Compliance Report –

Pre-Construction

Coffs Harbour Hospital Expansion

Application number:	**SSD 8981**
Site:	**Lot 205 DP 1206854 and Lot 14 DP 261222** **345 Pacific Highway Coffs Harbour NSW 2450**
CPB Document number:	CHH-CPB-RPT-EN-BCA-000001
Original Submission date:	10/07/2019

Document Approval

	Date	Prepared by	Reviewed by	Approved by
Initial submission to PwC/ HI	10/07/2019	E Gardner, CPB	L Smoljo, CPB	G James, PwC
Rev 01	17/07/2019	E Gardner, CPB	L Smoljo, CPB	G James, PwC
Rev 02	31/07/2019	E Gardner, CPB	L Smoljo, CPB	G James, PwC
	Signature:			

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Acronyms and abbreviations

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

	complying development certificates under the EP&A Act, Strata Schemes (Freehold Development) Act 1973 and Strata Schemes (Leasehold Development) Act 1986 or in the case of Crown development, a person qualified to conduct a Certification of Crown Building works.
CoA	Condition/s of Approval
Compliant	Definition from Compliance Reporting Post Approval Requirements June 2018 *The proponent has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with.*
Construction	All physical works to enable operation, including but not limited to the demolition and removal of buildings, the carrying out of works for the purposes of the development, including bulk earthworks, and erection of buildings and other infrastructure permitted by this consent, but excluding the following: - building and road dilapidation surveys; - investigative drilling, investigative excavation or Archaeological Salvage; - establishing temporary site offices (in locations identified by the conditions of this consent); - installation of environmental impact mitigation measures, fencing, enabling works; and - minor adjustments to services or utilities
CPB Contractors	CPB Contractors Proprietary Limited
Council	Wagga City Council
Ecological sustainable development (ESD)	Using, conserving and enhancing the community's resources so that the ecological processes on which life depends are maintained and the total quality of life now and in the future, can be increased (Council of Australian Governments, 1992).
EIS	Environmental Impact Statement
EMS	Environmental Management System
Environmental aspect	Defined by AS/NZS ISO 14001:2004 as an element of an organisation's activities, products or services that can interact with the environment.

Environmental impact	Defined by AS/NZS ISO 14001:2004 as any change to the environment, whether adverse or beneficial, wholly or partially resulting from an organisation's environmental aspects.
Environmental incident	An unexpected event that has, or has the potential to, cause harm to the environment and requires some action to minimise the impact or restore the environment.
Environmental objective	Defined by AS/NZS ISO 14001:2004 as an overall environmental goal, consistent with the Sustainability Policy, that an organisation sets itself to achieve.
Environmental Policy	Statement by an organisation of its intention and principles for environmental performance
EP&A Act	*NSW Environmental Planning and Assessment Act 1979*
EPA	NSW Environment Protection Authority
EPL	NSW Environment Protection Licence under the *Protection of the Environment Operations Act 1997*
ESCP	Erosion and Sediment Control Plan
EWMS	Environmental Work Method Statements - "Environmental Work Method Statement" (EWMS) means a component of the CEMP and/or CEMS that addresses environmental management issues relevant to a specific site and/ or activity.
ITP	Inspection and Test Plans
LGA	Local Government Area
Minister	NSW Minister for Planning or delegate.
Non-compliance	Failure to comply with the requirements of the Instrument of Approval or any applicable license, permit or legal requirements.
Non-compliant	Definition from *Compliance Reporting Post Approval Requirements* June 2018 *The proponent has identified a non-compliance with one or more elements of the requirement.*
Non-conformance	Failure to conform to the requirements of Project system documentation including this CEMP or supporting documentation.

Not Triggered	Definition from *Compliance Reporting Post Approval Requirements* June 2018 *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.*
NOW	(NSW) Office of Water
NRAR	Natural Resources Access Regulator (previously DPI-Water and DOI Water)
NSW Heritage Council	Heritage Council of NSW or its delegate
OEH	(NSW) Office of Environment and Heritage
OOHW	Out of hours work
Operation	The carrying out of the approved purpose of the development upon completion of construction.
Planning Secretary	The Planning Secretary under the Environmental Planning and Assessment Act 1979 or nominee.
POEO Act	*Protection of the Environment Operations Act 1997*
Sustainability Policy	Statement by an organisation of its intention and principles for environmental performance.

1. Executive Summary

CPB Contractors has been contracted by Health Infrastructure to undertake finalisation of the design, construction and commissioning for a new Clinical Services Building, including landscaping, carparking facilities and associated site infrastructure works at Coffs Harbour Hospital.

A staged approval process will be completed to align with design finalisation and the construction programme. Presently, Crown Certificate No.1 will be completed for Civil (including car park), piling and inground services works. This provides the projects with a means to continue with construction works while coordinated with the client to ensure the design is completed thoroughly.

The second and third Crown Certificates will move onto the main concrete and steel structure. The façade design may also fall within this next certificate.

Unless completed previously, the third Crown Certificate will include the façade with services and interior fit out works.

The last remaining component of works will be the landscaping.

2. Introduction

2.1 Project name and project application number

Application number: SSD 8981

Applicant: NSW Health Infrastructure

Consent Authority: Minister for Planning

2.2 Project address

Site: Lot 205 DP 1206854 and Lot 14 DP 261222

345 Pacific Highway Coffs Harbour NSW 2450

2.3 Project phase

Pre- Construction

Commencement of Works: 12 July 2019

2.4 Compliance reporting period

10 April 2019 to 7 June 2019

2.5 Project activity summary

The project was awarded on 10 April 2019 and works will commence on site on 12 July 2019.

Initial works will include site establishment and bulk excavation.

2.6 Key project personnel

Role	Representative	Contact Details
Applicant's Representative	Rebecca Wark, Health Infrastructure	0412 719 620
Contractor's Representative	Rod Gray, Project Director, CPB Contractor Pty Ltd	0418 232 743
Contractor's Project Manager	Jason Ryan, CPB Contractor Pty Ltd	0418 816 709
Contractor's Environmental Representative	Emma Gardner, CPB Contractor Pty Ltd	0402 574 943
Contractor's Design Manager	Lovro Smoljo, CPB Contractor Pty Ltd	0419 126 168
Contractor's Business Unit Environmental Manager	Tracey Doczy, CPB Contractors Pty Ltd	0411 952 658
Independent Auditor	tba	
BCA Certifier	Jake Hofner, Blackett Maguire & Goldsmith Pty Ltd	0457 777 582

3. Compliance Status summary

For the pre-construction phase compliance has been tracked in the tracking document provided in Appendix A. Within this table evidence and comments have been provided relating to the Status of Compliance.

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

Unique ID	Compliance Requirement	Status
B1	The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	Compliant
B2	If the construction or operation of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage	Not triggered
B3	Prior to the commencement of the construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with: (a) the relevant clauses of the BCA; and (b) this development consent.	Compliant
B4	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: (a) detailed baseline data; (b) details of: (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); (ii) any relevant limits or performance measures and criteria; and (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; (c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; (d) a program to monitor and report on the: (i) impacts and environmental performance of the development; (ii) effectiveness of the management measures set out pursuant to paragraph (c) 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; (f) a program to investigate and implement ways to improve the environmental performance of the development over time; (g) a protocol for managing and reporting any: (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); (ii) complaint; (iii) failure to comply with statutory requirements; and (h) a protocol for periodic review of the plan. Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.	Compliant

Unique ID	Compliance Requirement	Status
B5	Prior to commencement of construction, the Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following: (a) Details of: (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (v) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting; and (vi) community consultation and complaints handling; (b) Construction Traffic and Pedestrian Management Plan (see condition B7); (c) Construction Noise and Vibration Management Plan (see condition B8); (d) Construction Soil and Water Management Plan (see condition B9); (e) Construction Waste Management Plan (see condition B10); (f) Construction Dust Management Plan; (g) Flooding Emergency Response Plan (see condition B11); (h) Community Communication Strategy (see condition B12); and (i) an Unexpected Finds Protocol for Aboriginal and Non-Aboriginal Heritage and associated communications procedure.	Compliant
B6	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.	Compliant
B7	Prior to the commencement of construction, the Applicant must prepare a Construction Traffic and Pedestrian Management Plan (CTPMP). The CTPMP must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council, RMS and Mid North Coast Local Health District; (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; (d) detail heavy vehicle routes, access and parking arrangements; (e) include a Driver Code of Conduct to: (i) minimise the impacts of earthworks and construction on the local and regional road network; (ii) minimise conflicts with other road users; (iii) minimise road traffic noise; and (iv) ensure truck drivers use specified routes; (f) include a program to monitor the effectiveness of these measures; and (g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.	Compliant
B8	Prior to the commencement of construction, the Applicant must prepare a Construction Noise and Vibration Management Plan (CNVMP). The CNVMP must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers, in accordance with recommendations of the Construction and Operational Noise and Vibration Assessment prepared by Arup, dated 4 June 2018; (d) include strategies that have been developed with the community for managing high noise generating works; (e) describe the community consultation undertaken to develop the strategies in condition 811; and (f) include a complaints management system that would be implemented	Compliant

Unique ID	Compliance Requirement	Status
	for the duration of the construction.	
B9	Prior to the commencement of construction, the Applicant must prepare a Construction Soil and Water Management Plan (CSWMP). The CSWMP must address, but not be limited to, the following: (a) be prepared by a suitably qualified expert, in consultation with Council and Department of Industry, Lands and Water Division; (b) describe all erosion and sediment controls to be implemented during construction; (c) describe all stormwater controls and discharge during construction; (d) describe inspection regime for erosion and sediment controls including regular scheduled inspections and inspections pre- and post- heavy rainfall events; (e) describe controls to contain spills and leakages during construction; (f) 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); (g) detail all off-site flows from the site; (h) detail groundwater management measures to prevent groundwater contamination; (i) an Unexpected Contamination Procedure for soil and groundwater contamination and associated communications procedure; and (j) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events during construction, including but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI.	Compliant
B10	Prior to the commencement of construction, the Applicant must prepare a Construction Waste Management Plan (CWMP). The CWMP must address, but not be limited to, the following: (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; (b) 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; 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; (c) an Unexpected Contamination Protocol for construction and demolition waste; and (d) notifying 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.	Compliant

Unique ID	Compliance Requirement	Status
B11	Prior to the commencement of construction, the Applicant must prepare a Flood Emergency Response Plan (FERP). The FERP must address, but not limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) address the provisions of the Floodplain Risk Management Guideline (OEH 2007); (c) include details of: (i) the flood emergency responses for both construction and operation phases of the development; (ii) predicted flood levels; (iii) flood warning time and flood notification; (iv) assembly points and evacuation routes; (v) evacuation and refuge protocols; and (vi) awareness training for employees and contractors.	Compliant
B12	Prior to the commencement of construction, the Applicant must prepare a Community Communication Strategy (CCS). The CCS 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 CCS must: (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation. The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than two weeks before the commencement of any work. Work for the purposes of the development must not commence until the Community Communication Strategy has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.	Compliant
B13	The ground floor of the proposed Clinical Services Building must have a minimum finished floor level of 5.9m AHD.	Compliant
B14	The Applicant must ensure the proposed Clinical Services Building is protected to the Probable Maximum Flood (PMF) flood level of 6.1 m AHO by road kerbs and/or other measures.	Compliant
B15	The Applicant must ensure the proposed Clinical Services Building is constructed of flood resilient materials to the PMF flood level of 6.1m AHD.	Not triggered
B16	All wiring, power outlets, switches must be located above the PMF flood level of 6.1 m AHO. All electrical wiring installed below the relevant flood level should be suitable for continuous submergence in water.	Not triggered
B17	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 B5 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.	Compliant

Unique ID	Compliance Requirement	Status
B18	Prior to the commencement of construction, the Applicant must demonstrate to the satisfaction of the Certifying Authority that sufficient parking facilities have been provided on-site, or suitable alternative location as agreed by the Planning Secretary, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise public streets or public parking facilities.	Compliant
B19	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.	Not triggered
B20	The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	Not triggered
B21	The building materials used on the facades of all buildings will be designed so as not to result in glare that causes discomfort or threatens the safety of pedestrians or drivers. A report/statement demonstrating consistency with th is requirement will be submitted to the satisfaction of the Certifying Authority prior to the commencement of above ground works.	Not triggered
B22	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.	Compliant
B23	Within 6 months of commencement of construction, the Applicant must register for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifying Authority, unless the NSW Health Engineering Services Guidelines are updated demonstrating equivalency with an accredited rating scheme to the satisfaction of the Planning Secretary.	Not triggered
B24	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Not triggered
B25	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.	Not triggered
B26	Prior to the commencement of construction, the Applicant must design and install a stormwater management system for the development. The system must: (a) be designed by a suitably qualified and experienced person(s), in consultation with Council; (b) be submitted to the satisfaction of the Certifying Authority; (c) be generally in accordance with the conceptual design in the EIS; (d) be in accordance with applicable Australian Standards; and (e) 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
B27	Prior to the commencement of construction, the Applicant must ensure that a rainwater reuse/harvesting system for the development is developed for the site. A rainwater re-use plan must be prepared and certified by an experienced hydraulic engineer.	Not triggered

Unique ID	Compliance Requirement	Status
B28	Prior to commencement of construction, the Applicant must incorporate the noise mitigation recommendations in the report titled Gaffs Harbour Hospital Expansion SSO 8981 Construction and Operational Noise and Vibration Assessment Report, prepared by Arup, dated 4 June 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 Coffs Harbour Hospital Expansion SSD 8981 Construction and Operational Noise and Vibration Assessment Report, prepared by Arup, dated 4 June 2018.	Not triggered
B29	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.	Not triggered
B30	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.	Compliant
B31	Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction: (a) all vehicles must enter and leave the site in a forward direction; (b) minimum of 1,133 on-site car parking spaces for use during operation of the development and designed in accordance with the latest version of AS2890.1; (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; (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 (e) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.	Compliant
B32	Compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction: (a) the provision of a minimum 12 bicycle parking spaces; (b) the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; (c) the provision of end-of-trip facilities for staff in accordance with the ESD Design & As Built rating tool; (d} appropriate pedestrian and cyclist advisory signs are to be provided; and (e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.	Not triggered
B33	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.	Not triggered

Unique ID	Compliance Requirement	Status
B34	Before the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Planning Secretary, Certifying Authority and Council.	Compliant
B35	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.	Compliant
B36	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.	Not triggered

4. Non-compliances

Nil non-compliance to report.

5. Previous report actions

This is the first compliance report therefore there are no Previous Reports Actions.

6. Incidents

The Development Consent Conditions define an incident as *an occurrence or set of circumstances that causes or threatens to cause material harm and which may or may not be or cause a non-compliance.*

Furthermore, material harm *is harm that:*

a) *Involves actual or potential harm to the health or safety of human beings or to the environment that is not trivial; or*
b) *Results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding $10,000, (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment)*

All incidents are to be notified to The Department either under Condition C38 or Appendix 1 of the Conditions of Consent and are to include the following information:

- identify the development and application number;
- provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);
- identify how the incident was detected;
- identify when the applicant became aware of the incident;
- identify any actual or potential non-compliance with conditions of consent;
- describe what immediate steps were taken in relation to the incident;
- identify further action(s) that will be taken in relation to the incident; and
- identify a project contact for further communication regarding the incident.

Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.

The Incident Report must include:

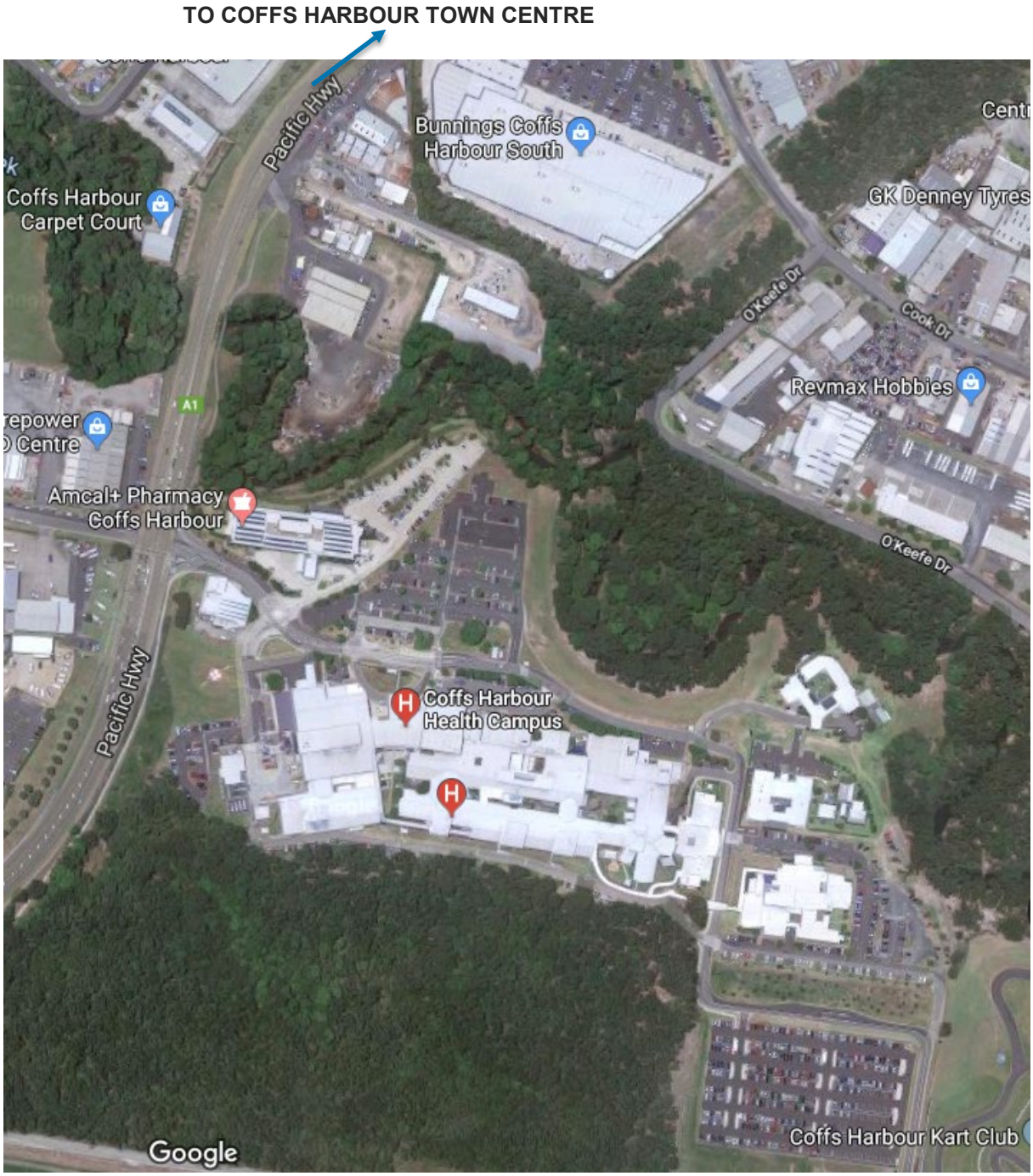
- a summary of the incident;
- outcomes of an incident investigation, including identification of the cause of the incident;
- details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and
- details of any communication with other stakeholders regarding the incident.

The Project has not identified any incidents during this reporting period (to date), as defined by the Consent.

7. Complaints

A table of Complaints will be maintained by the Applicant.

There have been no complaints received during the reporting period (to date).



Site location map – reference Google Maps

Existing Road Closure in preparation of construction for Clinical Services Building

Western car park prior to CPB works commencing

Compliance Report Declaration Form Template

Compliance Report Declaration Form
Project Name
Project Application Number
Description of Project
Project Address
Proponent
Title of Compliance Report
Date

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

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

Notes:

- Under section 10.6 of the Environmental Planning and Assessment Act 1979 a person must not include false or misleading information (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, $1 million and for an individual, $250,000; and
- The Crimes Act 1900 contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years' imprisonment or 200 penalty units, or both).

Name of Authorised Reporting Officer
Title
Signature
Qualification
Company
Company Address

No.	Compliance Requirement	Timing	Monitoring Methodology	Compliance Responsibility	Evidence Reference / Comments	Compliance Status
Part A Administrative Conditions						
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development.	At all times	Monitor and regularly audit implementation of Environmental Management Plan	CPB	Compliance with CPB Contractors Construction Environmental Management Plan No NCR's to date	Compliant
A2	The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS and Response to Submissions; (d) in accordance with the approved plans in the table	At all times	Design review and approval work flows for design development of documentation to ensure compliance with requirements Hard Copy documentation set provided on site of these documents.	CPB	No departures from the Conditions of Consent	Compliant
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and (b) the implementation of any actions or measures contained in any such document referred to in (a) above.	At all times	Note	CPB	Note	Not triggered
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.	All	Note	HI	Note	Not triggered
A5	This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	All	Note	HI	Works within 5 years of date of Consent (28/02/2019)	Compliant
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	At all times	Note	CPB	Compliance with CPB Contractors Environmental Management Plan No NCR's to date	Compliant
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.	All	Note	HI	No disputes to date	Compliant
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.	At all times	Long Service Levy to be paid prior to the commencement of any works	CPB	Long Service Levy Payment Receipt Issue to Certifying Authority. MAIL TYPE General Correspondence MAIL NUMBER CPB Con-GCOR-001893	Compliant
A9	Any advice or notice to the consent authority must be served on the Planning Secretary.	All	Note	HI	No notices served on Planning Secretary	Not triggered

A10	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	At all times	Consultation meetings (as required). Phone conversations followed up by email confirmation of discussion.	CPB	Consultation with Council and RMS has been recorded by email. Refer to individual Conditions for details	Compliant
A11	With the approval of the Planning Secretary, the Applicant may: (a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program); (b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and (c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	At all times	CPB Contractors will entirely undertake works within the design and construction programme Notice of commencement	CPB	No staged development strategy has been requested to date.	Not triggered
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.	At all times	Note	CPB	Note	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.	At all times	Note	CPB	Note	Not triggered
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.	Prior to Construction	Monitor implementation of the Work Plan during regular weekly inspections	CPB	Demolition plan includes written statement provided by the contractor that all proposed works within the plans comply with AS 2601-2001 and the safety requirements of that standard.	Compliant
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 and any additional requirements of the Subsidence Advisory NSW where the building or structure is located on land within a declared Mine Subsidence District. Notes: • Part 8 of the EP&A Regulation sets out the requirements for the certification of the development. • Under section 21 of the Coal Mine Subsidence Compensation Act 2017, the Applicant is required to obtain the Chief Executive of Subsidence Advisory NSW's approval before carrying out certain development in a Mine Subsidence District.	During Construction	Design review and approval work flows for design development of structural and civil documentation	CPB	Statement provided that the construction of all new buildings and structures, alterations and additions to existing buildings that are not part of the development will comply with the relevant requirements of the BCA and this Condition. Structural and Civil Engineer Design Certificate. MAIL TYPE Advice MAIL NUMBER TTWNSW-ADVICE-000095 dated 06/06/2019	Compliant
A16	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	At all times	Design review and approval work flows for design development of façade related documentation.	CPB	Statement to be provided that the external walls of all buildings including additions to existing buildings will comply with the relevant requirements of the BCA. Façade Design Checklist and Template (developed by Certifying Authority)	Not triggered

A17	Prior to the commencement of construction, the Applicant must design the development in accordance with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 Construction of buildings in bushfire-prone areas or NASH Standard (1 July 2014 updated) National Standard Steel Framed Construction in Bushfire Areas – 2014 as appropriate and section A3.7 Addendum Appendix 3 of Planning for Bush Fire Protection 2006 to the satisfaction of the Certifying Authority.	At all times	Note	CPB	Consultation with a Bush Fire certifier required. Currently in discussions.	Not triggered
A18	Water, electricity and gas are to comply with sections 4.1.3 and 4.2.7 of *Planning for Bush Fire Protection 2006*.	At all times	Note	CPB	Statements provided confirming that water, electricity and gas works will comply with sections 4.1.3 and 4.2.7 of Planning for Bush Fire Protection 2006. MAIL NUMBER ASQ-RTRFI-000021 MAIL NUMBER Hoslab-GCOR-000060 MAIL NUMBER Stoweoz-ADVICE-000029	Compliant
A19	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	At all times	Note	CPB	Noted	Compliant
A20	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.	At all times	Note	CPB	Noted	Not triggered
A21	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, compliance reporting and independent auditing. Note: For the purposes of this condition, as set out in the EP&A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.	At all times	Note	CPB	No Environmental Audits have been conducted yet.	Not triggered
A22	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent. or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report; {x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary.	At all times	Contractor to contribute as required to the project website to ensure information is current and in accordance with this condition.	HI / CPB	Applicant to provide necessary information to Contractor & Private Certifier.	TBA

A23	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	At all times	Conditions of Consent are issued to employees, contractors and consultants for adherence to with assigned responsibilities. Conditions of this consent incorporated into Consultant and Contractor Contracts.	CPB	SSDA Conditions of Consent Responsibility Matrix issued via Aconex (Document number CHH-CPB-COND-GN-GEN-0000001) Development Consent Conditions issued to Subcontractrs via Subby Pack (Aconex document number CHH-CPB-PCY-QT-GEN-0000001)	Compliant
AN1	Advisory Note All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	At all times	Note	CPB	Noted All required licenses, permits, approvals and consents currently obtained.	Compliant
Part B Prior to Commencement of Construction						
B1	The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	Prior to Construction	CPB Contractors to provide written notification	CPB	Notification to The Department requested by CPB on 15 July 2019 Aconex Correspondence CPB CON-GCOR-001935	Compliant
B2	If the construction or operation of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage	Prior to Construction	CPB Contractors to provide written notification	CPB	Letter to The Department	Not triggered
B3	Prior to the commencement of the construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with: (a) the relevant clauses of the BCA; and (b) this development consent.	Prior to Construction	Design review and approval work flows for design development of structural and civil documentation.	CPB	A copy of the structural drawings form a Structural Engineer in compliance with the relevant clauses of the BCA and this development consent have been provided by TTW for CC#1 Structural Engineer Design Certificate provided under A15.	Compliant
B4	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: (a) detailed baseline data; (b) details of: (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); (ii) any relevant limits or performance measures and criteria; and (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; (c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; (d) a program to monitor and report on the: (i) impacts and environmental performance of the development; (ii) effectiveness of the management measures set out pursuant to paragraph (c) 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; (f) a program to investigate and implement ways to improve the environmental performance of the development over time; (g) a protocol for managing and reporting any: (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); (ii) complaint; (iii) failure to comply with statutory requirements; and (h) a protocol for periodic review of the plan. Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.	Prior to Construction	CEMP developed by CPB includes all managment plans.	CPB	Construction Environmental Management Plan (CEMP) developed in accordance with Condition. CEMP approved by BCA Certifier BMG on 26 June 2019. Refer to Aconex correspondence BM+G-GCOR-000239	Compliant

B5	Prior to commencement of construction, the Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following: (a) Details of: (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (v) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting; and (vi) community consultation and complaints handling; (b) Construction Traffic and Pedestrian Management Plan (see condition B7); (c) Construction Noise and Vibration Management Plan (see condition B8); (d) Construction Soil and Water Management Plan (see condition B9); (e) Construction Waste Management Plan (see condition B10); (f) Construction Dust Management Plan; (g) Flooding Emergency Response Plan (see condition B11); (h) Community Communication Strategy (see condition B12); and (i) an Unexpected Finds Protocol for Aboriginal and Non-Aboriginal Heritage and associated communications procedure.	Prior to Construction	CEMP developed by CPB includes all managment plans.	CPB	Construction Environmental Management Plan (CEMP) developed in accordance with Condition. CEMP approved by BCA Certifier BMG on 26 June 2019. Refer to Aconex correspondence BM+G-GCOR-000239	Compliant
B6	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.	Prior to Construction	A copy of the CEMP must be prepared and issued to BMG and evidence required that a copy of the CEMP has been submitted to the Planning Secretary prior to issue of the first Crown Certifcate.	CPB	CEMP approved by BCA Certifier BMG on 26 June 2019. Refer to Aconex correspondence BM+G-GCOR-000239	Compliant
B7	Prior to the commencement of construction, the Applicant must prepare a Construction Traffic and Pedestrian Management Plan (CTPMP). The CTPMP must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council, RMS and Mid North Coast Local Health District; (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; (d) detail heavy vehicle routes, access and parking arrangements; (e) include a Driver Code of Conduct to: (i) minimise the impacts of earthworks and construction on the local and regional road network; (ii) minimise conflicts with other road users; (iii) minimise road traffic noise; and (iv) ensure truck drivers use specified routes; (f) include a program to monitor the effectiveness of these measures; and (g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.	Prior to Construction	CEMP developed by CPB includes all managment plans.	CPB	Construction Traffic and Pedestrian Management Plan provided as a Subplan to the Construction Environmental Management Plan (CEMP) in accordance with Condition. CEMP approved by BCA Certifier BMG on 26 June 2019. Refer to Aconex correspondence BM+G-GCOR-000239	Compliant
B8	Prior to the commencement of construction, the Applicant must prepare a Construction Noise and Vibration Management Plan (CNVMP). The CNVMP must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers, in accordance with recommendations of the Construction and Operational Noise and Vibration Assessment prepared by Arup, dated 4 June 2018; (d) include strategies that have been developed with the community for managing high noise generating works; (e) describe the community consultation undertaken to develop the strategies in condition 811; and (f) include a complaints management system that would be implemented for the duration of the construction.	Prior to Construction	CEMP developed by CPB includes all managment plans.	CPB	Construction Noise and Vibration Management Plan provided as a Subplan to the Construction Environmental Management Plan (CEMP) in accordance with Condition. CEMP approved by BCA Certifier BMG on 26 June 2019. Refer to Aconex correspondence BM+G-GCOR-000239	Compliant

B9	Prior to the commencement of construction, the Applicant must prepare a Construction Soil and Water Management Plan (CSWMP). The CSWMP must address, but not be limited to, the following: (a) be prepared by a suitably qualified expert, in consultation with Council and Department of Industry, Lands and Water Division; (b) describe all erosion and sediment controls to be implemented during construction; (c) describe all stormwater controls and discharge during construction; (d) describe inspection regime for erosion and sediment controls including regular scheduled inspections and inspections pre- and post- heavy rainfall events; (e) describe controls to contain spills and leakages during construction; (f) 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); (g) detail all off-site flows from the site; (h) detail groundwater management measures to prevent groundwater contamination; (i) an Unexpected Contamination Procedure for soil and groundwater contamination and associated communications procedure; and (j) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events during construction, including but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI.	Prior to Construction	CEMP developed by CPB includes all managment plans.	CPB	Construction Soil and Water Management Plan provided as a Subplan to the Construction Environmental Management Plan (CEMP) in accordance with Condition. CEMP approved by BCA Certifier BMG on 26 June 2019. Refer to Aconex correspondence BM+G-GCOR-000239	Compliant
B10	Prior to the commencement of construction, the Applicant must prepare a Construction Waste Management Plan (CWMP). The CWMP must address, but not be limited to, the following: (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; (b) 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; 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; (c) an Unexpected Contamination Protocol for construction and demolition waste; and (d) notifying 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.	Prior to Construction	CEMP developed by CPB includes all managment plans.	CPB	Construction Waste Management Plan included as a Subplan in the Construction Environmental Management Plan (CEMP) in accordance with Condition. CEMP approved by BCA Certifier BMG on 26 June 2019. Refer to Aconex correspondence BM+G-GCOR-000239	Compliant
B11	Prior to the commencement of construction, the Applicant must prepare a Flood Emergency Response Plan (FERP). The FERP must address, but not limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) address the provisions of the Floodplain Risk Management Guideline (OEH 2007); (c) include details of: (i) the flood emergency responses for both construction and operation phases of the development; (ii) predicted flood levels; (iii) flood warning time and flood notification; (iv) assembly points and evacuation routes; (v) evacuation and refuge protocols; and (vi) awareness training for employees and contractors.	Prior to Construction	CEMP developed by CPB includes all managment plans.	CPB	CEMP approved by BCA Certifier BMG on 26 June 2019. Refer to Aconex correspondence BM+G-GCOR-000239. Operational Flood Emergency Management Plan was submitted to BCA Certifier BMG on 12 July 2019, reference Aconex correspondence CPB Con-GCOR-001881	Compliant

B12	Prior to the commencement of construction, the Applicant must prepare a Community Communication Strategy (CCS). The CCS 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 CCS must: (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation. The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than two weeks before the commencement of any work. Work for the purposes of the development must not commence until the Community Communication Strategy has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.	Pre-construction	Strategy has been written in conjunction with LHD and HI.	HI	Community Communication Strategy issued April 2019 developed by PwC and approved by HI Planning. Subsequently approved by DPE on 23/05/2019 Reference Aconex correspondence PWCAU-RTRFI-000198	Compliant
B13	The ground floor of the proposed Clinical Services Building must have a minimum finished floor level of 5.9m AHD.	Prior to Construction	Design review and approval work flows for design development of documentation.	CPB	MSJ have provided an Architect Design Statement confirming the ground floor of the proposed Clinical Services Building will have a minimum finished floor level of 5.9mAHD.	Compliant
B14	The Applicant must ensure the proposed Clinical Services Building is protected to the Probable Maximum Flood (PMF) flood level of 6.1 m AHO by road kerbs and/or other measures.	Prior to Construction	Design review and approval work flows for design development of documentation.	CPB	TTW and Bonacci have provided a statement confirming protected to the Probable Maximum Flood (PMF) flood level of 6.1 m AHO by road kerbs and/or other measures.	Compliant
B15	The Applicant must ensure the proposed Clinical Services Building is constructed of flood resilient materials to the PMF flood level of 6.1m AHD.	Prior to Construction	Design review and approval work flows for design development of documentation.	CPB	Design not complete therefore condition not yet triggered	Not triggered
B16	All wiring, power outlets, switches must be located above the PMF flood level of 6.1 m AHO. All electrical wiring installed below the relevant flood level should be suitable for continuous submergence in water.	Prior to Construction	Design review and approval work flows for design development of documentation.	CPB	Design not complete therefore condition not yet triggered	Not triggered
B17	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 B5 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.	Prior to Construction	Stop work and isolate the area in accordance with unexpected finds procedure.	CPB	Unexpected Contamination Procedure included in Appendix to CEMP. CPB Contractors Environmental Management Plan approved by BCA Certifier BMG on 26 June 2019. Refer to Aconex correspondence BM+G-GCOR-000239.	Compliant
B18	Prior to the commencement of construction, the Applicant must demonstrate to the satisfaction of the Certifying Authority that sufficient parking facilities have been provided on-site, or suitable alternative location as agreed by the Planning Secretary, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise public streets or public parking facilities.	Prior to Construction	Evidence of adequate construction parking for the whole of construction time prior to commencement on site.	CPB	Provided a copy of the Construction Traffic Management Plan in accordance with this Condition within the CEMP. CEMP approved by BCA Certifier BMG on 26 June 2019. Refer to Aconex correspondence BM+G-GCOR-000239.	Compliant

B19	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.	Prior to Construction	Design review and approval work flows for design development of façade documentation	CPB	Statement and documented evidence that all products and systems for use or used in the construction of external walls such as finishes and cladding such as. synthetic or aluminium composite panels comply with the BCA requirements. Provide evidence of submission to the Planning Secretary within seven days of BMG acceptance. Façade Design Checklist and Template (developed by Certifying Authority) Construction Certificate Due to the staged Crown Certificate this work has not yet commenced.	Not triggered
B20	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	Note	HI	Applicant to advise	TBA
B21	The building materials used on the facades of all buildings will be designed so as not to result in glare that causes discomfort or threatens the safety of pedestrians or drivers. A report/statement demonstrating consistency with th is requirement will be submitted to the satisfaction of the Certifying Authority prior to the commencement of above ground works.	Prior to Construction	Design review and approval work flows for design development of documentation	CPB	To provide a report/statement that all building materials used on the facades of all buildings will be designed so as not to result in glare that causes discomfort or threatens the safety of pedestrians or drivers. Relevant works have not yet commenced.	Not triggered
B22	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.	Prior to Construction	Include in construction certificate requirements submission for external works.	CPB	Provided a statement that all outdoor lighting within the site will comply with AS 1158.3.1.2005 and AS 4282-1997. MAIL NUMBER Stoweoz-ADVICE-000029 dated 25/06/2019	Compliant
B23	Within 6 months of commencement of construction, the Applicant must register for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifying Authority, unless the NSW Health Engineering Services Guidelines are updated demonstrating equivalency with an accredited rating scheme to the satisfaction of the Planning Secretary.	Pre-construction	Design review and approval work flows for design development of documentation.	HI	Registration Certificate Relevant works have not yet commenced.	Not triggered
B24	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Prior to Construction	Contact service providers.	CPB	No utility works to take place within the main works. Confirmation from service providers / Dial Before You Dig confirmation Relevant works have not yet commenced.	Not triggered
B25	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	Prior to Construction	Design review and approval work flows for design development of documentation	CPB	No utility works to take place within the main works. Relevant works have not yet commenced.	Not triggered
B26	Prior to the commencement of construction, the Applicant must design and install a stormwater management system for the development. The system must: (a) be designed by a suitably qualified and experienced person(s), in consultation with Council; (b) be submitted to the satisfaction of the Certifying Authority; (c) be generally in accordance with the conceptual design in the EIS; (d) be in accordance with applicable Australian Standards; and (e) 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.	Prior to Construction	Design review and approval work flows for design development of stormwater management documentation.	CPB	Provided a copy of the stormwater management system for the development in accordance with this Condition. Council has been contacted and have undertaken a review of the proposed design. TTW will address the changes and provide comments back to council as required.	Compliant

B27	Prior to the commencement of construction, the Applicant must ensure that a rainwater reuse/harvesting system for the development is developed for the site. A rainwater re-use plan must be prepared and certified by an experienced hydraulic engineer.	Prior to Construction	Design review and approval work flows for design development of stormwater management documentation.	CPB	A copy of the hydraulic engineers rain-water reuse plan for the irrigation of the sites landscaped areas to be provided.	Not triggered
B28	Prior to commencement of construction, the Applicant must incorporate the noise mitigation recommendations in the report titled Gaffs Harbour Hospital Expansion SSO 8981 Construction and Operational Noise and Vibration Assessment Report, prepared by Arup, dated 4 June 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 Coffs Harbour Hospital Expansion SSD 8981 Construction and Operational Noise and Vibration Assessment Report, prepared by Arup, dated 4 June 2018.	Prior to Construction	Design review and approval work flows for design development of documentation to ensure requirements are incorporated.	CPB	A statement confirming that the noise mitigation recommendations in the report titled Coffs Harbour Hospital Expansion SSO 8981 Construction and Operational Noise and Vibration Assessment Report, prepared by Arup, dated 4 June 2018 have been included into the detailed design drawings.	Not triggered
B29	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.	Prior to Construction	Design review and approval work flows for design development of documentation to ensure requirements are incorporated.	CPB	A statement required that the mechanical ventilation system will be designed in accordance with Part F4.5 of the BCA and will comply with AS 1668.2 – 2012 and AS/NZS 3666.1:2011. Relevant works have not yet commenced.	Not triggered
B30	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.	Prior to Construction	Design review and approval work flows for design development of documentation	CPB	iAccess have provoded a statement that the works are designed and constructed to provide access and facilities for people with a disability in accordance with the BCA.	Compliant
B31	Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction: (a) all vehicles must enter and leave the site in a forward direction; (b) minimum of 1,133 on-site car parking spaces for use during operation of the development and designed in accordance with the latest version of AS2890.1; (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; (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 (e) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.	Prior to Construction	Traffic Management Sub Plan developed by CPB includes these requirements. Traffic Management Plan developed by specialist Consultant & implemented by CPB under Traffic Management Sub Plan.	CPB	A Traffic report provided by the Applicant confirms a reduced number of car parking spaces will be provided. Traffic Management Sub Plan is supported by a statement by CPB on Construction Traffic Management to satisfy the condition.	Compliant
B32	Compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction: (a) the provision of a minimum 12 bicycle parking spaces; (b) the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; (c) the provision of end-of-trip facilities for staff in accordance with the ESD Design & As Built rating tool; (d} appropriate pedestrian and cyclist advisory signs are to be provided; and (e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.	Prior to Construction	Design review and approval work flows for development of documentation to ensure requirements are incorporated.	CPB	A statement confirming a minimum of 12 bicycle parking spaces and an end of trip facility will be provided accordance with AS 2890.3:2015 and all requirements of this Condition. Design Drawings and Reports.	Not triggered
B33	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	Design review and approval work flows for design development of documentation	HI	There are no public domain works within the approved project works therefore no evidence is required to be submitted.	Not triggered

B34	Before the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Planning Secretary, Certifying Authority and Council.	Prior to Construction	Site inspection(s) to prepare pre construction survey	CPB	Dilapidation Report completed by contractor and submitted to the Certifying Authority. a,b) Submitted to PwC, HI Planning via Aconex MAIL NUMBER CPB Con-CCOR-000030 dated 19/07/2019 c) Correspondence From: Ryan, Jason Sent: Tuesday, 30 July 2019 3:27 PM To: coffs.council@chcc.nsw.gov.au Subject: Coffs Harbour Hospital Expansion - CPB Contractors - SSD8981 Attachments: Dilapidation Report - CPB_CHH_Job 19-01161_Carpark & Paved Areas.zip	Compliant
B35	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.	Prior to Construction	Weekly update and tracking of compliance and non compliance in the Compliance Monitoring Schedule Submission of Compliance Report PAR in accordance with The Department guidelines.	CPB	Compliance Monitoring Schedule Compliance Report updated in accordance with requirements. MAIL NUMBER CPB Con-GCOR-000962 dated 24 May 2019	Compliant
B36	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.	Prior to Construction	Weekly update and tracking of compliance and non compliance in the Compliance Monitoring Schedule Submission of Compliance Report PAR in accordance with The Department guidelines.	CPB	Compliance Monitoring Schedule Compliance Report updated in accordance with requirements.	Not triggered
Part C During Construction						
C1	A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.	During Construction	Hard copy documentation audit by CPB delivery personnel monthly	CPB	Hard copy transmittal checklist	Not triggered
C2	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.	During Construction	Hoarding installed to entire perimeter of construction site. Perimeter locks install to all entrances. All access points kept closed except when in use. Open access points to be manned at all times. Traffic control to be used control vehicle movements into site in accordance with Traffic Management Sub Plan. Perimeter walk conducted daily by site supervisor and weekly site inspection checklist completed to check site secure.	CPB	CPB Weekly Inspection Checklist	Not triggered

C3	A site notice(s): (a) must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer. (b) is to satisfy all but not be limited to, the following requirements: (i) minimum dimensions of the notice must measure B41 mm x 594 mm (A 1) with any text on the notice to be a minimum of 30-point type size; (ii) the notice is to be durable and weatherproof and is to be displayed throughout the works period; (iii) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and (iv) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.	During Construction	Compliant signage will be installed at each entrance to site upon possession by CPB satisfying the below requirements. Perimeter walk conducted daily by site supervisor and weekly site inspection checklist completed confirming signage remains in place for duration of the project.	CPB	Hard Copy CPB weekly Inspection Checklist	Not triggered
C4	All plant and equipment used on site, or to monitor the performance of the development must be: (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner.	During Construction	Safety and Health Management Plan developed by CPB includes monitoring requirements for each impact.	CPB	Safety and Health Management Plan	Not triggered
C5	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 4B hours of its application; and (c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	During Construction	Perimeter walk to be conducted at close of business each day. Recorded on weekly inspection checklist.	CPB	CPB Weekly Inspection Checklist	Not triggered
C6	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.	During Construction	Perimeter walk to be conducted at close of business each day	CPB	CPB Weekly Inspection Checklist	Not triggered
C7	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including sub-plans).	During Construction	CPB document control system to manage CEMP and sub plans	CPB	Available on Aconex	Not triggered
C8	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7 am and 6 pm, Mondays to Fridays inclusive; and (b) between B am and 1 pm, Saturdays. No work may be carried out on Sundays or public holidays.	During Construction	CEMP developed by CPB includes these requirements. Information issued to Subcontractors within tender documentation, Executed Subcontracts & during site induction.	CPB	Copy of documentation issue / transmittal	Not triggered
C9	Activities may be undertaken outside of the hours in condition C8. if Required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works. Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	During Construction	Included within EMP developed by CPB. CPB / Health Infrastructure Notice Of Disruption (NOD) Procedure in place to manage out of hours work.	CPB	Environmental Management Plan	Not triggered
C10	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9 am to 12 pm, Monday to Friday; (b) 2 pm to 5 pm Monday to Friday; and (c) 9 am to 12 pm, Saturday.	During Construction	Noise management plan developed by CPB includes these requirements.	CPB	Noise Management Plan	Not triggered
C11	All plant and equipment used on site, or to monitor the performance of the development must be: a) maintained in a proper and efficient condition; and b) operated in a proper and efficient manner.	During Construction	Safety and Health Management Plan developed by CPB includes monitoring requirements for each impact.	CPB	Safety and Health Management Plan	Not triggered

C12	Demolition work must comply with Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001). The work plans requ ired 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.	During Construction	Demolition Plan to be developed and approved by Certifying Authority	CPB	Construction Certificate	Not triggered
C13	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.	During Construction	Traffic Management Sub Plan developed by CPB includes these requirements. Traffic Management Plan developed by specialist Consultant & implemented by CPB under Traffic Management Sub Plan	CPB	Traffic Management Sub Plan	Not triggered
C14	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	During Construction	CPB to Consult with Local Council in development of CTPMSP. Application for street work zones / road occupancy licences managed by CPB through relevant authorities. Managed through CTPMSP.	CPB	Traffic Management Sub Plan	Not triggered
C15	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.	During Construction	Noise monitoring to be conducted regularly or during works with expected higher levels of noise	CPB	Noise Management Plan. Statement provided confirming construction works will be carried out in accordance with the noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009) and the approved Construction Noise and Vibration Management Plan.	Compliant
C16	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 CB.	During Construction	Dedicated person to manage logistics and deliveries	CPB	Roles and Responsibilities of CPB Delivery Personnel	Not triggered
C17	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.	During Construction	Plant management & monitoring in accordance with CPB Noise Management Sub Plan	CPB	Noise Management Sub Plan	Not triggered
C18	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.	During Construction	Construction noise management & monitoring in accordance with CPB Noise Management Sub Plan	CPB	Noise Management Sub Plan	Not triggered
C19	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC 2006) (as may be updated or replaced from time to time).	During Construction	Conduct vibration monitoring at regular intervals or during excessive vibration works	CPB	Noise and Vibration Management Plan	Not triggered
C20	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 C19.	During Construction	Vibration management & monitoring in accordance with CPB Vibration Management Sub Plan	CPB	CPB Noise Management Sub Plan	Not triggered
C21	The limits in conditions C19 and C20 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B5 of this consent.	During Construction	Note	CPB		Not triggered
C22	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	During Construction	Conduct air quality monitor at regular intervals of if excessive dust is experienced	CPB	Air Quality Monitoring Results	Not triggered

C23	During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks/vehicles entering or leaving the site with loads have their loads covered; (c) trucks/vehicles associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks/vehicles are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	During Construction	Soil and Water Management Sub Plan developed by CPB Contractors includes these requirements. Rubble grid installed at vehicle exit points from site. Gravel access tracks installed to main vehicle routes Wheel wash facility installed during earthworks activities. Temporary stockpiles kept supressed with water. Longer term stockpiles to be bound with soil binder.	CPB	Soil and Water Management Sub Plan	Not triggered
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.	During Construction	ERSED controls to be inspected as part of weekly environmental inspection	CPB	CPB Weekly Inspection Checklist	Not triggered
C25	The Applicant must: (a) ensure that only Virgin Excavated Natural Material (VENM), Excavated Natural Material (ENM), or other material approved in writing by EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Certifying Authority upon request.	During Construction	CPB Soil & Water Management Sub Plan	CPB	Statement provided confirming that only Virgin Excavated Natural Material (VENM), Excavated Natural Material (ENM), or other material approved in writing by EPA is brought onto the site. Provide copies the accurate records of the volume and type of fill to be used. Soil and Water Management Sub Plan	Compliant
C26	Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to thestreet stormwater system unless separate prior approval is given in writing by the EPA in accordance with the Protection of the Environment Operations Act 1997.	During Construction	Soil and Water Management Sub Plan includes this requirement CPB Permit to dewater process	CPB	Soil and Water Management Sub Plan	Compliant
C27	For the duration of the construction works: (a) only trees identified in the Arboricultural Impact Assessment, prepared by ArborSafe, dated 2 July 2018 are removed; (b) all trees on the site except those identified in condition C28(a) must be suitably protected at all times during construction as per recommendations of the Arboricultural Impact Assessment, prepared by ArborSafe, dated 2 July 2018; (c) 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 di red 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; (d) 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; and (e) 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.	During Construction	Trees to be inspected as part of weekly environmental inspection	CPB	CPB Weekly Inspection Checklist	Not triggered
C28	During construction, the property around the building for a distance of 60 m shall be managed as an asset protection zone - inner protection area (IPA) as outlined within section 4.1.3 and Appendix 5 of Planning for Bush Fire Protection 2006 and the NSW Rural Fire Service's Standards for Asset Protection Zones.	During Construction	Perimeter walk to be conducted at close of business each day.	CPB	Statement provided confirming that all property around the building during Construction, within 60 m shall be managed as an asset protection zone as per the requirements of this condition.	Not triggered

C29	The Applicant must construct the development in accordance with sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2009 Construction of buildings in bushfire-prone areas or NASH Standard (1 July 2014 updated) National Standard Steel Framed Construction in Bushfire Areas-2014 as appropriate and section A3. 7 Addendum Appendix 3 of Planning for Bush Fire Protection 2006.	During Construction	Design review and approval work flows for design development of documentation to ensure requirements are incorporated.	CPB	Design Certificate Design Drawings and Reports	Not triggered
C30	The Applicant must construct internal roads in accordance with the following requirements of Planning for Bush Fire Protection 2006: (a) traffic management devices are constructed to facilitate access by emergency services vehicles; (b) a minimum vertical clearance of 4 m to any overhanging obstructions, including tree branches, is maintained; (c) hydrants are to be located in accordance with section 4.1.3(1) of Planning for Bush Fire Protection 2006.	During Construction	Traffic Management Sub Plan developed by CPB. Site walk to be conducted at close of business each day.	CPB	Traffic Management Sub Plan	Not triggered
C31	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.	During Construction	CPB Waste Management Sub Plan developed by CPB includes this requirement	CPB	Waste Management Sub Plan	Not triggered
C32	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	During Construction	Waste receptacles to be inspected as part of weekly environmental inspection	CPB	CPB Weekly Inspection Checklist	Not triggered
C33	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.	During Construction	CPB Soil & Water Management Sub Plan developed by CPB includes this requirement.	CPB	Soil and Water Management Sub Plan	Not triggered
C34	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.	During Construction	CPB Waste Management Sub Plan developed by CPB includes this requirement. Designated concrete washout bay established on site for wash out activities.	CPB	Waste Management Sub Plan	Not triggered
C35	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 (AApplicantMS) which is managed by OEH and the management outcome for the site included in the information provided to AApplicantMS. 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.	During Construction	Unexpected finds procedure to be followed	CPB	CEMP	Not triggered
C36	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.	During Construction	Unexpected finds procedure to be followed	CPB	CEMP	Not triggered
C37	The Applicant must carry out works involving asbestos material in accordance with Work Health and Safety Act 2011, Work Health and Safety Regulation 2017 and Safe Work Australia Code of Practice How to Manage and Control Asbestos in the Workplace (February 2016), including contactors who hold a current Safe Work Asbestos or Demolition Licence and any other current Safe Work Licence required. The Applicant must notify SafeWork NSW in accordance with the relevant policy prior to the commencement of works involving asbestos material. Waste must be transported by an appropriately licensed transporter and disposed to a facility that is licensed to receive that class of waste.	During Construction	CPB Hazardous Substance Management Sub Plan developed by CPB includes this requirement	CPB	Hazardous Substance Management Sub Plan	Not triggered

C38	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	CEMP includes this requirement	HI	Written Notification Provided to The Department	Not triggered
C39	The Department must be notified in writing to compliance@planning.nsw.qov.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 noncompliance. A non-compliance which has been notified as an incident does not need to also be notified as a noncompliance.	Construction	CEMP includes this requirement	HI	CEMP	Not triggered
C40	Within three months of: (a) the submission of a compliance report under condition C35; (b) the submission of an incident report under condition C38; (c) the submission of an Independent Audit under condition C42; (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.	Construction	CEMP includes this requirement	HI	CEMP	Not triggered
C41	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.	Construction	CEMP includes this requirement	HI	CEMP	Not triggered
C42	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 Planning Secretary and the Certifying Authority.	Construction	Auditing in accordance with CPB Auditing schedule. Schedule developed to meet this requirement an in conjunction with approved independent Auditors	HI	CPB Audit Schedule	Not triggered
C43	Independent Audits of the development must be carried out in accordance with: (a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C42 of this consent; and (b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).	Construction	Auditing in accordance with CPB Auditing schedule. Schedule developed to meet this requirement an in conjunction with approved independent Auditors	HI	CPB Audit Schedule	Not triggered
C44	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C42 of this consent; (b) submit the response to the Department and the Certifying Authority; and (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.	Construction	Auditing in accordance with CPB Auditing schedule. Schedule developed to meet this requirement an in conjunction with approved independent Auditors	HI	CPB Audit Schedule	Not triggered

C45	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	Existing LHD Operational Plans and reporting will continue whether Planning Secretary approves cessation of annual reporting or not.	HI	Independent Audit Report or, if not required, ongoing LHD Compliance reports	Not triggered
Part D Prior to Occuaption or Commencement of Use						
D1	The date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before occupation. If the operation of the development is to be staged, the Department must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Post construction	Status of design and construction programme that incorporates occupation and completion milestone	CPB	Programme status Letter to The Department	Not triggered
D2	Prior to the commencement of operation, 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.	Post construction	Design review and approval work flows for design development of signage documentation to incorporate requirements of this condition	CPB	Drawing set of final works-as-executed	Not triggered
D3	Prior to the commencement of operation, the Applicant must prepare an Operational Environmental Management Plan (OEMP) for the site. The plan must include the following sub-plans: (a) Operational Safety and Security Plan (see condition D5); (b) Operational Waste Management Plan (see condition D6); {c) Green Travel Plan (see condition D7); (d) Stormwater Operation and Maintenance Plan (see condition D8); (e) Operational Bushfire Emergency Management Plan (see condition D9); and (f) Operational Flood Emergency Management Plan (see condition D11).	Post construction	CEMP includes these requirement	CPB	CEMP	Not triggered
D4	The OEMP required by condition D3 must be submitted to the satisfaction of the Certifying Authority and implemented for the life of the approved development. The OEMP is to be reviewed as required to ensure the safety of all users of the hospital campus is maintained.	Post construction	Certififer to review the required sub plans within the CEMP	CPB	OEMP	Not triggered
D5	Prior to the commencement of operation, the Applicant must prepare an Operational Safety and Security Plan {OSSP). The OSSP must: (a) be prepared in consultation with relevant stakeholders of the Coffs Harbour Health Campus; and (b) include measures to ensure all waytinding signage, CCTV security measures and landscaping is managed to maintain their effectiveness in ensuring the safety of all users of the Coffs Harbour Health Campus.	Post construction	Design review and approval work flows for design development of signage documentation to incorporate requirements of this condition	HI	Drawing set of final signage locations and types	Not triggered
D6	Prior to the commencement of operation, the Applicant must prepare an Operational Waste Management Plan (OWMP) for the development and submit it to the Certifying Authority. The OWMP must: {a) detail the type and quantity of waste to be generated during operation of the development; {b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); (c) detail the materials to be reused or recycled , either on or off site; and {d) include the Management and Mitigation Measures included in RtS.	Post construction	LHD Waste Management services to update Plan in relation this condition.	HI	LHD updated Hospital Waste Management Plan	Not triggered

D7	Prior to the commencement of operation, the Applicant must prepare a Green Travel Plan {GTP) and submit to the Planning Secretary to promote the use of active and sustainable transport modes. The GTP must: {a) be prepared by a suitably qualified traffic consultant in consultation with Council and Transport for NSW; (b) include objectives and modes share targets (i.e. site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP; (c) include specific tools and actions to help achieve the objectives and mode share targets; (d) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; and (e) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of staff to and from the hospital campus.	Post construction	LHD to update Plan in relation this condition.	HI	LHD updated Hospital Green Travel Plan	Not triggered
D8	Prior to the commencement of operation, the Applicant must prepare a Stormwater Operation and Maintenance Plan (SOMP) to the satisfaction of the Certifying Authority to ensure proposed stormwater quality measures remain effective. The SOMP must contain the following: (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety and WaterNSW requirements.	Post construction	LHD to update Plan in relation this condition.	HI	LHD updated Hospital Stormwater Operation and Maintenance Plan	Not triggered
D9	Prior to the commencement of operation, the Applicant must prepare a Bushfire Emergency Response Plan (OBEMP) to the satisfaction of the Planning Secretary. The OBEMP must form part of the OEMP required by condition 03 and must: (a) be prepared by a suitably qualified and experienced person(s); (b) be consistent with section 4.2.7 of NSW Rural Fire Service's Planning for Bush Fire Protection 2006 and NSW Rural Fire Service's A guide to developing a bush fire emergency management and evacuation plan; (c) include details of: (i) the bushfire emergency response for operational phase of the development; (ii) predicted bushfire attack levels; (iii) bushfire warning time and bushfire notification; (iv) assembly points and evacuation routes; (v) evacuation and refuge protocols; and (vi) awareness training for employees and contractors.	Post construction	LHD to update Plan in relation this condition.	HI	LHD updated Hospital Bushfire Emergency Response Plan	Not triggered
D10	Prior to the commencement of operation, the Applicant must provide the local Bushfire Management Committee a copy of the approved OBEMP.	Post construction	Applicant to provide approved OBEMP	HI		Not triggered

D11	Prior to the commencement of operation, the Applicant must prepare an Operational Flood Emergency Management Plan (OFEMP) in consultation with Council and the NSW State Emergency Service. The OFEMP must be submitted to the satisfaction of the Certifying Authority and must address, but not limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) address the provisions of the Floodplain Risk Management Guidelines (OEH, 2007); (c) include details of: (i) the flood emergency responses for the operational phase of the development; (ii) predicted flood levels; (iii) flood warning time and flood notification; (iv) assembly points and evacuation routes; (v) evacuation and refuge protocols; and (vi) awareness training for employees and contractors.	Post construction	LHD to update Plan in relation this condition.	HI	LHD updated Hospital Operational Flood Emergency Management Plan	Not triggered
D12	Prior to the commencement of the operation, the Applicant must construct and operate 319 car parking spaces in the Stage 2 of the at-grade car park approved by the Health Infrastructure on 24 September 2014 (Review of Environmental Factors Approval No: 010/2014).	Post construction		HI		Modification submitted to DEP
D13	Prior to the commencement of the operation, 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.	Post construction	Design review and approval work flows for design development of documentation to ensure requirements are incorporated	CPB	Design Certificate(s) Construction Certificate	Not triggered
D14	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.	Post construction	Note	CPB		Not triggered
D15	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: (a) comply with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and {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. 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.	Post construction	Design review and approval work flows for all electrical documentation to incorporate requirements of this condition	CPB	Electrical Compliance Certificate	Not triggered
D16	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development. Note: This condition does not apply to any damage to roads caused as a result of general road usage.	Post construction	Inspections	CPB	Letter of confirmation from Authority	Not triggered
D17	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.	Post construction	Note	CPB		Not triggered

D18	The Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is: a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure. b) to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifying Authority must: i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and ii) have written confirmation from the relevant Authority that there is no adverse structural damage to their infrastructure and roads as a result of the development works. c) to be forwarded to Council.	Post construction	Site inspection(s) to prepare post construction survey	CPB	Post Construction Dilapidation Report (in accordance with this condition) Letter by Certifying Authority to council	Not triggered
D19	Prior to occupation of the Clinical 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.	Post construction	Status design programme for commissioning, occupation and completion requirements	CPB	Compliance Certificate	Not triggered
D20	Following completion, installation and testing of all mechanical ventilation systems, the Applicant must provide evidence to the satisfaction of the Certifying Authority, prior to the final occupation, that the installation and performance of the mechanical systems complies with: (a) the BCA; {b) AS 1668.2-2012 The use of air-conditioning in buildings - Mechanical ventilation in buildings and other relevant codes; (c) the development consent and any relevant modifications; and {d) any dispensation granted by the NSW Fire Brigade.	Post construction	Testing and Commissioning of mechanical ventilation systems recorded	CPB	Mechanical Certification Testing and commissioning results Certifying Authority Confirmation	Not triggered
D21	A signed works-as-executed Rainwater Re-Use Plan must be provided to the Certifying Authority upon competition of all construction works.	Post construction		CPB	Compliance Certificate	Not triggered
D22	The installation, operation and maintenance 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 the relevant parts 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.	Post construction	Completion process testing and commissioning results	CPB	Compliance Certificate	Not triggered
D23	A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority prior to the occupation of the relevant parts of any new or refurbished buildings. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: (a) the site has been periodically inspected and the Certifying Authority is satisfied that the structural works is deemed to comply with the final design drawings; and {b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s. (c) person/s authorised to, for the life of the development.	Post construction	Completion process to incorporate requirements Contractor checklist including requirements of this condition into tracking matrix Design review and approval workflows for all documentation	CPB	Completion Checklist and documentation matrix Compliance Certificate and Final documentation set Certifying Authority Confirmation	Not triggered
D24	Prior to the final occupation of the Clinical 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.	Post construction	Completion process to incorporate requirements checklist including requirements of this condition into tracking matrix	CPB	Completion Checklist and documentation matrix	Not triggered

D25	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.	Post construction	Completion process testing and commissioning results	CPB	To provide certification that any kitchen, food storage and food preparation areas have been fitted out in accordance with AS 4674. Compliance Certificate.	Not triggered
D26	Wayfinding signage and signage identifying the location of staff car parking must be installed prior to commencement of use of all new parking areas.	Post construction	Design review and approval work flows for design development of signage documentation to incorporate requirements of this condition	CPB	Drawing set of final signage locations and types	Not triggered
D27	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.	Post construction	Design review and approval work flows for design development of signage documentation to incorporate requirements of this condition	CPB	Drawing set of final signage locations and types	Not triggered
D28	Do not drink' signage on non-potable water used within the site, where applicable should be installed upon completion of all construction works.	Post construction	Design review and approval work flows for design development of signage documentation to incorporate requirements of this condition	CPB	Drawing set of final signage locations and types	Not triggered
D29	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: (a) be generally in accordance with the Landscape Concept prepared by Site Image Landscape Architects, dated 15 September 2018; (b) detail the species to be planted on-site; (c) describe the monitoring and maintenance measures to manage revegetation and landscaping works; (d) be consistent with the Applicant's Management and Mitigation Measures in the RtS; and (e) provide for the planting of trees to screen approved car parking areas from the public domain and provide shade.	Post construction	Site works to be carried out in accordance with Landscape Management Plan and monitored daily by CPB site personnel. Design review and approval work flows for design development of documentation to incorporate requirements of this condition	CPB	Letter of confirmation from Certifying Authority. Drawing set of final signage locations and types	Not triggered
D30	The Applicant must not commence final operation until the Landscape Management Plan is submitted to the Certifying Authority.	Post construction	Complete Landscape Management Plan	HI	Landscape Management Plan	Not triggered
D31	The Applicant must manage the site in accordance with the Landscape Management Plan required by condition D29.	Post construction	Note	HI		Not triggered
Part E Post Occupation						
E1	All plant and equipment used on site, or to monitor the performance of the development must be: (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner.	Post construction	LHD Asset Management will inspect and maintain plant and equipment in accordance with AFM Online and manufacturer recommendations.	HI	Operation and Maintenance Manuals and LHD Asset Management maintenance & inspection logs	Not triggered
E2	The Community Communication Strategy as prepared in accordance with condition B12 of part B of this consent and approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	Post construction	Communications Working Group for project to be held.	HI		Not triggered

E3	A noise verification report must be submitted to the EPA and the Department within three months of the occupation of the development. The report must be prepared by a suitably qualified and experienced acoustic consultant and include: (a) an analysis of compliance with noise limits in the report titled Coffs Harbour Hospital Expansion Construction and Operational Nosie and Vibration Assessment Report, prepared by Arup, dated 4 June 2018; (b) an outline of management actions to be taken to address any exceedance of the limits specified in the report titled Coffs Harbour Hospital Expansion Construction and Operational Nosie and Vibration Assessment Report, prepared by Arup, dated 4 June 2018; (c) a description of contingency measures in the event management actions are not effective in reducing noise levels to an acceptable level.	Post construction	HI/LHD will require Contractor to a apoint Acoustic Consultant to undertake noise monitoring and provide a report. Contractor to rectify any noncompliances. Acoustic Consultant will retest and provide report confirming resolution	CPB	Post construction Acoustic Consultant noise monitoring report.	Not triggered
E4	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the report titled Coffs Harbour Hospital Expansion Construction and Operational Noise and Vibration Assessment Report, prepared by Arup, dated 4 June 2018.	Post construction	Note	CPB		Not triggered
E5	The Applicant must undertake short term noise moniforing in accordance with the Noise Policy for Industry (EPA, 2017). The monitoring program must be carried out by an appropriately qualified person a monitoring report must be submitted to the Planning Secretary within two months of commencement of operation to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in the Acoustic Report. 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.	Post construction	HI/LHD will require Contractor to a apoint Acoustic Consultant to undertake noise monitoring and provide a report. Contractor to rectify any noncompliances. Acoustic Consultant will retest and provide report confirming resolution	CPB	Post construction Acoustic Consultant noise monitoring report.	Not triggered
E6	The Applicant must ensure that noise emissions during operation of the helipad complies with the Air Navigation (Aircraft Noise) Regulations 2018.	Post construction	Noise limits will be certified by Contractor at time of completion. LHD will monitor noise generation and escalate/address any complaints by exception, as part of maintenance and confirm ongoing compliance.	HI	Operation and Maintenance Manuals and LHD Asset Management maintenance & inspection logs	Not triggered
E7	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.	Post construction	LHD to update Operational Plan in relation this condition.	HI		Not triggered
E8	The Green Travel Plan required by condition D7 of this consent must be updated annually and implemented.	Post construction	LHD to update Plan in relation this condition.	HI	LHD updated Hospital Green Travel Plan	Not triggered
E9	Within 6 months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4-star Green Star As Built rating unless updated NSW Health Engineering Services Guidelines are accepted by the Planning Secretary. Evidence of the certification or other evidence as agreed with the Planning Secretary in updated NSW Health Engineering Services Guidelines, must be provided to the Certifying Authority and the Planning Secretary.	Post construction	Completion process testing and commissioning results	CPB	Compliance Certificate	Not triggered
E10	The owner must submit to Council an Annual Fire Safety Statement, each 12-month after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.	Post construction	LHD Asset Management in house fire safety officer will inspect and issue of Annual Fire Safety Statement annually. Every fourth year this process is done by an independent auditor.	HI	Annual Fire Safety Statement	Not triggered

E11	The Applicant must store all chemicals, fuels and oils used on-site in accordance with: (a) the requirements of all relevant Australian Standards; and (b) the NSW EPA's Storing and Handling of Liquids: Environmental Protection - Participants Manual' if the chemicals are liquids.	Post construction	LHD Dangerous Goods guidelines will be followed for all storage processes. As required, Dangerous Goods are registered through WorkCover.	HI	Dangerous Goods storage records	Not triggered
E12	In the event of an inconsistency between the requirements of condition E11(a) and E11(b), the most stringent requirement must prevail to the extent of the inconsistency.	Post construction	LHD will receive record of this requirement and continue to work within WorkCover Guidelines.	HI	Dangerous Goods storage records	Not triggered
E13	The Applicant must ensure that all control measures or safeguards described in the Preliminary Hazard Analysis (PHA) prepared by Arup dated 23 May 2018 and HAZOP Study (Appendix A of the PHA) are implemented.	Post construction		HI		Not triggered
E14	The Applicant must ensure that the hospital's automatic smoke detection is linked to the Fire Indicator Panel and incorporates automated shutdown of LPG supply to the building as described in the PHA (23 May 2018).	Post construction	Completion process testing and commissioning results	CPB	Compliance Certificate	Not triggered
E15	The Applicant must ensure that the storage, design and operation of dangerous goods as defined by the Australian Dangerous Goods Code in accordance with: (a) all relevant Australian Standards including: • AS/NZS 1596, The Storage and Handling of LP Gas; • AS 1894, The Storage and Handling of Non-Flammable Cryogenic and Refrigerated Liquids; and • AS4332, The Storage and Handling of Gases in Cylinders; (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).	Post construction	LHD Dangerous Goods guidelines will be followed for all storage processes. As required, Dangerous Goods are registered through WorkCover.	HI	Dangerous Goods storage records	Not triggered
E16	In the event of an inconsistency between the requirements E15(a) to E15(c), the most stringent requirement must prevail to the extent of the inconsistency.	Post construction	LHD will receive record of this requirement and continue to work within WorkCover Guidelines.	HI	Dangerous Goods storage records	Not triggered
E17	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.	Post construction		HI		Not triggered
E18	The Applicant must store all chemicals, fuels and oils used on-site in appropriately bunded 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).	Post construction	LHD Dangerous Goods guidelines will be followed for all storage processes. As required, Dangerous Goods are registered through WorkCover.	HI	Dangerous Goods storage records	Not triggered
E19	The Applicant must ensure the lighting associated with the development: (a) complies with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and (b) is mounted, screened and directed in such a mannerthat it does not create a nuisance to surrounding properties or the public road network.	Post construction	Completion process testing and commissioning results	CPB	Compliance Certificate	Not triggered
E20	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D29 for the duration of occupation of the development.	Post construction	Mainatain in accordance with Landscape Management Plan	HI	Landscape Management Plan	Not triggered
E21	Notwithstanding condition D15, 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.	Post construction	Note	HI		Not triggered