

Independent Environmental Audit Program

WAGGA WAGGA HOSPITAL REDEVELOPMENT AMBULATORY CARE
BUILDING

MARCH 2019



Document Verification



Project Title: Wagga Wagga Hospital Redevelopment Ambulatory
Care Building

Project Number: 19-163

Project File Name: Wagga Hospital Stage 3 Audit Program

Revision	Date	Prepared by (name)	Reviewed by (name)	Approved by (name)
Final Rev 00	29/03/19	Erwin Budde	Natascha Arens	Erwin Budde
Final Rev 01	20/11/19	Erwin Budde	Natascha Arens	Erwin Budde

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1 AUDIT DETAILS

Independent Environmental Audit	
AUDITED ORGANISATION	PREMISES
CPB Contractors	Wagga Wagga Hospital, Ambulatory Care Building
LOCATION OF AUDIT	DATE OF AUDITS
Wagga Wagga Hospital Redevelopment, Edward Street, Wagga Wagga.	<p>Audit 1 Within 8 weeks of the commencement of construction (before 25th May 2019)</p> <p>Audit 2 Within 26 weeks of the date of Audit 1</p> <p>Audit 3 Within 26 weeks of the date of Audit 2</p>
DEPTH OF AUDIT	SCOPE OF AUDIT
Environmental Compliance	<p>The scope of the audit will generally be in accordance with Section 3.3 of the Independent Audit Post Approval Requirements (June 2018). This scope will be refined in consultation with DPE, relevant agencies and, if relevant, the Community Consultative Committee.</p> <p>The scope in general includes:</p> <ul style="list-style-type: none"> • Conditions of consent applicable to the construction phase of Stage 3 of the redevelopment project • All post approval documents required by the conditions of consent (eg EMPs) • All environmental licences and approvals applicable to the development (excluding EPL) • An assessment of the environmental performance of the development • The status of implementation of previous Independent Audit findings, recommendations and actions • A high-level review of the project’s EMS • A high-level assessment of whether Environmental Management Plans and Sub-plans are adequate

Independent Environmental Audit

AUDIT CRITERIA

- Development Consent SSD 9033
- Any other permits, licences or approvals in place at the time of the audit (except any EPL).

AUDIT DETAILS

For 2-day audits:

Day 1

- Opening Meeting – 9am on first day of audit
- Site Inspection – 9.30am
- Document Review
- Interviews

Day 2

- Site Inspection – 9am
- Document Review
- Interviews
- Closing Meeting – 3pm

For 1-day audits:

- Opening Meeting – 8.30am
- Site Inspection – 9.00am
- Document Review
- Interviews
- Closing meeting 3.30pm

PROJECT REPRESENTATIVES

Emma Gardner

AUDIT TEAM

Erwin Budde, NGH – Lead Auditor

AUDIT REPORT

The final audit report must be submitted to DPIE in accordance with the audit program below.

2 AUDIT SCHEDULE

Audit Reference	DPE Requirement	Site Audit Date	Audit Report Submission to DPIE Date
Audit 1	No more than 8 weeks from the commencement of construction (being 25 March 2019)	13 and 14 May 2019 (actual)	21 June 2019 (actual)
Audit 2	No more than 26 weeks from the date of the initial audit	19 November 2019 (actual)	20 December 2019
Audit 3	At intervals no greater than 26 weeks from the initial audit	18 May 2020	19 June 2020

3 AUDIT TABLE

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding																																																																
	Approval SSD 9033 (Mod 2) • Licensee: Health Infrastructure • Approval Authority: Minister for Planning and Infrastructure • Project: Wagga Wagga Base Hospital Ambulatory Care Building																																																																			
	Lot 334 in DP 1190643																																																																			
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.																																																																			
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 in the table below:																																																																			
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	004	C	Northeast Pocket Park	31/08/18							
	005	C	Eastern Covered Space	31/08/18							
	006	C	North Western Park	31/08/18							
	007	C	Western Park	31/08/18							
	008	C	Southern Courtyard	31/08/18							
	009	C	Cultural Courtyard	31/08/18							
	010	C	Level 2 Mental Health Terraces	31/08/18							
	011	C	Level 4 Rehabilitation Terrace	31/08/18							
	012	C	Indicative Planting	31/08/18							
	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.									
	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.									
	A5	This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.									
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.										
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.										
A8	Any advice or notice to the consent authority must be served on the Planning Secretary.										
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.										
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).										
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.										
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.										
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.										

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
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 Notes: •Part 8 of the EP&A Regulation sets out the requirements for the certification of the development. •Under section 21 of the Coal Mine Subsidence Compensation Act 2017, the Applicant is required to obtain the Chief Executive of Subsidence Advisory NSW's approval before carrying out certain development in a Mine Subsidence District.			
A15	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.			
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.			
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, non-compliance notification, compliance reporting 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.			
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.			
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.			
PRIOR TO COMMENCEMENT WORKS				
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.			
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:			

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	(a)the relevant clauses of the BCA; and			
	(b)this development consent.			
B3	Prior to the commencement of 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.			
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.			
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.			
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.			
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, and where any material identified as contaminated is to be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site.			
B8	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.			
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.			
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.			
	Note: The Committee must comprise an independent chair and appropriate representation from the Applicant, Council, RMS and if required, TfNSW			
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.			
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. Note: The applicant is to contact the Land Use Manager for the South West Region on Ph. 02 6938 1111 for further detail.			

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B13	A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must:			
	(a)identify people to be consulted during the design and construction phases;			
	(b)set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;			
	(c)provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;			
	(d)set out procedures and mechanisms:			
	(i)through which the community can discuss or provide feedback to the Applicant;			
	(ii)through which the Applicant will respond to enquiries or feedback from the community; and			
	(iii)to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.			
	The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than two weeks before the commencement of any work. Work for the purposes of the development must not commence until the Community Communication Strategy has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.			
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.			
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 RfS.				
B16	The Applicant must not commence the relevant work until the Landscape Management Plan is submitted to the satisfaction of the Certifying Authority.			
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.			
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.			
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.			
B20	Prior to commencement of construction, the Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following:			
	(a)Details of:			
	(i)hours of work;			
	(ii)24-hour contact details of site manager;			
	(iii)management of dust and odour to protect the amenity of the neighbourhood;			
	(iv)stormwater control and discharge;			
	(v)measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;			
	(vi)external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting;			
(vii) community consultation and complaints handling				

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	(b)Construction Traffic and Pedestrian Management Sub-Plan (see condition B22);			
	(c)Construction Noise and Vibration Management Sub-Plan (see condition B23);			
	(d)Construction Waste Management Sub-Plan (see condition B24);			
	(e)Construction Dust Management Sub-Plan;			
	(f)Construction Soil and Water Management Sub-Plan including Erosion and Sediment Control Plan;			
	(g)an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;			
	(h)details of tree protection areas to ensure no secondary impacts to extant trees not to be removed;			
	(i)waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site.			
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.			
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. The CPTMP must specify, but not limited to, the following:			
	(a)be prepared by a suitably qualified and experienced person(s);			
	(b)be prepared in consultation with Council, RMS and TfNSW;			
	(c)detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services;			
	(d)assess cumulative impacts associated with other construction activities (if any);			
	(e)assess the road safety at key intersections and locations subject to heavy vehicle movements and high pedestrian activity;			
	(f)detail construction program, the anticipated construction duration and milestones and events during the construction process;			
	(g)detail anticipated peak hour and daily truck movements to and from the site;			
	(h)detail access arrangements for workers to/from the site, emergency vehicles and service vehicle movements;			
	(i)detail temporary cycling and pedestrian access during construction;			
	(j)detail proposed construction vehicle access arrangements at all stages; and			
	(k)detail heavy vehicle routes, access and parking arrangements including that required by condition B25;			
	(l)include a Driver Code of Conduct to:			
	(i)minimise the impacts of earthworks and construction on the local and regional road network;			
	(ii)minimise conflicts with other road users;			
	(iii)minimise road traffic noise; and			
	(iv)ensure truck drivers use specified routes;			
	(m)detail temporary traffic controls, including detours and signage;			
	(n)include procedures for notifying the local community about project-related traffic impacts;			
	(o)include procedures for managing impacts to bus stops;			
	(p)include procedures for receiving and addressing complaints from the community about development-related traffic;			
	(q)include measures for minimising potential for conflict with school buses, school zone operating times, emergency vehicles and other motorists as far as practicable;			
	(r)include procedures for responding to any emergency repair or maintenance requirements;			
	(s)include a program to monitor the effectiveness of these measures; and			
	(t)if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.			

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
B23	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:			
	(a)be prepared by a suitably qualified and experienced noise expert;			
	(b)describe procedures for achieving the noise management levels in EPA’s Interim Construction Noise Guideline (DECC, 2009);			
	(c)describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;			
	(d)include strategies that have been developed with the community for managing high noise generating works;			
	(e)describe the community consultation undertaken to develop the strategies in condition B23(d); and			
	(f)include a complaints management system that would be implemented for the duration of the construction.			
B24	The Construction Waste Management Sub-Plan (CWMS) must address, but not be limited to, the following:			
	(a)detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;			
	(b)The CWMS must include a Hazardous Materials Management Plan and Asbestos Removal Control Plan;			
	(c)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.			
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.			
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.			
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.			
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.			
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			

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	e)all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.			
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.			
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.			
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.			
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.			
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.			
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.			
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.			
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.			

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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.			
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).			
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.			
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.			
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.			
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.			
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.			
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.			
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.			
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.			
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.			
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).			
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.			
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.			
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;			

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	(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.			
C22	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.			
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.			
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.			
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.			
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.			
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.			
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.			
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).			
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.			
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 or artificial watercourse.			
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.			
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.			

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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.			
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.			
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).			
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.			
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.			
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. Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.			
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.			
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,			
C42	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. 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.			