



Health Infrastructure NSW
Goulburn Hospital & Health Services Redevelopment

Pre-Construction Compliance Report



Development Consent SSD 8667



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Contents

1. Introduction	4
2. Compliance Reporting	6
3. Compliance Summary	8
Appendix A – Compliance Table	12
Appendix B – Compliance Report Declaration Form.....	13

1. Introduction

This Pre-Construction Compliance Report has been prepared by TSA Management on behalf of Health Infrastructure NSW for Goulburn Hospital & Health Services Redevelopment (SSD 8667). The report has been prepared in accordance with the Compliance Reporting Post Approval Requirements (DPE,2018), and is submitted in accordance with the Compliance Monitoring and Reporting Program.

1.1 Project Overview

The objective of the Goulburn Hospital and Health Service Redevelopment (GHHSR) is to deliver first class infrastructure to support the delivery of health care in purpose-built facilities into the future. The existing infrastructure within the Goulburn Base Hospital campus is currently impeding the ability for the Goulburn Health Service to meet the needs of the community. Staff are currently unable to operate efficiently and effectively which has impacts on the quality of care and the experience of patients, carers and visitors. Over the previous 5 years several planning reports have been commissioned to investigate the future options for the Goulburn Base Hospital site. In March 2015, the Minister for Health announced \$120M capital funding for the redevelopment of the Goulburn Base Hospital. The broad scope of works for the redevelopment include improved capacity through fit-for-purpose infrastructure including the Emergency Department, Intensive Care Unit (ICU) and theatres, inpatient services and a comprehensive ambulatory care service.

In January 2019, the Government announced that an additional \$30 million will be invested in the Goulburn Hospital redevelopment to deliver additional facilities. The additional \$30M was included in the NSW Budget in June 2019. The Ministry of Health has asked HI and SNSWLHD to prepare a business case addendum to support the additional funding.

1.2 Project Status

Main Works

- Design development PUG endorsement achieved for all departments
- Design development EUG achieved.
- Main Works contract awarded
- Site establishment Completed
- Decontamination works to commence in accordance with previous approvals
- Bulk excavation scheduled to commence on 11/11/19
- Design finalisation on-going

Final Works

- In planning phase

1.3 Key Personnel

The Key Personnel responsible for the management of the development are listed below:

Name	Role	Organisation	Contact Details
██████████	Senior Project Director	NSW Health Infrastructure	██████████
██████████	Project Director	NSW Health Infrastructure	██████████
██████████	Senior Project Manager	TSA Management	██████████
██████████	Project Manager	TSA Management	██████████
██████████	Construction Manager	Hansen Yuncken	██████████
██████████	Project Manager	Hansen Yuncken	██████████

2. Compliance Reporting

2.1 Compliance Programme

SSD 8667 Condition B32 requires the development and submission of a compliance monitoring and Reporting Program and Compliance Reports, prepared in accordance with the Department of Planning and Environment (the Department) document titled *Compliance Reporting Post Approval Requirements* (2018).

The Condition States:

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 Certifying Authority in writing at least seven days before this is done.

The programme of Compliance Reporting is presented in the Tables Below. The current report has been highlighted.

Table 1 - Compliance Report Schedule

Report	Phase	Timing	Frequency
Pre-Construction Compliance Report	Pre-Construction Phase	Report to be submitted to the Planning Secretary Prior to Commencement of Construction	Single Report Only
Construction Compliance Report 1	Construction Phase	Reporting throughout the duration of the construction phase.	To be submitted at intervals no greater than 26 weeks from date of commencement of Construction
Pre-operational compliance report	Pre-Operational Phase	Report to be submitted to the Planning Secretary prior to commencement of operation.	Single Report Only
Operational Compliance Report	Operational Phase	Reporting required for the duration of operation.	To be submitted no greater than 52 weeks from the date of commencement of operation.

Table 2 - Compliance Report Lodgement Dates

Report Number	Compliance Report	Lodgement Date
1	Pre-Commencement Compliance Report	8/11/2019
2	Construction Compliance Report 1	6/05/2020
3	Construction Compliance Report 2	4/11/2020
4	Construction Compliance Report 3	5/05/2021
5	Pre-Operational Compliance Report	30/07/2021
6	Operational Compliance Report	30/07/2022

2.2 Compliance Status Descriptors

The status of each compliance requirement applicable during the reporting period has been recorded using the relevant descriptors in the table below. No other terms are to be or have been used to describe the compliance status.

Compliance Status Descriptors

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

3. Compliance Summary

3.1 Overview

Compliance with the conditions of approval are summarised in below table, using the definitions provided in Section 2.2. The full status of all items are located in Appendix A: Compliance Table.

Compliance Summary Table

Status	SSDA Condition
Compliant	A1, A2, A3, A4, A5, A6, A7, A8, A9, A15, A17, A18, A19, A20 B1, B2, B3, B5, B6, B8, B11, B16, B17, B18, B19, B20, B21, B22, B23, B24, B26, B28, B30
Non-Compliant	A11, A14, A16, B4, B9, B12, B13, B14, B25, B27, B29, B31, B32
Not Triggered	A10, A12, A13 B7, B10, B15, B33 C1, C2, C3, C4, C5, C6, C7, C8, C9, C10, C11, C12, C13, C14, C15, C16, C17, C18, C19, C20, C21, C22, C23, C24, C25, C26, C27, C28, C29, C30, C31, C32, C33, C34, C35, C36, C37, C38, C39, C40, C41 D1, D2, D3, D4, D5, D6, D7, D8, D9, D10, D11, D12, D13, D14, D15, D16, D17, D18, D19, D20, D21, D22, D23, D24, D25, D26, D27, D28, D29, D30, D31, D32, D33 E1, E2, E3, E4, E5, E6, E7, E8, E9, E10, E11, E12, E13, E14, E15, E16, E17, F1, F2

3.2 Non-Compliance Details

This section details any non-compliances from the Compliance Summary. Non-Compliances associated with conditions intended to be satisfied at a later stage of construction, will be rectified on submission of the Staging Report.

Detail of Non-Compliance

SSDA ID	Compliance Requirement	Reason for Non-Compliance	Action / Recommendation
A11	Submit Staging Report outlining strategy for stages of construction	Staging report not submitted for approval by the Planning Secretary	A staging plan to permit staging of construction is being prepared and will be submitted to rectify the non-compliance of this condition, as well as others.

SSDA ID	Compliance Requirement	Reason for Non-Compliance	Action / Recommendation
A14	Certification of demolition compliance with AS2601-2001	Not triggered at current construction stage. No staging plan submitted for approval	A staging plan to permit staging of construction is being prepared and will be submitted to rectify the non-compliance of this condition
A16	Certification of external walls and cladding compliance with BCA	Not triggered at current construction stage. No staging plan submitted for approval	A staging plan to permit staging of construction is being prepared and will be submitted to rectify the non-compliance of this condition
B4	Certification of external walls and cladding compliance with BCA. Submission and acceptance by Certifier	Not triggered at current construction stage. No staging plan submitted for approval	A staging plan to permit staging of construction is being prepared and will be submitted to rectify the non-compliance of this condition
B9	Approval from Utility providers prior to construction of utilities.	No utilities constructed at this stage of construction. No staging plan submitted for approval	A staging plan to permit staging of construction is being prepared and will be submitted to rectify the non-compliance of this condition
B12	Certification that design elements have been incorporated which will achieve an equivalent 4 Green Star rating	ESD Design not completed at this stage of construction. No staging plan submitted for approval	A staging plan to permit staging of construction is being prepared and will be submitted to rectify the non-compliance of this condition
B14	Certification of compliance with DDA provisions	Design related to above ground works not completed at this stage of construction. No staging plan submitted for approval	A staging plan to permit staging of construction is being prepared and will be submitted to rectify the non-compliance of this condition
B25	Certification of operational noise levels for mechanical plant and equipment	Mechanical plant and equipment design not completed at this stage of construction. No staging plan submitted for approval	A staging plan to permit staging of construction is being prepared and will be submitted to rectify the non-compliance of this condition
B27	Certification of mechanical ventilation system compliance with BCA and AS1668.2 - 2002	Mechanical ventilation design not completed at this stage of construction. No staging plan submitted for approval	A staging plan to permit staging of construction is being prepared and will be submitted to rectify the non-compliance of this condition

SSDA ID	Compliance Requirement	Reason for Non-Compliance	Action / Recommendation
B29	Design for bicycle parking and end-of-trip facilities	Design not completed for this stage of construction. No staging plan submitted for approval	A staging plan to permit staging of construction is being prepared and will be submitted to rectify the non-compliance of this condition
B31	Archival recording prior to demolition of Pathology and Specimen collection / Reception Building	No demolition undertaken at this stage of construction. No staging plan submitted for approval	A staging plan to permit staging of construction is being prepared and will be submitted to rectify the non-compliance of this condition
B32	Submit Compliance Reporting and Monitoring Program no later than two weeks prior to commencement.	Compliance and Monitoring Programme submitted only one day prior to commencement.	Compliance and Reporting Program now submitted.

3.3 Previous Report Actions

This section will detail any actions made since the previous report on non-compliant items. As this is the Pre-Construction Compliance Report, there are no previous report actions at this stage.

3.4 Incidents

This section will detail any incidents which have occurred in the previous reporting period. As construction has not yet commenced in accordance with SSD 8667, there are no previous incidents to report.

Item	Previous Report	Current Report	Life to Date
FTE (Full Time Equivalent) Hours	0	0	0
FTE (Full Time Equivalent) Number of Employees	0	0	0
LTI (No. of Lost Time Injuries)	0	0	0
HL (No. Hours Lost)	0	0	0
Length of Project- Months	0	0	0

3.5 Complaints

No complaints have been received for this reporting period. No complaints have been received so far on this project.

Detail of Complaint

Date of Complaint	Complaint Detail	Action / Proposed Action	Status

Appendix A – Compliance Table

Goulburn Hospital and Health Service Redevelopment: SSD 8667 Compliance Table				
ID #	Compliance Requirement	Phase	Status	Evidence/ Notes
PART A - ADMINISTRATIVE CONDITIONS				
	Obligation to Minimise Harm to the Environment			
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development.	Throughout	Compliant	On-going management of compliance. Project Team and Principal oversight throughout construction. Reporting procedures in accordance with relevant environmental reporting and management plans.
	Development in Accordance with Plans & Documentation (Terms of consent)			
	The Application must carry out the development in accordance with the conditions of consent and generally in accordance with the:			
	a) In compliance with the conditions of this consent		Compliant	On-going management of compliance through this report.
	b) In accordance with all written directions of the Planning Secretary		Compliant	No written directions from the Planning Secretary this reporting period. No written directions from the Planning Secretary this project to date.
	c) Generally in accordance with the EIS and Response to Submissions		Compliant	All works in accordance with EIS and RTS
	d) In accordance with the approval plans in the table below:			Note. Approved Plans under construction.
	Architectural AA01-0101 Rev D AR-10-06 Rev F AR-10-03 Rev J AR-21-01 AR-02-02 Rev L AR-30-01 Rev H AR-10-04 Rev J AR-21-02 AR-10-01 Rev J AR-30-02 Rev H AR-10-05 Rev J Option 1 - Rev 14 AR-10-02 Rev J AR-30-03 Rev H			
A2	Landscape SKP-001 - Rev H Landscape Concept SKP-001 - Rev H Carpark Screening SKP-001 - Rev H Heritage Entry Surveyor B4024 - Lot Consolidation Signage Graphic Colour Specifications Rev A Graphic Specifications - Arrow & Pictograms Rev A External Sign Locations Rev A External Vehicular Signs Rev A Detail Plan Lower Ground Rev A Detail Plan Ground Rev A Detail Plan Level 1 Rev A Detail Plan Level 2 Rev A Detail Plan Level 3 Rev A	Throughout	Compliant	
	Inconsistency between documents			
	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:			
A3	(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	Throughout	Compliant	No written directions from the Planning Secretary this reporting period. No written directions from the Planning Secretary this project to date.
	(b) the implementation of any actions or measures contained in any such document referred to in (a) above.		Compliant	As 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) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Throughout	Compliant	Noted. Compliant at this stage.
	Limits on Consent			
A5	This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	Throughout	Compliant	Works to commence prior to expiration noted in this condition.
	Prescribed conditions			

ID #	Compliance Requirement	Phase	Status	Evidence/ Notes
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Throughout	Compliant	Home Building Act 1989 not applicable for works under this consent. All works in accordance with Building Code of Australia Site signage - Photographic evidence taken. Attached evidence "Condition A6" Event venue/ Max capacity not applicable for works under this consent Shoring compliance part of structural resolution and certification. Note, this clause not applicable as the person benefitting from this consent owns the adjoining land to the shoring.
Planning Secretary as Moderator				
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Throughout	Compliant	No dispute at this stage. Compliant.
Long Service Leave Levy				
A8	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.	Pre-Construction	Compliant	Receipt Provided in evidence. "Condition A8"
Legal Notices				
A9	Any advice or notice to the consent authority must be served on the Planning Secretary.	Throughout	Compliant	No legal notices served to date on the project.
Evidence of Consultation				
A10	Where conditions of this consent require consultation with an identified party, the Applicant must:	Throughout		
	(a) consult with the relevant party prior to submitting the subject document for information or approval; and		Not-Triggered	Consultations required under this consent managed under the consent condition in this compliance table.
	(b) provide details of the consultation undertaken including:			
	(i) the outcome of that consultation, matters resolved and unresolved; and		Not-Triggered	
	(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.		Not-Triggered	
Staging, Combining and Updating Strategies, Plans or Programs				
A11	With the approval of the Planning Secretary, the Applicant may:	Throughout		
	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);		Non-Compliant	A staging plan to permit staging of construction is being prepared and will be submitted to rectify the non-compliance.
	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		Non-Compliant	A staging plan to permit staging of construction is being prepared and will be submitted to rectify the non-compliance.
	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).		Non-Compliant	A staging plan to permit staging of construction is being prepared and will be submitted to rectify the non-compliance.
A12	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.	Throughout	Not-Triggered	
A13	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.	Throughout	Not-Triggered	
Demolition				
A14	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.	Construction	Non-Compliant	Condition not relevant to current stage of construction. A staging plan to permit staging of construction is being prepared and will be submitted to rectify the non-compliance.
Structural Adequacy				
A15	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.	Construction	Compliant	Design Certification Provided. "Condition A15"
External Walls and Cladding				
A16	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Construction	Non-Compliant	External walls and cladding design not finalised at this stage of construction. A staging plan to permit staging of construction is being prepared and will be submitted to rectify the non-compliance.
Applicability of Guidelines				
A17	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.	Throughout	Compliant	Noted. All works to be certified compliant with relevant standards and guidelines, by their respective qualified professional design representatives. No updated compliance requirements noted by the Planning Secretary at this stage.

ID #	Compliance Requirement	Phase	Status	Evidence/ Notes
A18	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.	Throughout	Compliant	Noted. Environmental Auditing managed under consent condition of this compliance table. B6 to B8 B15 to B21 D25 to D27
Access to Information				
A19	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:	Pre-Construction		
	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;		Compliant	All documents available on project website, updated frequently as required http://www.goulburnredevelopment.health.nsw.gov.au/
	(ii) all current statutory approvals for the development;		Compliant	
	(iii) all approved strategies, plans and programs required under the conditions of this consent;		Compliant	
	(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;		Compliant	
	(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;		Compliant	
	(vi) a summary of the current stage and progress of the development;		Compliant	
	(vii) contact details to enquire about the development or to make a complaint;		Compliant	
	(viii) a complaints register, updated monthly;		Compliant	
	(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;		Compliant	This report to be uploaded in accordance with consent conditions.
	(x) any other matter required by the Planning Secretary; and		Compliant	No other matters required by the Planning Secretary
	(b) keep such information up to date, to the satisfaction of the Planning Secretary.	Throughout	Compliant	
Compliance				
A20	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.	Throughout	Compliant	Consent conditions part of contract documents to ensure contractor and sub-contractor compliance. Project Team aware and monitoring through this compliance report.
ADVISORY NOTES				
AN I.	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	Throughout	Note	
PART B - PRIOR TO COMMENCEMENT OF WORKS				
Notification of Commencement				
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.	Pre-Construction	Compliant	Notice issued on 5/11/19
Certified Plans				
B2	Plans certified in accordance with section 6.28 of the EP&A Act are to be submitted to the Certifying Authority and the Department prior to commencement of each stage of the works and must include details as required by any of the following conditions.	Pre-Construction	Compliant	Certified plans provided. Evidence under "Condition B2" Plans accepted by certifier. Evidence in issued Crown Certificate, dated 8 November 2019
Certified Drawings				
B3	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifying Authority structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with:	Pre-Construction		
	(a) the relevant clauses of the BCA; and		Compliant	Structural Documentation and Certification from Structural Engineer included in Evidence "Condition B3". Evidence of submission to certifier included in "Condition B3" Evidence of acceptance by certifier provided in "Crown Certificate 1" dated 8 November 2019
	(b) this development consent.		Compliant	
External Walls and Cladding				
B4	Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use 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.	Pre-Construction	Non-Compliant	Documentation to be provided 7 days after accepted by certifier. Walls and Cladding design not finalised at this stage of construction. A staging plan to permit staging of construction is being prepared and will be submitted to rectify the non-compliance.

ID #	Compliance Requirement	Phase	Status	Evidence/ Notes
Protection of Public Infrastructure				
B5	Before the commencement of construction, the Applicant must:	Pre-Construction		
	(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;		Compliant	Consultation undertaken to the extent identified below. Further consultation where required.
	(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and		Compliant	Dilapidation report provided in evidence "Condition B5"
	(c) submit a copy of the dilapidation report to the Certifying Authority and Council.		Compliant	Letter confirming issue to Local Council evidence in "Condition B5" Confirmation of acceptance by Certifier in Crown Certificate 1, dated 8 November 2019
Site Contamination				
B6	Remediation approved as part of this development consent must be carried out in accordance with the report titled Remediation Action Plan Goulburn Base Hospital, prepared by Consulting Earth Scientists, dated 19 September 2018.	Construction	Compliant	Letter confirming contractor to comply with Remediation Action Plan.
B7	Upon completion of remedial works, the Applicant must submit a Site Audit Report and Section A Site Audit Statement for the relevant part of the site prepared by a NSW EPA accredited Site Auditor. The Site Audit Report and Section A Site Audit Statement must verify the relevant part of the site is suitable for the hospital land use and be provided to the satisfaction of the Certifying Authority.	Post-Remediation	Non-Compliant	Remediation works not completed at this stage of construction. Site Audit Report and Site Audit Statement to be provided on completion of remedial works. A staging plan to permit staging of construction is being prepared and will be submitted to rectify the non-compliance.
Unexpected Contamination Procedure				
B8	Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition B16 and where any material identified as contaminated is to be disposed off-site, the disposal location and results of testing must be submitted to the Planning Secretary prior to its removal from the site.	Pre-Construction	Compliant	CEMP Section 4.14. (Condition B16)
Utilities and Services				
B9	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Pre-Construction	Non-Compliant	No utility works being construction at this stage. A staging plan to permit staging of construction is being prepared and will be submitted to rectify the non-compliance.
B10	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.	Pre-Construction	Compliant	Evidence of consultation with Essential Energy provided. "Condition B10"
Community Communication Strategy				
B11	A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, 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:	Pre-Construction	Compliant	Compliant and Issued. Attached acceptance by DP E, prior to two weeks from commencement.
	(a) identify people to be consulted during the design and construction phases;		Compliant	Noted.
	(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;		Compliant	Noted.
	(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;		Compliant	Noted.
	(d) set out procedures and mechanisms:			Noted.
	(i) through which the community can discuss or provide feedback to the Applicant;		Compliant	Noted.
	(ii) through which the Applicant will respond to enquiries or feedback from the community; and		Compliant	Noted.
	(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.		Compliant	Noted.
	The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than two weeks before the commencement of any work.			Noted.
	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.		Compliant	
Ecologically Sustainable Development				
B12	Prior to the commencement of construction, 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 the statement prepared by Wood and Grieve Engineers dated 21 September 2017 to target the equivalent of a minimum 4 Star Green Star rating.	Pre-Construction	Non-Compliant	4 star green rating design not completed at this stage of construction. A staging plan to permit staging of construction is being prepared and will be submitted to rectify the non-compliance.
Outdoor Lighting				
B13	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.	Pre-Construction	Non-Compliant	Outdoor construction to be part of later construction phase. A staging plan to permit staging of construction is being prepared and will be submitted to rectify the non-compliance.
Access for People with Disabilities				
B14	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 construction, 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.	Pre-Construction	Non-Compliant	DDA compliance certification to be issued following design development not part of this construction stage. A staging plan to permit staging of construction is being prepared and will be submitted to rectify the non-compliance.

ID #	Compliance Requirement	Phase	Status	Evidence/ Notes
Environmental Management Plan Requirements				
B15	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:	Throughout		
	(a) detailed baseline data;		Not-Triggered	Requirements noted.
	(b) details of:			Noted. As above
	(i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);		Not-Triggered	Noted. As above
	(ii) any relevant limits or performance measures and criteria; and		Not-Triggered	Noted. As above
	(iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;		Not-Triggered	Noted. As above
	(c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;		Not-Triggered	Noted. As above
	(d) a program to monitor and report on the:			Noted. As above
	(i) impacts and environmental performance of the development;		Not-Triggered	Noted. As above
	(ii) effectiveness of the management measures set out pursuant to paragraph (c) above,		Not-Triggered	Noted. As above
	(e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;		Not-Triggered	Noted. As above
	(f) a program to investigate and implement ways to improve the environmental performance of the development over time;		Not-Triggered	Noted. As above
	(g) a protocol for managing and reporting any:		Not-Triggered	Noted. As above
	(i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);		Not-Triggered	Noted. As above
	(ii) complaint;		Not-Triggered	Noted. As above
	(iii) failure to comply with statutory requirements; and		Not-Triggered	Noted. As above
	(h) a protocol for periodic review of the plan.		Not-Triggered	Noted. As above
	Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans		Not-Triggered	Noted. As above
Construction Environmental Management Plan				
B16	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:	Pre-Construction		
	(a) Details of:		Compliant	CEMP document, ensuring compliance with all sub-clauses of this condition. Sections outlined below.
	(i) hours of work;		Compliant	Evidence in CEMP, page 12, Section 4.3
	(ii) 24-hour contact details of site manager;		Compliant	Evidence in CEMP, page 12, Section 4.2
	(iii) management of dust and odour to protect the amenity of the neighbourhood;		Compliant	Evidence in CEMP, Page 17, Section 4.9
	(iv) stormwater control and discharge;		Compliant	Evidence in CEMP, Page 18, Section 4.10
	(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;		Compliant	Evidence in CEMP, Page 18, Section 4.10
	(vi) groundwater management plan including measures to prevent groundwater contamination;		Compliant	Evidence in CEMP, Page 22, Section 4.14.4
	(vii) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting;		Compliant	Evidence in CEMP, Page 29, Section 4.16
	(viii) community consultation and complaints handling;		Compliant	Evidence in CEMP, Page 30, section 4.17
	(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B18);		Compliant	As per B18
	(c) Construction Noise and Vibration Management Sub-Plan (see condition B19);		Compliant	As per B19
	(d) Construction Waste Management Sub-Plan (see condition B20);		Compliant	As per B20
	(e) Construction Soil and Water Management Sub-Plan (see condition B21);		Compliant	As per B21
	(f) an unexpected finds protocol for contamination and associated communications procedure;		Compliant	Evidence in EMP, Page 24, Section 4.14.8
	(g) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and		Compliant	Evidence in EMP, Page 19, Section 4.12
	(h) 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.		Compliant	Evidence in EMP, Page 28, Section 4.15
B17	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 and Council.	Pre-Construction	Compliant	Evidence of submission to council, under "Condition B17" Evidence of acceptance by certifier provided in "Crown Certificate 1" dated 8 November 2019
B18	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following:	Pre-Construction		
	(a) be prepared by a suitably qualified and experienced person(s);		Compliant	CTPMSP prepared by a professional traffic consultant (GTA Consultants)
	(b) be prepared in consultation with Council and RMS;		Compliant	RMS Competencies noted. Section 1.2
	(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;		Compliant	Evidence in CTMP, Sections 4.1, 4.2 and 4.3
	(d) detail heavy vehicle routes, access and parking arrangements;		Compliant	Evidence in CTMP, Sections 3.7, 3.4 and 3.3
	(e) include a Driver Code of Conduct to:			
	(i) minimise the impacts of earthworks and construction on the local and regional road network;		Compliant	Evidence in CTMP, Section 4.9
	(ii) minimise conflicts with other road users;		Compliant	Evidence in CTMP, Section 4.9

ID #	Compliance Requirement	Phase	Status	Evidence/ Notes
	(iii) minimise road traffic noise; and		Compliant	Evidence in CTMP, Section 4.9
	(iv) ensure truck drivers use specified routes;		Compliant	Evidence in CTMP, Section 4.9
	(f) include a program to monitor the effectiveness of these measures; and		Compliant	Evidence in CTMP, Section 4.8
	(g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.		Compliant	Evidence in CTMP, Section 4.10
B19	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:	Pre-Construction		
	(a) be prepared by a suitably qualified and experienced noise expert;		Compliant	Plan prepared by a professional Acoustic Engineer
	(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);		Compliant	Evidence in CNVMP, Section 5.5, Section 7
	(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;		Compliant	Evidence in CNVMP, Section 7.2.2
	(d) include strategies that have been developed with the community for managing high noise generating works;		Compliant	Evidence in CNVMP, Section 7.3
	(e) describe the community consultation undertaken to develop the strategies in condition B19(d); and		Compliant	Evidence in CNVMP, Section 7.3
B20	(f) include a complaints management system that would be implemented for the duration of the construction.	Pre-Construction	Compliant	Evidence in CNVMP, Section 7.3
	The Construction Waste Management Sub-Plan (CWMSP) 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;		Compliant	Evidence in WMP, Section 4.1.7
B21	(b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.	Pre-Construction	Compliant	Removal of hazardous materials covered in CEMP (Condition B16), section 4.14.18
	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:			
	(a) be prepared by a suitably qualified expert, in consultation with Council;		Compliant	Developed by a professional Civil Engineer.
	(b) describe all erosion and sediment controls to be implemented during construction;		Compliant	Erosion and Sediment Control Plan provided. Evidence under "Condition B21"
	(c) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site);		Compliant	Erosion and Sediment Control Plan provided. Evidence under "Condition B21"
	(d) detail all off-Site flows from the Site; and		Compliant	Erosion and Sediment Control Plan provided. Evidence under "Condition B21"
	(e) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI).		Not-triggered	N/A. No flood zone applicable.
	Construction Parking			
B22	Prior to the commencement of construction, the Applicant must demonstrate to the satisfaction of the Certifying Authority that a binding agreement has been entered into with the NSW Department of Education for the establishment and use of a temporary hospital car park on land at the corner of Fitzroy and Mount Street at the Wollondilly Public School, or suitable alternative location as agreed to by the Planning Secretary.	Pre-Construction	Compliant	DoE license included. Evidence in "Condition B22"
B23	With regard to the temporary car park required by condition B22:	Construction		
	a) a minimum 120 car parking spaces must be provided for the use of construction workers associated with the hospital redevelopment for the duration of the construction period, the management of which must be incorporated into the CTPMSP required by condition B18.		Compliant	Contractor Carpark layout included in evidence. Evidence provided in "Condition B23"
	b) any spaces within the carpark that are not required by construction workers once the construction of the Acute Services Building is complete must be made available for the use of hospital staff until all approved car parking on the hospital campus is operational.		Compliant	Noted.
	Stormwater Management System			
B24	Prior to the commencement of construction, the Applicant must design a stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must:	Pre-Construction		
	(a) be designed by a suitably qualified and experienced person(s);		Compliant	Developed by a professional Civil Engineer. Documentation provided under "Condition B24"
	(b) be generally in accordance with the conceptual design in the EIS;		Compliant	Design provided as evidence under "Condition B24"
	(c) be in accordance with applicable Australian Standards; and		Compliant	Design provided as evidence under "Condition B24"
	(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.		Compliant	Design provided as evidence under "Condition B24"
	Operational Noise — Design of Mechanical Plant and Equipment			
B25	Prior to commencement of construction, the Applicant must incorporate the noise mitigation recommendations in the report titled Goulburn Hospital Redevelopment Acoustic Report, prepared by Wood and Grieve Engineers, dated 24 September 2018, 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 report titled Goulburn Hospital Redevelopment Acoustic Report, prepared by Wood and Grieve Engineers, dated 24 September 2018.	Pre-Construction	Non-Compliant	Mechanical plant and equipment operational noise has not been designed at this stage of construction. A staging plan to permit staging of construction is being prepared and will be submitted to rectify the non-compliance.
	Construction and Demolition Waste Management			
B26	The Applicant must notify the RMS Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site, prior to the commencement of the removal of any waste material from the site.	Pre-Construction	Compliant	Evidence of submission and response confirming notification received. Evidence provided under "Condition B26"
	Mechanical Ventilation			

ID #	Compliance Requirement	Phase	Status	Evidence/ Notes
B27	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.	Pre-Construction	Non-Compliant	Mechanical design not finalised at this stage of construction. A staging plan to permit staging of construction is being prepared and will be submitted to rectify the non-compliance.
Car Parking and Service Vehicle Layout				
B28	Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction:	Pre-Construction		
	(a) all vehicles must enter and leave the Site in a forward direction;		Compliant	Final development plan to be issued showing total final car parking spaces meets 196 spaces. Location in CTPMSP to be identified showing compliance with a), c), d), and e). Evidence of acceptance by certifier provided in "Crown Certificate 1" dated 8 November 2019
	(b) minimum of 196 on-site car parking spaces for use during operation of the development and designed in accordance with the latest version of AS2890.1;		Compliant	Site Plan provided showing provision of 196 car parking spaces planned on the site in accordance with this consent. Evidence under "Condition B28(b)"
	(c) all demolition and construction vehicles (excluding worker vehicles) are to be contained wholly within the Site and vehicles must enter the Site before stopping;		Compliant	CTMP Section 3.4. Construction Site access
	(d) the swept path of the longest vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with AUSTROADS; and		Compliant	CTMP Appendix B.
	(e) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.		Compliant	CTMP Section 4.2
Bicycle Parking and End-of-Trip Facilities				
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:	Pre-Construction		
	a) the provision of a minimum 12 staff and 8 visitor bicycle parking spaces;		Non-Compliant	Bicycle parking and end-of-trip facilities not designed at this stage of construction. A staging plan to permit staging of construction is being prepared and will be submitted to rectify the non-compliance.
	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;		Non-Compliant	Noted. As above
	c) the provision of end-of-trip facilities for staff in accordance with the ESD Design & As Built rating tool;		Non-Compliant	Noted. As above
	d) appropriate pedestrian and cyclist advisory signs are to be provided; and		Non-Compliant	Noted. As above
	e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.		Non-Compliant	Noted. As above
Public Domain Works				
B30	Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifying Authority that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifying Authority.	Pre-Construction	Compliant	Application for vehicle crossover provided. No further Public Domain Works this reporting period. Evidence under "Condition B30"
Archival Recording				
B31	Prior to the commencement of demolition works on-site, a photographic archival record of the Pathology Specimen Collection building and Reception buildings is to be prepared in accordance with the recommendations in the report titled Statement of Heritage Impact, Goulburn Hospital & Health Service Redevelopment, prepared by Perumal Murphy Alessi, dated June 2018 and the NSW Heritage Branch guidelines titled Photographic Recording of Heritage Items using Film or Digital Capture. A copy is to be submitted to Planning Secretary and Council prior to demolition works commencing.	Pre-Construction	Non-Compliant	Demolition not scheduled to commence this stage of construction. A staging plan to permit staging of construction is being prepared and will be submitted to rectify the non-compliance.
Compliance Reporting				
B32	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.	Pre-Construction	Non-Compliant	Programme Issued on 5/11/19. Non-Compliance associated with issue being less than two weeks prior to commencement of construction.
B33	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.	Throughout	Not-Triggered	Noted.
PART C - DURING CONSTRUCTION				
Approved Plans to be On-site				
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.	Construction	Not-Triggered	Photograph of applicable documents to be issued at time of report issue.

ID #	Compliance Requirement	Phase	Status	Evidence/ Notes
Site Notice				
C2	A site notice(s):	Construction		
	(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.		Not-Triggered	Photograph to be issued.
	(b) is to satisfy all but not be limited to, the following requirements:		Not-Triggered	
	(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;		Not-Triggered	Noted.
	(ii) the notice is to be durable and weatherproof and is to be displayed throughout the works period;		Not-Triggered	Noted.
	(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		Not-Triggered	Noted.
	(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.		Not-Triggered	Noted.
Operation of Plant and Equipment				
C3	All plant and equipment used on site, or to monitor the performance of the development must be:	Construction		
	a) maintained in a proper and efficient condition; and		Not-Triggered	Copy of SWMS and maintenance manuals, noting maintenance and condition reports, to be provided for evidence of compliance.
	b) operated in a proper and efficient manner.		Not-Triggered	Ticketed operator induction records to be issued.
Demolition				
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.	Construction	Not-Triggered	Work Plans and Compliance to be issued, along with evidence of acceptance by PCA.
Construction Hours				
C5	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:	Construction		
	(a) between 7am and 6pm, Mondays to Fridays inclusive; and		Not-Triggered	Noted.
	(b) between 8am and 1 pm, Saturdays.		Not-Triggered	Noted.
	No work may be carried out on Sundays or public holidays.		Not-Triggered	Noted.
C6	Activities may be undertaken outside of the hours in condition C5 if required:	Construction		
	(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or		Not-Triggered	Evidence of compliance to be provided if required.
	(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or		Not-Triggered	Noted. As above
	(c) where the works are inaudible at the nearest sensitive receivers; or		Not-Triggered	Noted. As above
	(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.		Not-Triggered	Noted. As above
Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.			Not-Triggered	Evidence of notification of residents to be provided if required.
C7	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:	Construction		
	(a) 9am to 12pm, Monday to Friday;		Not-Triggered	Noted.
	(b) 2pm to 5pm Monday to Friday; and		Not-Triggered	Noted.
	(c) 9am to 12pm, Saturday.		Not-Triggered	Noted.
Implementation of Management Plans				
C8	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	Construction	Not-Triggered	Monitoring in accordance with CEMP conditions in this table noted below.
Construction Traffic				
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.	Construction	Not-Triggered	Monitoring in accordance with CEMP conditions in this table noted below.
Road Occupancy Licence				
C10	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	Construction	Not-Triggered	Evidence of Road Occupancy License to be provided if required.
SafeWork Requirements				
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.	Construction	Not-Triggered	Issue Site plan at time of issue of report. Contractor to accompany site plan, with letter confirming all boundary fencing has been checked, fence panels and links still in tact, locks and other means of security in place and checked.
Hoarding Requirements				
	The following hoarding requirements must be complied with:			
	(a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing;		Not-Triggered	Noted.

ID #	Compliance Requirement	Phase	Status	Evidence/ Notes
C12	(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	Construction	Not-Triggered	Noted.
	(c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.		Not-Triggered	Evidence of application and approval to be provided is required.
No Obstruction of Public Way				
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, unless there is a prior approval from the relevant Authority. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.	Construction	Not-Triggered	Any issue of notices in relation to this condition will be issued as evidence if relevant at time of issue of this compliance report.
Construction Noise Limits				
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.	Construction	Not-Triggered	Confirmation from contractor to be issued, confirming monitoring has been undertaken in accordance with approved plan. Any non-conformances and associated close-outs to be issued also.
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.	Construction	Not-Triggered	Noted. Non conformances to be noted if any this reporting period.
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.	Construction	Not-Triggered	Noted.
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.	Construction	Not-Triggered	Noted. Non conformances to be noted if any this reporting period.
Vibration Criteria				
C18	Vibration caused by construction at any residence or structure outside the site must be limited to:	Construction		
	(a) for structural damage, the latest version of D N 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and		Not-Triggered	Noted. Non conformances to be noted if any this reporting period.
	(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).		Not-Triggered	Noted.
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.	Construction	Not-Triggered	Noted.
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 B16 of this consent.	Construction	Not-Triggered	Noted.
Tree Protection				
C21	For the duration of the construction works:	Construction		
	(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;		Not-Triggered	Noted. Non conformances to be noted if any this reporting period.
	(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;		Not-Triggered	Noted. Non conformances to be noted if any this reporting period.
	(c) all trees on the site must be suitably protected during construction as per recommendations of the report titled Aboricultural Impact Appraisal and Method Statement, prepared by Naturally Trees, dated 8 November 2017; and		Not-Triggered	N/A
	(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.		Not-Triggered	Noted.
Dust Minimisation				
C22	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.		Not-Triggered	
C23	During construction, the Applicant must ensure that:	Construction		
	(a) exposed surfaces and stockpiles are suppressed by regular watering;		Not-Triggered	Photographs of covered stockpiles, or watered down stockpiles to be provided if applicable this reporting period.
	(b) all trucks/vehicles entering or leaving the site with loads have their loads covered;		Not-Triggered	Noted. Non conformances to be noted if any this reporting period.
	(c) trucks/vehicles associated with the development do not track dirt onto the public road network;		Not-Triggered	Photograph showing maintained site access driveway, showing cattlegrid, DGC and watering/ washing, where applicable.
	(d) public roads used by these trucks/vehicles are kept clean; and		Not-Triggered	Noted. Non conformances to be noted if any this reporting period.
	(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.		Not-Triggered	Noted.
Erosion and Sediment Control				
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.	Construction	Not-Triggered	Current sediment erosion control plan to be issued, along with photographs of boundaries and areas applicable to evidence compliance.

ID #	Compliance Requirement	Phase	Status	Evidence/ Notes
	Imported Soil			
	The Applicant must:			
C25	(a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;	Construction	Not-Triggered	EPA issued approval to be provided if material imported this reporting period. All delivery dockets confirming location of origin to be issued
	(b) keep accurate records of the volume and type of fill to be used; and		Not-Triggered	Delivery dockets of all imported material this reporting period to be provided.
	(c) make these records available to the Certifying Authority upon request.		Not-Triggered	Evidence of request by PCA, as well as evidence of issue of documentation to be provided if applicable.
	Disposal of Seepage and Stormwater			
C26	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.	Construction	Not-Triggered	If seepage or rainwater disposal required, contractor to provide confirmation of disposal method, including photographic evidence.
	Unexpected Finds Protocol — Aboriginal Heritage			
C27	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.	Construction	Not-Triggered	Noted. Occurrences to be noted if any this reporting period.
	Unexpected Finds Protocol — Historic Heritage			
C28	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.	Construction	Not-Triggered	Noted. Occurrences to be noted if any this reporting period.
	Waste Storage and Processing			
C29	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.	Construction	Not-Triggered	Photographic evidence of waste storage locations to be issued.
C30	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Construction	Not-Triggered	Classification reports to be issued. Confirmation of waste management in accordance with waste management plan, including sorting and disposal evidence to be provided.
C31	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.	Construction	Not-Triggered	Noted. Non conformances to be noted if any this reporting period.
C32	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 or stormwater system.	Construction	Not-Triggered	Noted. Contractor to provide photographic evidence of post-concrete pour, evidencing clean up, showing location of concrete waste and disposal of slurry.
	Handling of Asbestos			
C33	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.	Construction	Not-Triggered	Evidence of notification to workcover to be provided. Evidence of handling and disposal in accordance with cited clause to be issued by relevant sub-contractor.
	Incident Notification, Reporting and Response			
C34	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.	Construction	Not-Triggered	Incident report, notification and response to be issued, if applicable this reporting period.
	Non-Compliance Notification			
C35	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.	Construction	Not-Triggered	Evidence of issue of non-compliance report, in accordance with this condition to be provided.
	Revision of Strategies, Plans and Programs			
C36	Within three months of: (a) the submission of a compliance report under condition B32; (b) the submission of an incident report under condition C34; (c) the submission of an Independent Audit under condition B33; (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.	Throughout	Not-Triggered	Date to be monitored through this compliance report. Review to be issued if applicable this reporting period.

ID #	Compliance Requirement	Phase	Status	Evidence/ Notes
C37	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.	Construction	Not-Triggered	Revisions to be provided where requested, if applicable this reporting period.
Independent Environmental Audit				
C38	No later than two months 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.	Construction	Not-Triggered	Programme to be issued by independent Environmental Auditor
C39	Independent Audits of the development must be carried out in accordance with:	Construction	Not-Triggered	
	(a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C38 of this consent; and		Not-Triggered	Noted. As above
	(b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).		Not-Triggered	Noted.
C40	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must:	Construction		
	(a) review and respond to each Independent Audit Report prepared under condition C39 of this consent;		Not-Triggered	Report, and associated response to be provided, if applicable this reporting period
	(b) submit the response to the Department and the Certifying Authority; and		Not-Triggered	Evidence of report being issued to DP E to be provided.
	(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.		Not-Triggered	Evidence of uploaded report and response to be provided
C41	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.	Construction	Not-Triggered	
PART D- PRIOR TO OCCUPATION OR COMMENCEMENT OF USE				
Notification of Occupation				
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.	Pre-Operation	Not-Triggered	Evidence of notification to be provided.
External Walls and Cladding				
D2	Prior to the occupation of the Acute Services 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.	Pre-Operation	Not-Triggered	Certification to be issued in accordance with this condition
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.	Pre-Operation	Not-Triggered	Evidence of submission to PCA. Evidence of submission to DPIE within 7 days after.
Protection of Public Infrastructure				
D4	Unless the Applicant and the applicable authority agree otherwise, the Applicant must:	Pre-Operation		
	(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and		Not-Triggered	Noted.
	(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.		Not-Triggered	Noted.
	Note: This condition does not apply to any damage to roads caused as a result of general road usage.		Not-Triggered	
Post-construction Dilapidation Report				
D5	The Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:	Pre-Operation		
	a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure.		Not-Triggered	Evidence of post-construction dilapidation report submission to PCA to be provided
	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:		Not-Triggered	
	i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and		Not-Triggered	Evidence of comparison to be issued
	ii) have written confirmation from the relevant Authority that there is no adverse structural damage to their infrastructure and roads as a result of the development works.		Not-Triggered	Evidence from local council confirming no damage to infrastructure to be issued
	c) to be forwarded to Council.		Not-Triggered	Evidence of submission to council to be provided.
Utilities and Services				
D6	Prior to occupation of the Acute Services 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.	Pre-Operation	Not-Triggered	Confirmation of s307 to be provided.
Works as Executed Plans				
D7	Upon completion of all construction works, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifying Authority.	Pre-Operation	Not-Triggered	Evidence of As-Built documentation being issued to PCA to be provided.
Operational Management Plan (Safety and Security)				
	Upon completion of all construction works, the Applicant must prepare an Operational Management Plan (OMP) for the site. The plan must:			

ID #	Compliance Requirement	Phase	Status	Evidence/ Notes
D8	(a) be prepared in consultation with relevant stakeholders of Goulburn Base Hospital; and	Pre-Operation	Not-Triggered	OMP to be prepared and issued.
	(b) include measures to ensure all wayfinding signage, CCTV security measures and landscaping is managed to maintain their effectiveness in ensuring the safety of all users of the hospital campus.		Not-Triggered	Noted. As above
D9	The OMP required by condition D8 must be submitted to the satisfaction of the Certifying Authority and implemented for the life of the approved development. The OMP is to be reviewed as required to ensure the safety of all users of the hospital campus is maintained.	Pre-Operation	Not-Triggered	Confirmation of approval by PCA to be provided. Confirmation of review by relevant hospital personnel to be provided.
Green Travel Plan				
D10	Prior to occupation of the Acute Services Building, a Green Travel Plan (GTP) must be prepared and be submitted to the Planning Secretary to promote the use of active and sustainable transport modes. The plan must:	Pre-Operation		Green Travel Plan to be preapred and issued to the DPIE in accordance with this condition. Evidence of submission and acceptance to be provided.
	(a) be prepared by a suitably qualified traffic consultant in consultation with Council and Transport for NSW;		Not-Triggered	Noted. As above
	(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;		Not-Triggered	Noted. As above
	(c) include specific tools and actions to help achieve the objectives and mode share targets;		Not-Triggered	Noted. As above
	(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		Not-Triggered	Noted. As above
	(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.		Not-Triggered	Noted. As above
Heritage Interpretation Plan				
D11	The Applicant must prepare a Heritage Interpretation Plan to acknowledge the historic heritage of the site. The plan must:	Pre-Operation		Heritage Interpretation Plan to be preapred and issued to the DP E, PCA and council in accordance with this condition. Evidence of submission and acceptance to be provided.
	(a) be prepared by a suitably qualified and experienced expert in consultation with the OEH NSW Heritage Division and Council;		Not-Triggered	Noted. As above
	(b) be submitted to the Certifying Authority, Planning Secretary and Council prior to the commencement of operation of the Acute Services Building;		Not-Triggered	Noted. As above
	(c) include provision for naming elements within the development that acknowledges the site's heritage; and		Not-Triggered	Noted. As above
	(d) incorporates interpretive information in to the landscape design for the site.		Not-Triggered	Noted. As above
D12	The Applicant must:	Pre-Operation		
	(a) not commence operation of the Acute Services Building until the Heritage Interpretation Plan is submitted to the Certifying Authority; and			Evidence of submission to the PCA to be provided
	(b) implement the most recent version of the Heritage Interpretation Plan submitted to the Certifying Authority.		Not-Triggered	Evidence of implementation to be provided.
Mechanical Ventilation				
D13	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:	Pre-Operation		
	(a) the BCA;		Not-Triggered	Report and evidence of satisfaction by the PCA to be provided.
	(b) AS 1668.2-2012 The use of air-conditioning in buildings — Mechanical ventilation in buildings and other relevant codes;		Not-Triggered	Noted. As above
	(c) the development consent and any relevant modifications; and		Not-Triggered	Noted. As above
	(d) any dispensation granted by the NSW Fire Brigade.		Not-Triggered	Dispensation by NSWFB to be provided and evidence of compliance.
Road Damage				
D14	The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development is to be met in full by the Applicant prior to commencement of use of any stage of the development.	Pre-Operation	Not-Triggered	Noted.
Fire Safety Certification				
D15	Prior to the final occupation of the Acute Services Building, 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.	Pre-Operation	Not-Triggered	Evidence of submission to council to be provided. Photographic evidence of display in completed building to be provided.
Structural Inspection Certificate				
D16	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:	Pre-Operation	Not-Triggered	evidence of certification, submission to council and acceptance by PCA to be provided.
	(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		Not-Triggered	Noted. As above
	(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.		Not-Triggered	Noted. As above
	(c) person/s authorised to, for the life of the development.		Not-Triggered	Noted. As above
Compliance with Food Code				

ID #	Compliance Requirement	Phase	Status	Evidence/ Notes
D17	Where relevant, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that any kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises and provide evidence of receipt of the certificate to the satisfaction of the Certifying Authority prior to commencement of use.	Pre-Operation	Not-Triggered	Not Applicable
Stormwater Quality Management Plan				
D18	Upon completion of all construction works, an Operation and Maintenance Plan (OMP) is to be prepared and submitted to the Certifying Authority to ensure proposed stormwater quality measures remain effective. The OMP must contain the following:	Pre-Operation	Not-Triggered	OMP and evidence of submission to PCA to be provided.
	(a) maintenance schedule of all stormwater quality treatment devices;		Not-Triggered	Noted. As above
	(b) record and reporting details;		Not-Triggered	Noted. As above
	(c) relevant contact information; and		Not-Triggered	Noted. As above
	(d) Work Health and Safety and WaterNSW requirements.		Not-Triggered	Noted. As above
Rainwater Harvesting				
D19	A signed works-as-executed Rainwater Re-Use Plan must be provided to the Certifying Authority upon completion of all construction works.	Pre-Operation	Not-Triggered	Documentation and evidence of submission to PCA to be provided.
Warm Water Systems and Cooling Systems				
D20	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.	Pre-Operation	Not-Triggered	Documentation to be provided and certified by suitable qualified professional.
Signage				
D21	Wayfinding signage and signage identifying the location of staff car parking must be installed prior to commencement of use of all new parking areas.	Pre-Operation	Not-Triggered	Photographic evidence to be provided
D22	Bicycle wayfinding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas upon completion of all construction works.	Pre-Operation	Not-Triggered	Photographic evidence to be provided
D23	Do not drink' signage on non-potable water used for toilet flushing and to new hose taps and irrigation systems for landscaped areas must be installed within the site upon completion of all construction works.	Pre-Operation	Not-Triggered	Photographic evidence to be provided
Operational Waste Management Plan				
D24	Prior to the commencement of operation of the Acute Services Building, the Applicant must prepare an Operational Waste Management Plan (OWMP) for the development and submit it to the Certifying Authority. The OWMP must:	Pre-Operation		OWMP document and evidence of submission to PCA to be provided
	(a) detail the type and quantity of waste to be generated during operation of the development;		Not-Triggered	Noted. As Above
	(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);		Not-Triggered	Noted. As above
	(c) detail the materials to be reused or recycled, either on or off site; and		Not-Triggered	Noted. As above
	(d) include the Management and Mitigation Measures included in RIS.		Not-Triggered	Noted. As above
Validation Report				
D25	The Applicant must prepare a Validation Report for the development. The Validation Report must:	Pre-Operation		
	(a) be prepared by an EPA accredited Site Auditor;		Not-Triggered	Validation Report to be issued to EPA, DPIE, Council and PCA. Evidence of issue and acceptance to be provided.
	(b) be submitted to EPA, the Planning Secretary, Council and the Certifying Authority for information one month after the completion of remediation works;		Not-Triggered	Noted. As above
	(c) be prepared in accordance with the RAP and the Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (OEH, 2011);		Not-Triggered	Noted. As above
	(d) include, but not be limited to:		Not-Triggered	Noted. As above
	(i) comment on the extent and nature of the remediation undertaken;		Not-Triggered	Noted. As above
	(ii) describe the location, nature and extent of any remaining contamination on site;		Not-Triggered	Noted. As above
	(iii) sampling and analysis plan and sampling methodology;		Not-Triggered	Noted. As above
	(iv) results of sampling of treated material, compared with the treatment criteria in the report titled Remediation Action Plan Goulburn Base Hospital, prepared by Consulting Earth Scientists, dated 19 September 2018;		Not-Triggered	Noted. As above
	(v) details of the volume of treated material emplaced within the containment cell and its location;		Not-Triggered	Noted. As above
	(vi) results of any validation sampling, compared to relevant guidelines/criteria;		Not-Triggered	Noted. As above
	(vii) discussion of the suitability the remediated areas for the intended land use; and		Not-Triggered	Noted. As above
	(viii) any other requirement relevant to the project.		Not-Triggered	Noted. As above
Site Audit Report and Site Audit Statement				
D26	Prior to final occupation, 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).	Pre-Operation	Not-Triggered	Documentation and certification that site is fit for use to be provided.

ID #	Compliance Requirement	Phase	Status	Evidence/ Notes
D27	Within three months of submission of the Validation Report required by condition D26, the Applicant must demonstrate to the satisfaction of the Certifying Authority that the Site Auditor has submitted a Site Audit Report and Site Audit Statement to EPA in accordance with the requirements of EPA's Guidelines for the NSW Site Auditor Scheme (DEC, 2006).	Pre-Operation	Not-Triggered	Evidence of issue within three months of Validation Report
Landscaping				
D28	Upon completion of all construction works, 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:	Pre-Operation		
	(a) be generally in accordance with the Landscape Concept prepared by Space Lab, dated 30 August 2018;		Not-Triggered	LMP to be issued. Ocnfirmation of acceptance by PCA to be provided.
	(b) detail the species to be planted on-site;		Not-Triggered	Noted. As above
	(c) describe the monitoring and maintenance measures to manage revegetation and landscaping works;		Not-Triggered	Noted. As above
	(d) be consistent with the Applicant's Management and Mitigation Measures in the RTS; and		Not-Triggered	Noted. As above
	(e) provide for the planting of trees to screen approved car parking areas from the public domain and provide shade.		Not-Triggered	Noted. As above
D29	The Applicant must not commence final operation until the Landscape Management Plan is submitted to the Certifying Authority.	Pre-Operation	Not-Triggered	Confirmation of submission to the PCA to be provided.
D32	The Applicant must manage the site in accordance with the Landscape Management Plan required by condition D29.	Pre-Operation	Not-Triggered	Confirmation of induction and acceptance by operational and management staff.
Outdoor Lighting				
D33	The Applicant must ensure the installed outdoor lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers. Outdoor lighting must:	Pre-Operation		
	(a) comply with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and		Not-Triggered	Certification to be provided by suitably qualified professional.
	(b) be mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.		Not-Triggered	Noted. As above
	Upon installation of outdoor lighting, but before it is finally commissioned, the Applicant must submit to the Certifying Authority evidence from a qualified practitioner demonstrating compliance in accordance with this condition.		Not-Triggered	Certification and confirmation of submission to PCA to be provided.
PART E- POST OCCUPATION				
Operation of Plant and Equipment				
E1	All plant and equipment used on site, or to monitor the performance of the development must be:	Operation		
	(a) maintained in a proper and efficient condition; and		Not-Triggered	TBC
	(b) operated in a proper and efficient manner.		Not-Triggered	TBC
Community Communication Strategy				
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.	Operation	Not-Triggered	TBC
Operational Noise Limits				
E3	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the report titled Goulburn Hospital Redevelopment Acoustic Report prepared by Wood and Grieve Engineers dated 24 September 2018.	Operation	Not-Triggered	TBC
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 report titled Goulburn Hospital Redevelopment Acoustic Report, prepared by Wood and Grieve Engineers, dated 24 September 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 exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.	Operation	Not-Triggered	TBC
Unobstructed Driveways and Parking Areas				
E5	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.	Operation	Not-Triggered	TBC
Green Travel Plan				
E6	The Green Travel Plan required by condition D10 of this consent must be updated annually and implemented.	Operation	Not-Triggered	TBC
Lighting				
E7	The Applicant must ensure the lighting associated with the development:	Operation		TBC
	(a) complies with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and		Not-Triggered	TBC
	(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.		Not-Triggered	TBC
Fire Safety Certificate				

ID #	Compliance Requirement	Phase	Status	Evidence/ Notes
E8	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.	Operation	Not-Triggered	TBC
	Landscaping			
E9	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D28 for the duration of occupation of the development.	Operation	Not-Triggered	TBC
	Hazards and Risk			
E10	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.	Operation	Not-Triggered	TBC
			Not-Triggered	TBC
E11	In the event of an inconsistency between the requirements of condition E 10 (a) and E 10(b) E10(a), the most stringent requirement must prevail to the extent of the inconsistency.	Operation	Not-Triggered	TBC
	Dangerous Goods			
E12	Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with: (a) all relevant Australian Standards; (b) for liquids, a minimum bund volume requirement of 110% of the volume of the largest single stored volume within the bund; and (c) the Environment Protection Manual for Authorised Officers: Bunding and Spill Management — technical bulletin (EPA, 1997).	Operation	Not-Triggered	TBC
			Not-Triggered	TBC
			Not-Triggered	TBC
E13	In the event of an inconsistency between the requirements E12(a) to E12(c), the most stringent requirement must prevail to the extent of the inconsistency.	Operation	Not-Triggered	TBC
	Discharge Limits			
E14	The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided for in an EPL.	Operation	Not-Triggered	TBC
	Bunding			
E15	The Applicant must store all chemicals, fuels and oils used on-site in appropriately banded areas in accordance with the requirements of all relevant Australian Standards, and/or EPA's Storing and Handling of Liquids: Environmental Protection — Participants Manual (Department of Environment and Climate Change, 2007).	Operation	Not-Triggered	TBC
	Outdoor Lighting			
E17	Notwithstanding condition D33, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	Operation	Not-Triggered	TBC
PART F PRIOR TO ISSUE OF SUBDIVISION CERTIFICATE				
	Subdivision Certificate			
F1	An application for a Subdivision Certificate must be submitted to and approved by the Certifying Authority prior to endorsement of the plan of subdivision.	Post Completion	Not-Triggered	TBC
F2	Documentation is to be submitted to the Certifying Authority to demonstrate full compliance with all approval conditions in accordance with clause 157 Clause 2 (f) of the Environmental Planning and Assessment Regulations 2000 prior to issue of the Subdivision Certificate, where relevant to the plan of subdivision.	Post Completion	Not-Triggered	TBC
ADVISORY NOTES				
AN1	Appeals The Applicant has the right to appeal to the Land and Environment Court in the manner set out in the Environmental Planning and Assessment Act 1979 and the Environmental Planning and Assessment Regulation 2000 (as amended).	Note		
AN2	Other Approvals and Permits The Applicant must apply to the relevant authority for all necessary permits including crane permits, road opening permits, hoarding or scaffolding permits, footpath occupation permits and/or any other approvals under Section 68 (Approvals) of the Local Government Act, 1993 or Section 138 of the Roads Act, 1993.	Note		
AN3	Responsibility for other consents/agreements The Applicant is solely responsible for ensuring that all additional consents and agreements are obtained from other authorities, as relevant.	Note		
AN4	Use of Mobile Cranes The Applicant must obtain all necessary permits required for the use of mobile cranes on or surrounding the site, prior to the commencement of works. In particular, the following matters must be complied with: a) For special operations including the delivery of materials, hoisting of plant and equipment and erection and dismantling of on-site tower cranes which warrant the on street use of mobile cranes, permits must be obtained from Council: i) at least 48 hours prior to the works for partial road closures which, in the opinion of Council will create minimal traffic disruptions, and ii) at least four weeks prior to the works for full road closures and partial road closures which, in the opinion of Council, will create significant traffic disruptions. b) The use of mobile cranes must comply with the approved hours of construction and must not be delivered to the site prior to 7.30 am without the prior approval of Council. c) The use of mobile cranes must have consideration for existing helicopter flight paths.	Note		

ID #	Compliance Requirement	Phase	Status	Evidence/ Notes
AN5	Temporary Structures a) An approval under State Environmental Planning Policy (Temporary Structures) 2007 must be obtained from Council for the erection of the temporary structures. The application must be supported by a report detailing compliance with the provisions of the NCC. b) Structural certification from an appropriately qualified practicing structural engineer must be submitted to the Council with the application under State Environmental Planning Policy (Temporary Structures) 2007 to certify the structural adequacy of the design of the temporary structures.	Note		
AN6	Disability Discrimination Act This application has been assessed in accordance with the Environmental Planning and Assessment Act 1979. No guarantee is given that the proposal complies with the Disability Discrimination Act 1992. The Applicant/owner is responsible to ensure compliance with this and other anti-discrimination legislation. The Disability Discrimination Act 1992 covers disabilities not catered for in the minimum standards called up in the NCC which references AS 1428. 1 - Design for Access and Mobility. AS 1428 Parts 2, 3 & 4 provides the most comprehensive technical guidance under the Disability Discrimination Act 1992 currently available in Australia.	Note		
AN7	Commonwealth Environment Protection and Biodiversity Conservation Act 1999 a) The Commonwealth Environment Protection and Biodiversity Conservation Act 1999 provides that a person must not take an action which has, will have, or is likely to have a significant impact on a matter of national environmental significance (NES) matter; or Commonwealth land, without an approval from the Commonwealth Environment Minister. b) This application has been assessed in accordance with the New South Wales Environmental Planning & Assessment Act 1979. The determination of this assessment has not involved any assessment of the application of the Commonwealth legislation. It is the Applicant's responsibility to consult the Department of Sustainability, Environment, Water, Population and Communities to determine the need or otherwise for Commonwealth approval and you should not construe this grant of approval as notification to you that the Commonwealth Act does not have application. The Commonwealth Act may have application and you should obtain advice about this matter. There are severe penalties for non compliance with the Commonwealth legislation.	Note		
AN8	Asbestos Removal All excavation and demolition works involving the removal and disposal of asbestos must only be undertaken by contractors who hold a current WorkCover Asbestos or "Demolition Licence" and a current WorkCover "Class 2 (Restricted) Asbestos Licence and removal must be carried out in accordance with NOHSC: "Code of Practice for the Safe Removal of Asbestos".	Note		
AN9	Site contamination issues during construction Should any new information come to light during demolition or construction works which has the potential to alter previous conclusions about site contamination then the Applicant must be immediately notified and works must cease. Works must not recommence on site until the consultation is made with the Department.	Note		

Appendix B – Compliance Report Declaration Form

Project Name	Goulburn Hospital and Health Services Redevelopment
Application Number	SSD 8667
Description of Project	Delivery of a new Clinical Services Building on the Goulburn Hospital Campus
Project Address	130 Goldsmith St, Goulburn NSW 2580
Proponent	Health Infrastructure NSW
Title of Compliance Report	
Date	25/10/19
<p>I declare that I have reviewed the attached Compliance Report and to the best of my knowledge:</p> <ul style="list-style-type: none"> 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. <p>Notes:</p> <ul style="list-style-type: none"> Under section 10.6 of the <i>Environmental Planning and Assessment Act 1979</i> a person must not include false or misleading information (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and The Crimes Act 1900 contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years' imprisonment or 200 penalty units, or both). 	
Name of Authorised Reporting Officer	
Title	
Signature	
Qualification	
Company	
Company Address	

Best for Project

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