edward and Docker Streets, Wagga Wagga
CPB Document number:	WWH-CPB-RPT-ENV-BCA-000001
Submission date:	11/03/2019



Document Approval

Date	Prepared by	Reviewed by	Approved by	Comments
11/03/2019	E Gardner	J Sleiman	M Martin	
Signature:				

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Acronyms and abbreviations

Phrase	Definition
Aboriginal object	Has the same meaning as the definition of the term in section 5 of the <i>National Parks and Wildlife Act 1974</i>
Aboriginal place	Has the same meaning as the definition of the term in section 5 of the <i>National Parks and Wildlife Act 1974</i>
ACM	Asbestos Containing Material
Approved disturbance area	The area identified as such on the development layout
Authorised Reporting Officer	A director, executive, employee or officer of the proponent who is authorised by the proponent to submit formal reporting on the proponent's behalf. An Authorised Reporting Officer is not to be a contracted third party (such as a consultant).
AS/NZS ISO	Australian/New Zealand Standard of International Standards Organisation
AS/NZS ISO 14001:2004	Australian/New Zealand Standard of International Standards Organisation 14001 (2004). Refers to the standard that specifies requirements for an effective environmental management system.
BCA	Building Code of Australia
BC Act	Biodiversity Conservation Act 2016
CAP	<p>Construction Area Plan</p> <p>This CPB document is prepared during the construction planning for each major work area to inform the broader Project team, including the relevant functional support teams, of the scope and work overview. It outlines the execution and delivery stages and includes general construction method, risk assessment, constructability reviews, logistics and discipline interfaces.</p>

Phrase	Definition
CEMS/ CMS	Contractors Environmental Management System. This is referred to the CMS – CPB Management System for CPB Contractors Pty Ltd.
Certifying Authority	Professionals that are accredited by the Building Professionals Board to issue construction, occupation, subdivision, strata, compliance and complying development certificates under the EP&A Act, Strata Schemes (Freehold Development) Act 1973 and Strata Schemes (Leasehold Development) Act 1986 or in the case of Crown development, a person qualified to conduct a Certification of Crown Building works.
CoA	Condition/s of Approval
Compliant	<p>Definition from Compliance Reporting Post Approval Requirements June 2018</p> <p><i>The proponent has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with.</i></p>
Construction	<p>All physical works to enable operation, including but not limited to the demolition and removal of buildings, the carrying out of works for the purposes of the development, including bulk earthworks, and erection of buildings and other infrastructure permitted by this consent, but excluding the following:</p> <ul style="list-style-type: none"> - building and road dilapidation surveys; - investigative drilling, investigative excavation or Archaeological Salvage; - establishing temporary site offices (in locations identified by the conditions of this consent); - installation of environmental impact mitigation measures, fencing, enabling works; and - minor adjustments to services or utilities
CPB Contractors	CPB Contractors Proprietary Limited
Council	Wagga City Council
Ecological sustainable development (ESD)	Using, conserving and enhancing the community's resources so that the ecological processes on which life depends are maintained and the total quality of life now and in the future, can be increased (Council of Australian Governments, 1992).

Phrase	Definition
EIS	Environmental Impact Statement
EMS	Environmental Management System
Environmental aspect	Defined by AS/NZS ISO 14001:2004 as an element of an organisation's activities, products or services that can interact with the environment.
Environmental impact	Defined by AS/NZS ISO 14001:2004 as any change to the environment, whether adverse or beneficial, wholly or partially resulting from an organisation's environmental aspects.
Environmental incident	An unexpected event that has, or has the potential to, cause harm to the environment and requires some action to minimise the impact or restore the environment.
Environmental objective	Defined by AS/NZS ISO 14001:2004 as an overall environmental goal, consistent with the Sustainability Policy, that an organisation sets itself to achieve.
Environmental Policy	Statement by an organisation of its intention and principles for environmental performance
EP&A Act	<i>NSW Environmental Planning and Assessment Act 1979</i>
EPA	NSW Environment Protection Authority
EPL	NSW Environment Protection Licence under the <i>Protection of the Environment Operations Act 1997</i>
ESCP	Erosion and Sediment Control Plan
EWMS	Environmental Work Method Statements - "Environmental Work Method Statement" (EWMS) means a component of the CEMP and/or CEMS that addresses environmental management issues relevant to a specific site and/ or activity.
ITP	Inspection and Test Plans
LGA	Local Government Area

Phrase	Definition
Minister	NSW Minister for Planning or delegate.
Non-compliance	Failure to comply with the requirements of the Instrument of Approval or any applicable license, permit or legal requirements.
Non-compliant	Definition from <i>Compliance Reporting Post Approval Requirements</i> June 2018 <i>The proponent has identified a non-compliance with one or more elements of the requirement.</i>
Non-conformance	Failure to conform to the requirements of Project system documentation including this CEMP or supporting documentation.
Not Triggered	Definition from <i>Compliance Reporting Post Approval Requirements</i> June 2018 <i>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.</i>
NOW	(NSW) Office of Water
NRAR	Natural Resources Access Regulator (previously DPI-Water and DOI Water)
NSW Heritage Council	Heritage Council of NSW or its delegate
OEH	(NSW) Office of Environment and Heritage
OOHW	Out of hours work
Operation	The carrying out of the approved purpose of the development upon completion of construction.
Planning Secretary	The Planning Secretary under the Environmental Planning and Assessment Act 1979 or nominee.
POEO Act	<i>Protection of the Environment Operations Act 1997</i>

Phrase	Definition
Sustainability Policy	Statement by an organisation of its intention and principles for environmental performance.

1. Executive Summary

CPB Contractors has been contracted by Health Infrastructure to undertake design, construction and commissioning of Stage 3 in the redevelopment of Wagga Wagga Hospital. The works comprise of a new purpose built facility that provides subacute, ambulatory, community and primary health care services and site works including landscaping, carparking facilities and roadworks augmentation.

2. Introduction

2.1 Project name and project application number

Application number: SSD 9033
Applicant: NSW Health Infrastructure
Consent Authority: Minister for Planning

2.2 Project address

Site: Wagga Wagga Rural Referral Hospital, Corner Edward and Docker Streets,
Wagga Wagga
Lot 334 in DP 1190643

2.3 Project phase

Pre- Construction
Commencement of Works: 25 March 2019

2.4 Compliance reporting period

7 February 2019 to 25 March 2019

2.5 Project activity summary

The project was awarded on 21 December 2018 and site establishment works commenced on 7 February 2019.

Establishment works included installation of site accommodation, temporary services and environmental controls.

During this establishment period CPB have commencement procurement of subcontractors and the independent auditor.

2.6 Key project personnel

Applicant's Representative:	Rebecca Wark, Health Infrastructure
Contractor's Representative:	Rod Gray, Project Director, CPB Contractor Pty Ltd
Contractor's Project Manager:	Michael Martin, CPB Contractor Pty Ltd
Contractor's Environmental Representative:	Emma Gardner, CPB Contractor Pty Ltd
Contractor's Design Manager:	Jeanette Sleiman, CPB Contractor Pty Ltd
Independent Auditor:	Erwin Budde, NGH Environmental

3. Compliance Status summary

For the pre-construction phase compliance has been tracked by the Certifier Philip Chun, the status of the tracking document is provided in Appendix A.

A summary of the Pre-Construction requirements is tabled below:

No.	Condition	Status
B1	The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates. 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.	Compliant Refer to CPB correspondence to the Department dated 21/03/2019 for proposed commencement 25/03/2019.
B2	Prior to the commencement of the relevant work, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with: (a) the relevant clauses of the BCA; and (b) this development consent.	Not Triggered
B3	Prior to the commencement the relevant works, Water Sensitive Urban Design measures are to be incorporated into the design consistent with the Australian Rainfall and Runoff, Australian Runoff Quality – a Guide to Water Sensitive Urban Design guideline.	Not Triggered
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 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.	Not Triggered
B5	The building materials used on the facades of all buildings will be designed so as not to result in glare that causes discomfort or threatens the safety of pedestrians or drivers. A report/statement demonstrating consistency with this requirement will be submitted to the satisfaction of the Certifying Authority prior to the commencement of above ground works.	Not Triggered
B6	Before the commencement of construction, the Applicant must: a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and c) submit a copy of the dilapidation report to the Planning secretary, Certifying Authority and Council.	Compliant Refer to CPB correspondence to the Department dated 23/03/2019
B7	Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition B20 and must ensure any material identified as contaminated must be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site.	Compliant Refer to CPB Environmental Management Plan Rev 03 issued to the Department on 20/03/2019
B8	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Not Triggered
B9	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	Not Triggered

	of adequate services.	
B10	<p>Before the commencement of construction, a Traffic and Transport Consultative Committee (TTCC) must be established for the development to develop the following upgrade works to resolve impacts on key intersections surrounding the hospital site.</p> <p>(a) The intersection of Edward Street and Murray Street is to be upgraded to achieve a Level of Service C or better forecasting to the year 2031. The intersection treatment is to be designed and constructed in accordance with the Austroads Guide to Road Design as amended by the supplements adopted by Roads and Maritime Services.</p> <p>(b) The intersection of Murray Street and Brookong Avenue is to be upgraded for traffic calming purposes.</p> <p>(c) Phasing and lane reconfiguration works to the Edward Street and Docker Street intersection as outlined in the Transport Impact Assessment, Issue B, dated 3 October 2018 and prepared by GTA Consultants.</p>	Not Triggered
B11	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.	Not Triggered
B12	For works on the State Road network the developer is required to enter into a Works Authorisation Deed (WAD) with Roads and Maritime Services before finalising the design or undertaking any construction work within or connecting to the road reserve.	Not Triggered
B13	A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.	Currently under review by the Applicant
B14	Prior to the commencement of the relevant work, the Applicant must submit details of all design measures to the satisfaction the Certifying Authority demonstrating the proposal incorporates ecologically sustainable development initiatives as outlined in NSW Health Infrastructure Engineering Services Guidelines and Section J of the National Construction Code 2012 to achieve the equivalent of a minimum 4 Star Green Star rating.	Not Triggered
B15	<p>Prior to commencement of the relevant work, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Certifying Authority. The plan must:</p> <p>(a) be generally in accordance with the approved landscape plans prepared by Site Image, dated 31 August 2018;</p> <p>(b) provide for the planting of a minimum of 68 new trees of species of at least 20 must be endemic to the area;</p> <p>(c) detail all species to be planted on-site;</p> <p>(d) describe the monitoring and maintenance measures to manage revegetation and landscaping works; and</p> <p>(e) be consistent with the Applicant's Management and Mitigation Measures in the EIS and RIS.</p>	Not Triggered
B16	The Applicant must not commence the relevant work until the Landscape Management Plan is submitted to the satisfaction of the Certifying Authority.	Not Triggered
B17	All applicable fees and charges must be paid in full prior to RWCC commencing any on-site works or issuing a 'Certificate of Compliance for Water Supply' for the stage 3 development.	Not Triggered
B18	Prior to commencement of the relevant work, all outdoor lighting within the site must comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority.	Not Triggered

B19	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 the relevant work, 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.	Not Triggered
B20	Prior to commencement of construction, the Applicant must prepare a Construction Environmental Management Plan (CEMP). The CEMP must include all details as per the requirements of the DA condition.	Compliant Refer to CPB Environmental Management Plan Rev 03 issued to the Department on 20/03/2019
B21	The Applicant must not commence construction of the development until the CEMP is approved by the Certifying Authority and a copy submitted to the Planning Secretary	Compliant Refer to CPB Environmental Management Plan Rev 03 issued to the Department on 20/03/2019
B22	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared in consultation with Council and submitted to the satisfaction of the Certifying Authority.	Compliant Refer to CPB Environmental Management Plan Rev 03 issued to the Department on 20/03/2019
B23	The Construction Noise and Vibration Management Sub-Plan must be prepared for the site.	Compliant Refer to the CNVMP prepared by Acoustic Logic dated 28/02/2019 within the CPB Environmental Management Plan Rev 03 issued to the Department on 20/03/2019
B24	The Construction Waste Management Sub-Plan (CWMSPP) must be prepared for the site.	Compliant Refer to CPB Environmental Management Plan Rev 03 issued to the Department on 20/03/2019
B25	Prior to the commencement of construction, the Applicant must demonstrate to the satisfaction of the Certifying Authority that sufficient off-street parking has been provided, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development reduces the utilisation of public and residential streets or public parking facilities.	Compliant Refer to CPB Environmental Management Plan Rev 03 issued to the Department on 20/03/2019

B26	<p>Prior to the commencement of the relevant work, the Applicant must design a stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must:</p> <ul style="list-style-type: none"> (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; and (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. 	Not Triggered
B27	<p>Prior to commencement of the relevant work, the Applicant must incorporate the noise mitigation recommendations in the Noise Impact Assessment, 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 Noise Impact Assessment.</p>	Not Triggered
B28	<p>All mechanical ventilation systems must be designed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and AS/NZS 3666.1:2011 Air handling and water systems of buildings–Microbial control to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of the relevant works.</p>	Not Triggered
B29	<p>Compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction:</p> <ul style="list-style-type: none"> a) the provision of a minimum 28 bicycle parking spaces; b) the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; c) the provision of end-of-trip facilities for staff in accordance with the ESD Design & As Built rating tool; d) appropriate pedestrian and cyclist advisory signs are to be provided; and e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority. 	Not Triggered
B30	<p>No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority. Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018). The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.</p>	Compliant Compliance Monitoring and Reporting Program issued to the Department on 25/01/2019
B31	<p>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.</p>	Not Triggered

4. **Non-compliances**

Nil non-compliance to report.

5. **Previous report actions**

This is the first compliance report.

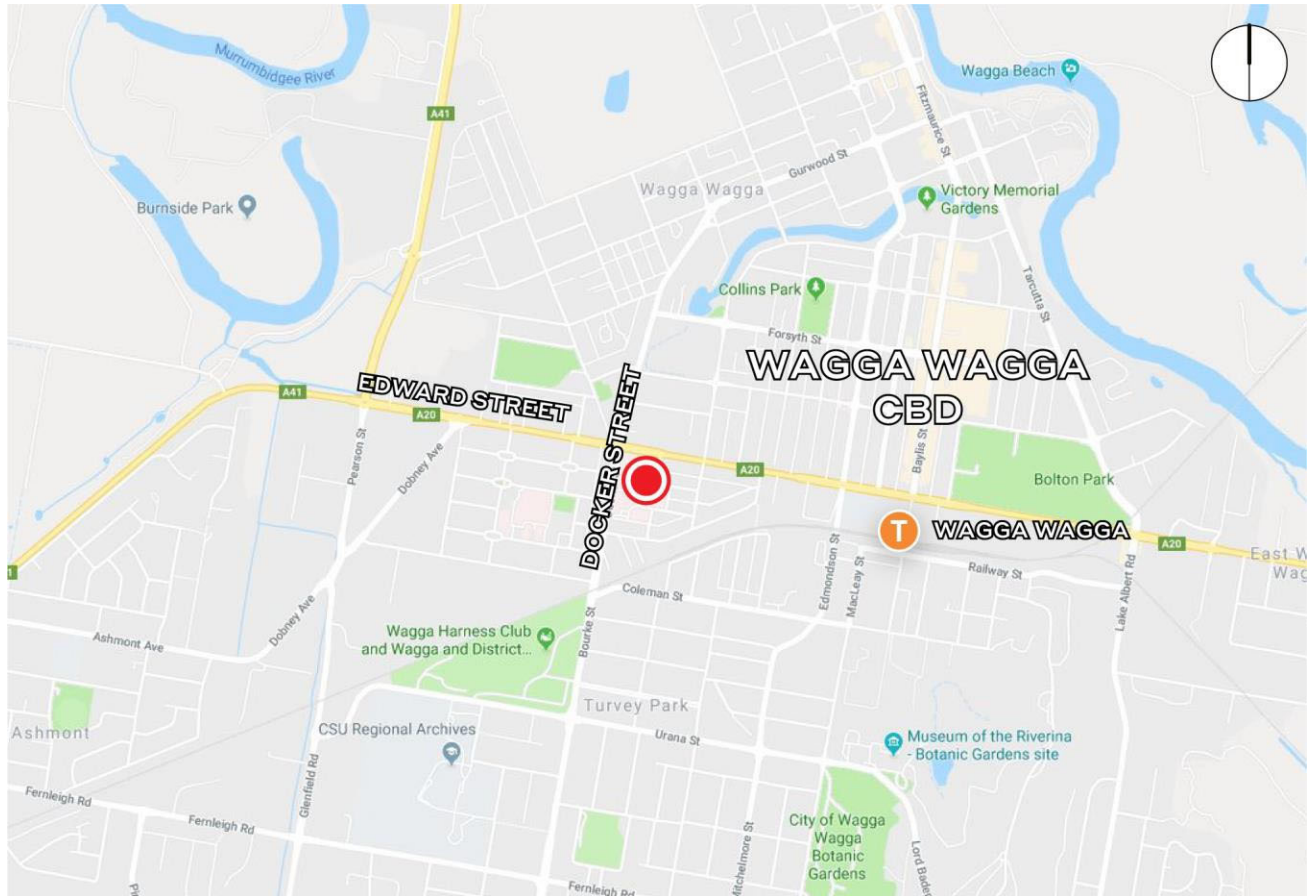
6. Incidents

Nil incidents to report

7. Complaints

Nil complaints to report

Appendix A – Figures and photos



 **The Site**

Figure 1 Locational Context

Source: Ethos Urban and Google Maps



Figure 2 WWBH Stage 3 Ambulatory Care Building



Figure 3 Location of Stage 1 and Stage 2 Works



Figure 4 WWBH Masterplan

Source: Martin and Ollmann



Figure 5 Site prior to commencement of works

Appendix B – Compliance Report Declaration Form

Compliance Report Declaration Form Template

Compliance Report Declaration Form

Project Name	WAGGA WAGGA HOSPITAL REDEV. STAGE 3
Project Application Number	SSD9033
Description of Project	NEW PURPOSE BUILT FACILITY HOSPITAL
Project Address	CORNER EDWARD & DOCKER STREET, WAGGA WAGGA
Proponent	NSW HEALTH INFRASTRUCTURE
Title of Compliance Report	PRE CONSTRUCTION
Date	10th APRIL 2019

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	RODNEY WILLIAM GRAY
Title	PROJECT DIRECTOR
Signature	R Gray
Qualification	B. Eng Civil Engineering
Company	CPB CONTRACTORS
Company Address	177 PACIFIC HWY NORTH SYDNEY NSW 2060

Appendix C – Status of Compliance Matrix from Certifiers Philip Chun

Wagga Wagga Ambulatory Care Building Conditions of Consent Tracking Sheet: SSD 9033

109R no. Outline		Description
109R1	Early Works/ Piling	
109R2 to 109R4	Subsequent Approvals - scope yet to be fully defined	
109R3	TBC	
109R4	TBC	
OVC1	Occupation Verification Certificate	
-	Condition that has regular action during construcion	
-	To be addressed two weeks prior to commencement of construction	

Date:	19/03/2019
Rev:	R02
PCA:	Philip Chun

No.	Condition:	Summary of Deliverable/s:	To be completed prior to:	Resp	Consultant Resp	Documentation Supplied to Address Condition	Additional Comments
Part A Administrative Conditions							
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.	Client/ Contractor to note					
A2	The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS and Response to Submissions; (d) in accordance with the approved plans	Client/ Contractor to note					
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and (b) the implementation of any actions or measures contained in any such document referred to in (a) above.	Client/ Contractor to 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). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Client/ Contractor to note					
A5	This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	Client/ Contractor to note					
A6	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.	Client/ Contractor to note					
A7	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.	LSL to be paid and a receipt forwarded to Philip Chun prior to issue of the first 109R Certificate.	109R1				
A8	Any advice or notice to the consent authority must be served on the Planning Secretary.	Client/ Contractor to note.					
A9	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.	Contractor to note and ensure that records are kept of all consultations held with external party's in accordance with this condition.	During Construction				
A10	With the approval of the Planning Secretary, the Applicant may: a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program); b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	Contractor to note and ensure that with the concurrence of the Planning secretary any strategies, plans or programs are provided to the DOP as required and updated as required i.e. Compliance reporting and environmental auditing.	During Construction				
A11	If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Client/ Contractor to note.					
A12	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	Client/ Contractor to note.					

Wagga Wagga Ambulatory Care Building Conditions of Consent Tracking Sheet: SSD 9033

109R no. Outline		Description
109R1	Early Works/ Piling	
109R2 to 109R4	Subsequent Approvals - scope yet to be fully defined	
109R3	TBC	
109R4	TBC	
OVC1	Occupation Verification Certificate	
-	Condition that has regular action during construcion	
-	To be addressed two weeks prior to commencement of construction	

Date:	19/03/2019
Rev:	R02
PCA:	Philip Chun

No.	Condition:	Summary of Deliverable/s:	To be completed prior to:	Resp	Consultant Resp	Documentation Supplied to Address Condition	Additional Comments
A13	Demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.	Contractor to provide documentation as required by condition to P Chun prior to issue of the first 109R certificate.	109R1				
A14	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.	Structural Engineer to prepare relevant drawings and design certificate confirming that existing structures where impacted by new works are able to adequately support additional loads. Condition is to be specifically referenced on the structural design certificate prior to issue of relevant approval.	109R2-4				
A15	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Confirmation of the selected products/ materials for the proposed external walls to be forwarded to Philip Chun prior to issue of the relevant 109R certificate.	109R2-4				
A16	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. However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	Client/ Contractor to note.					
A17	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, noncompliance notification, compliance reporting and independent auditing.	Client/ Contractor to note.					
A18	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (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; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent environmental 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 (b) keep such information up to date, to the satisfaction of the Planning Secretary.	Client/ Contractor to ensure that all information as detailed by this condition is publicly available on its website/s.	During Construction				
A19	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.	Client/ Contractor to note.					

Wagga Wagga Ambulatory Care Building Conditions of Consent Tracking Sheet: SSD 9033

109R no. Outline		Description
109R1	Early Works/ Piling	
109R2 to 109R4	Subsequent Approvals - scope yet to be fully defined	
109R3	TBC	
109R4	TBC	
OVC1	Occupation Verification Certificate	
-	Condition that has regular action during construcion	
-	To be addressed two weeks prior to commencement of construction	

Date:	19/03/2019
Rev:	R02
PCA:	Philip Chun

No.	Condition:	Summary of Deliverable/s:	To be completed prior to:	Resp	Consultant Resp	Documentation Supplied to Address Condition	Additional Comments
AN1	Advisory Note 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.	Client/ Contractor to note.					
Part B Prior to Commencement of Construction							
B1	The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates. 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.	Contractor to ensure that they provide 48hrs notice to the Department of Planning for the following: - Commencement of construction - Commencement of operation - Commencement of each stage of works and what works are proposed to be undertake i.e. each Crown Approval	109R1				
B2	Prior to the commencement of the relevant work, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with: (a) the relevant clauses of the BCA; and (b) this development consent.	Structural Engineer to forward structural drawings together with a structural design certificate prior to issue of the relevant approval.	109R2-4				
B3	Prior to the commencement the relevant works, Water Sensitive Urban Design measures are to be incorporated into the design consistent with the Australian Rainfall and Runoff, Australian Runoff Quality – a Guide to Water Sensitive Urban Design guideline.	Architect/ Designers to provide a certificate confirming that WSUD has been incorporated into the design. Certificate to be issued to Philip Chun prior to issue of the relevant approval.	109R2-4				
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 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.	Architect/ Contractor to forward details of the external walls and any cladding for our review and comment prior to the issue of the 109R certificate. Evidence to be submitted to Philip Chun of the details having been forwarded to Department of Planning.	109R1				
B5	The building materials used on the facades of all buildings will be designed so as not to result in glare that causes discomfort or threatens the safety of pedestrians or drivers. A report/statement demonstrating consistency with this requirement will be submitted to the satisfaction of the Certifying Authority prior to the commencement of above ground works.	Architect/ Façade Engineer to prepare a statement confirming that the design of the façade will not result in any glare that causes discomfort. Letter to be issued to Philip Chun prior to issue of the relevant approval.	109R2-4				
B6	Before the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Planning secretary, Certifying Authority and Council.	Contractor to forward evidence of consultation with any affected services providers to Philip Chun prior to issue of 109R certificate. Dilapidation report to be prepared for the development and a copy forwarded to Philip Chun Evidence required of the Dilpa report having been submitted to DOP and Council to be forwarded to Philip Chun prior to issue of the 109R Certificate.	109R1				
B7	Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition B20 and must ensure any material identified as contaminated must be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site.	CEMP must be prepared which also includes unexpected contamination procedure. CEMP must be submitted to Philip Chun prior to issue of the 109R certificate.	109R1			Addressed refer to Environmental Management plan prepared by CPB dated the 13/03/2019.	

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109R1	Early Works/ Piling	
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109R3	TBC	
109R4	TBC	
OVC1	Occupation Verification Certificate	
-	Condition that has regular action during construcion	
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B8	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Contractor to note.					
B9	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.	Contractor to provide evidence to Philip Chun of liaison with service providers prior to issue of the 109R certificate.	109R1				
B10	Before the commencement of construction, a Traffic and Transport Consultative Committee (TTCC) must be established for the development to develop the following upgrade works to resolve impacts on key intersections surrounding the hospital site. (a) The intersection of Edward Street and Murray Street is to be upgraded to achieve a Level of Service C or better forecasting to the year 2031. The intersection treatment is to be designed and constructed in accordance with the Austroads Guide to Road Design as amended by the supplements adopted by Roads and Maritime Services. (b) The intersection of Murray Street and Brookong Avenue is to be upgraded for traffic calming purposes. (c) Phasing and lane reconfiguration works to the Edward Street and Docker Street intersection as outlined in the Transport Impact Assessment, Issue B, dated 3 October 2018 and prepared by GTA Consultants.	Client/ Contractor to forward evidence of the establishment of the TTCC to Philip Chun prior to issue of the 109R Certificate	109R1				
B11	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.	Client/ Contractor to note and action as necessary.					
B12	For works on the State Road network the developer is required to enter into a Works Authorisation Deed (WAD) with Roads and Maritime Services before finalising the design or undertaking any construction work within or connecting to the road reserve.	Client/ Contractor to note and action as necessary.					
B13	A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.	Client/ Contractor to ensure Community Communication Strategy is developed in accordance with the condition.					
B14	Prior to the commencement of the relevant work, the Applicant must submit details of all design measures to the satisfaction the Certifying Authority demonstrating the proposal incorporates ecologically sustainable development initiatives as outlined in NSW Health Infrastructure Engineering Services Guidelines and Section J of the National Construction Code 2012 to achieve the equivalent of a minimum 4 Star Green Star rating.	Architect/ Designers to prepare and issue a statement prior to issue of the relevant 109R certificate confirming that the design has incorporated relevant ecological sustainable development initiatives.	109R2-4				
B15	Prior to commencement of the relevant work, 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) be generally in accordance with the approved landscape plans prepared by Site Image, dated 31 August 2018; (b) provide for the planting of a minimum of 68 new trees of species of at least 20 must be endemic to the area; (c) detail all species to be planted on-site; (d) describe the monitoring and maintenance measures to manage revegetation and landscaping works; and (e) be consistent with the Applicant's Management and Mitigation Measures in the EIS and RtS.	Landscape Architect to prepare LMP and issue a copy to Philip Chun prior to issue of the relevant 109R certificate.	109R2-4				
B16	The Applicant must not commence the relevant work until the Landscape Management Plan is submitted to the satisfaction of the Certifying Authority.	Landscape Architect to prepare LMP and issue a copy to Philip Chun prior to issue of the relevant 109R certificate.	109R2-4				
B17	All applicable fees and charges must be paid in full prior to RWCC commencing any on-site works or issuing a 'Certificate of Compliance for Water Supply' for the stage 3 development.	Client/ Contractor to note.					

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B18	Prior to commencement of the relevant work, all outdoor lighting within the site must comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority.	Electrical design certificate to be issued for the works referencing this condition. A copy to be issued to Philip Chun prior to issue of the relevant 109R certificate.	109R2-4				
B19	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 the relevant work, 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.	Copy of the Access Statement to be prepared and a copy required to be forwarded to Philip Chun prior to issue of the relevant 109R certificate.	109R2-4				
B20	Prior to commencement of construction, the Applicant must prepare a Construction Environmental Management Plan (CEMP). The CEMP must include all details as per the requirements of the DA condition.	A copy of the CEMP must be prepared and issued to Philip Chun prior to issue of the first 109R certificate.	109R1			Addressed refer to Environmental Management plan prepared by CPB dated the 13/03/2019.	
B21	The Applicant must not commence construction of the development until the CEMP is approved by the Certifying Authority and a copy submitted to the Planning Secretary	A copy of the CEMP must be prepared and issued to Philip Chun and evidence required that a copy of the CEMP has been submitted to the Planning Secretary prior to issue of the first 109R certificate.	109R1			Part Addressed - evidence required that a copy of the CEMP has been submitted to the Planning Secretary prior to issue of the first 109R certificate.	
B22	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared in consultation with Council and submitted to the satisfaction of the Certifying Authority.	A copy of the CTPMSP must be prepared in consultation with Council. Evidence of the consultation together with a copy of the CTMPSP is to be prepared and issued to Philip Chun prior to issue of the first 109R certificate.	109R1			Addressed refer to Environmental Management plan prepared by CPB dated the 13/03/2019.	
B23	The Construction Noise and Vibration Management Sub-Plan must be prepared for the site.	A copy of the CNVMSP must be prepared and issued to Philip Chun prior to issue of the first 109R certificate.	109R1			Addressed – Refer to the CNVMP prepared by Acoustic Logic dated the 28/02/2019	
B24	The Construction Waste Management Sub-Plan (CWMSP) must be prepared for the site.	A copy of the CWMSP must be prepared and issued to Philip Chun prior to issue of the first 109R certificate.	109R1			Addressed refer to Environmental Management plan prepared by CPB dated the 13/03/2019.	
B25	Prior to the commencement of construction, the Applicant must demonstrate to the satisfaction of the Certifying Authority that sufficient off-street parking has been provided, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development reduces the utilisation of public and residential streets or public parking facilities.	Evidence of adequate construction parking is to be forwarded to Philip Chun for the whole of construction time prior to issue of the first 109R certificate.	109R1				
B26	Prior to the commencement of the relevant work, the Applicant must design a 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; and (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.	Hydraulic consultant to provide details of the stormwater management system and specifically reference this DA condition within the design certificate prior to issue of the first 109R certificate.	109R1				
B27	Prior to commencement of the relevant work, the Applicant must incorporate the noise mitigation recommendations in the Noise Impact Assessment, 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 Noise Impact Assessment.	All relevant service designers when issuing their respective design certificates are to make reference to this DA condition within their certificate/s. A copy of the design certificates are to be issued to Philip Chun prior to issue of the relevant 109R certificate.	109R2-4				

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B28	All mechanical ventilation systems must be designed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and AS/NZS 3666.1:2011 Air handling and water systems of buildings–Microbial control to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of the relevant works.	Mechanical design consultant to include reference to DA condition within their respective design certificate/s. A copy of the design certificate/s to be issued to Philip Chun prior to issue of the relevant 109R certificate.	109R2-4				
B29	Compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction: a) the provision of a minimum 28 bicycle parking spaces; b) the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; c) the provision of end-of-trip facilities for staff in accordance with the ESD Design & As Built rating tool; d) appropriate pedestrian and cyclist advisory signs are to be provided; and e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.	Architect to confirm that the design of the end of trip facilities is in accordance with this condition. Statement to be prepared and forwarded to Philip Chun from the architect prior to issue of the relevant 109R certificate.	109R2-4				
B30	No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority. Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018). The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.	Compliance reporting is to be undertaken in accordance with the requirements of this condition. First compliance report must be prepared and submitted two weeks prior to commencement of construction. Applicant must ensure that each compliance report is made publicly available in accordance with the condition.	Two weeks prior to commencement of construction			Evidence of first report provided to P Chun. Ensure reporting is updated and current as works progress	
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.	Client to note.					
Part C During Construction							
C1	A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.	Contractor to note.					
C2	A site notice(s): (a) must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer. (b) is to satisfy all but not be limited to, the following requirements: (i) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size; (ii) the notice is to be durable and weatherproof and is to be displayed throughout the works period; (iii) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and (iv) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.	Contractor to ensure that site notices are erected in accordance with this condition.					
C3	All plant and equipment used on site, or to monitor the performance of the development must be: a) maintained in a proper and efficient condition; and b) operated in a proper and efficient manner.	Contractor to note.					

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C4	Demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.	Contractor to forward a copy of the work plan/s and a statement confirming that demolition works will comply with the requirements of AS2601-2001 to Philip Chun prior to issue of the first 109R certificate.	109R1				
C5	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 7.30am and 5pm, Saturdays. No work may be carried out on Sundays or public holidays.	Contractor to note.					
C6	Activities may be undertaken outside of the hours in condition C5 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works. Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Contractor to note.					
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.	Contractor to note.					
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).	Contractor to note.					
C9	All construction vehicles (excluding worker vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping.	Contractor to note.					
C10	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities and/or any works in the road reserve.	Contractor to note.					
C11	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.	Contractor to note.					
C12	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; and (c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	Contractor to note.					
C13	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.	Contractor to note.					
C14	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.	Contractor to note.					

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C15	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C5.	Contractor to note.					
C16	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	Contractor to note.					
C17	Any noise generated during construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act 1997 or exceed approved noise limits for the site.	Contractor to note.					
C18	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).	Contractor to note.					
C19	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 C18.	Contractor to note.					
C20	The limits in conditions C18 and C19 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B23 of this consent.	Contractor to note.					
C21	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 for the EIS; 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.	Contractor to note.					
C22	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Contractor to note.					
C23	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.	Contractor to note.					
C24	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.	Contractor to note.					
C25	Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the Protection of the Environment Operations Act 1997.	Contractor to note.					

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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 object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System AHIMS) which is managed by OEH and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and OEH to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of OEH.	Contractor to note.					
C27	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the OEH Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of Heritage Division of the OEH.	Contractor to note.					
C28	Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Contractor to note.					
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).	Contractor to note.					
C30	The body of any vehicle or trailer used to transport waste or excavation spoil must be covered before leaving the premises to prevent any spillage or escape of any dust, waste of spoil. Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises.	Contractor to note.					
C31	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural of artificial watercourse.	Contractor to note.					
C32	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.	Contractor to note.					
C33	The 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.	Contractor to note.					
C34	No later than 4 weeks after the date notified for the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	Contractor must appoint an independent auditor as per the requirements of this condition and forward a copy of the reporting program to Philip Chun no later than 4 weeks after the date of commencement.	During Construction				
C35	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 8 weeks of the notified commencement date of construction; and (b) a subsequent Independent Audit of construction must be undertaken no later than 26 weeks 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.	Contractor must ensure that an initial independent audit report is completed within 8 weeks of the notified commencement date and then subsequent report within 26 weeks of the initial independent audit.	During Construction				
C36	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 C34 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).	Contractor must ensure that the reports prepared under condition 34 are submitted to Philip Chun as well as Department of Planning.	During Construction				

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C37	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 C36 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.	Contractor must ensure that responses to each of the audit reports are prepared and issued to Philip Chun as well as the Department of Planning. Responses need to be made publicly available as well.	During Construction				
C38	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 cease, where it has been demonstrated to the Planning Secretary's satisfaction that ongoing operational audits are no longer required.	Client/ Contractor to note.					
C39	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.	Client/ Contractor to note.					
C40	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. 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. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Client/ Contractor to note.					
C41	Within three months of: (a) the submission of a compliance report under condition B30; (b) the submission of an incident report under condition C39; (c) the submission of an Independent Audit under condition C36; (d) 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 Certifying Authority must be notified in writing that a review is being carried out.	Client/ Contractor to note.					
C42	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.	Client/ Contractor to note.					
Part D Prior to Occupation or Commencement of Use							
D1	The date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before occupation. If the operation of the development is to be staged, the Department must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Client / Contractor must provide notification to Department of the occupation of the development at least 1 month prior to the occupation.	OVC1				
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.	Contractor to provide written statement to Philip Chun confirming the wall construction for the development prior to issue of the Occupation Verification Certificate.	OVC1				
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.	Contractor to provide same evidence to the Department within 7 days of Philip Chun accepting the information.					

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109R1	Early Works/ Piling	
109R2 to 109R4	Subsequent Approvals - scope yet to be fully defined	
109R3	TBC	
109R4	TBC	
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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.	Post construction dilapidation report is to be prepared for the works and a copy issued to Philip Chun and evidence of the submission of the report to Council required prior to issue of the Occupation Verification Certificate.	OVC1				
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.	Client/ Contractor to note.					
D6	Prior to occupation of the building, the Applicant must undertake all landscape works detailed in the Landscape Management Plan required by condition B15 to the satisfaction of the Certifying Authority.	Landscape contractor to provide installation certificate confirming compliance with this condition and the LMP. To be issued to Philip Chun prior to issue of the Occupation Verification Certificate.	OVC1				
D7	Prior to occupation of the building, a compliance certificate under the section 307 of the Water Management Act 2000 must be obtained from Council and submitted to the Certifying Authority.	A copy of the Compliance Certificate is to be forwarded to Philip Chun prior to issue of the Occupation Verification Certificate.	OVC1				
D8	Prior to the commencement of operation, a Green Travel Plan (GTP), must be prepared and be submitted to the Secretary to promote the use of active and sustainable transport modes. The plan must: (a) be prepared by a suitably qualified traffic consultant in consultation with TfNSW; (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 staff to and from the hospital campus.	Client must ensure that the GTP is prepared and implemented prior to commencement of operation of the facility.					
D9	Following completion, installation and testing of all mechanical ventilation systems, the Applicant must provide evidence to the satisfaction of the Certifying Authority, prior to the final occupation, that the installation and performance of the mechanical systems complies with: (a) the BCA; (b) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; (c) the development consent and any relevant modifications; and (d) any dispensation granted by the NSW Fire Brigade.	Mechanical services contractor to provide a copy of their installation certificate referencing this condition to Philip Chun prior to issue of the Occupation Verification Certificate.	OVC1				

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D10	Prior to the final occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	Philip Chun will provide assistance in the preparation of the FFSC and Schedule. An executed copy will be required to be provided to Philip Chun prior to issue of the Occupation Verification Certificate.	OVC1				
D11	A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority prior to the occupation of the relevant parts of any new or refurbished buildings. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: (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. (c) person/s authorised to, for the life of the development.	Structural Engineer is to prepare a certificate and drawings in accordance with the requirements of this condition and issue to Philip Chun prior to issue of the Occupation Verification Certificate for the works. Evidence of the submission to Council of the certificate and drawings is also required to be forwarded to Philip Chun prior to issue of the OVC.	OVC1				
D12	The installation, operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Parts 1 and 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	Mechanical Services contractor to reference this DA condition and forward a copy of the installation certificate prior to issue of the Occupation Verification Certificate.					
D13	Wayfinding signage and signage identifying the location of staff car parking must be installed prior to occupation.	Philip Chun to review on site. Traffic Consultant/ Wayfinding signage to be incorporated into the design.					
D14	Bicycle wayfinding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas prior to occupation.	Philip Chun to review on site. Traffic Consultant/ Wayfinding signage to be incorporated into the design.					
D15	Prior to the commencement of operation, the following intersection works as required by condition B10 must be completed: (a) upgrade of the intersection of Edward Street and Murray Street to achieve a Level of Service C or better forecasting to the year 2031 designed and constructed in accordance with the Austroads Guide to Road Design as amended by the supplements adopted by Roads and Maritime Services. (b) upgrade of the Murray Street and Brookong Avenue for traffic calming purposes to be designed and constructed in consultation Council. (c) phasing and lane reconfiguration works to the Edward Street and Docker Street intersection to be designed and constructed in consultation with RMS.	Client/ Contractor to note the specific roadworks that are required to be completed prior to the commencement of operation of the facility.					
D16	Prior to the commencement of operation, the Applicant must finalise and implement the Art Strategy in consultation with local artists and the community to allow for local participation and integration.	Client/ Contractor to ensure that the Art Strategy is implemented prior to commencement of operation of the facility.					
D17	Prior to commencement of operation, the Applicant must prepare a Car Park Management Plan (CPMP) for the hospital campus and submit it to the satisfaction of the Certifying Authority. The CPMP is to provide an overview for the efficient management of car parking across the campus, with a view to minimising the use of on-street parking by both staff and visitors to the hospital.	A Car Park Management Plan is to be prepared for the works and a copy of the plan is to be issued to Philip Chun prior to issue of the Occupation Verification Certificate for the works.	OVC1				

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D18	Prior to the commencement of operation, the Applicant must update the 'Wagga Wagga Hospital Waste Management Plan' to reflect the additional requirements of servicing the development. The updated plan is to be submitted to the satisfaction of the Certifying Authority. The updated 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 EIS.	The Wagga Wagga Hospital Waste Management Plan is to be updated and a revised copy issued to Philip Chun prior to issue of the Occupation Verification Certificate.	OVC1				
D19	Prior to occupation of the building, the Applicant must obtain from an EPA accredited Site Auditor, a Site Audit Statement and a Site Audit Report which demonstrates that the site is suitable for its intended use(s).	A copy of the Site Audit Report together with the Site Audit Statement must be prepared and issued to Philip Chun prior to issue of the Occupation Verification Certificate.	OVC1				
Part E Post Occupation							
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.	Client to note.					
E2	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	Client to note.					
E3	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the Noise Impact Assessment prepared as part of the EIS.	Client to note.					
E4	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in the Noise Impact Assessment and dated August 2018. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not	Client to note and implement.					
E5	The Work Place Travel Plan required by this consent must be updated annually and implemented.	Client to note and implement/ update as necessary.					
E6	The Applicant must ensure the lighting associated with the development: (a) complies with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and (b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	Electrical contractor to note and provide an installation certificate to Philip Chun referencing this condition prior to issue of the Occupation Verification Certificate.	OVC1				
E7	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.	Client to note.					
E8	The Applicant must maintain the landscaping and vegetation on the site for the duration of occupation of the development.	Client to note and action.					

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E9	Within twelve months after the commencement of operation and every three years thereafter, or at such intervals as the Planning Secretary may agree, the Applicant must carry out a comprehensive Hazard Audit of the development. The audits must: (a) be carried out at the Applicant's expense by a qualified person or team, who have been approved by the Planning Secretary and are independent of the development; (b) be carried out in accordance with the Department's Hazardous Industry Planning Advisory Paper No. 5, 'Hazard Audit Guidelines'; and (c) include a review of the site Safety Management System and a review of all entries made in the incident register since the previous audit.	Client to note and ensure hazard audits are undertaken in accordance with condition.					
E10	Within one month of completing each audit carried out in accordance with condition C36, the Applicant must submit a report to the satisfaction of the Planning Secretary for information. The audit report must be accompanied by a program for the implementation of all recommendations made in the audit report. If the Applicant intends to defer the implementation of a recommendation, reasons must be documented.	Client to note and action.					
E11	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.	Client to note.					
E12	In the event of an inconsistency between the requirements of condition E11(a) and E11(b), the most stringent requirement must prevail to the extent of the inconsistency.	Client to note.					
E13	The Applicant must ensure that the quantities of dangerous goods present within the development or transported to and from the development remain below the screening threshold quantities listed in Department's Hazardous and Offensive Development Guidelines Applying SEPP 33 (January 2011) at all times.	Client to note.					
E14	The Applicant must store and handle all chemicals, fuels and oils in accordance with all relevant Australian Standards, including and not limited to AS 1894: The storage and handling of non-flammable	Client to note.					

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