



Central Coast Council
Gosford Regional Library
Pre-construction Compliance Report
DA 21/14779



Gosford Regional Library Project – Pre-construction Compliance Report

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Version Control

Rev. No.	Issue Date	Approved By	Position	Details
1	19/12/23	Joel Price	SPM	
2	18/01/24	Jared Savage	PM	

Compliance Report Declaration

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.


Name of Authorised Reporting Officer	Jared Savage
Company	North Building & Construction Pty Ltd
Company Address	Level 5, 1 Bryant Drive, Tuggerah NSW 2259
Position	Project Manager
Signature	
Date	18/01/2024

Table of Contents

Version Control	3
Compliance Report Declaration	3
Table of Contents	4
Table of Figures	4
Introduction	5
Document Purpose & Structure	5
Proponent Details	5
Project Description	5
Consent Conditions	6
Overview of Conditions	6
Compliance Status Descriptors	6
Compliance with Condition A33(a)	6
Compliance with Condition A33(b)	7
Non-Compliances	7
Condition Compliance Reporting Table	8

Table of Figures

Table 1: Development Condition Compliance Summary	6
Table 2: Summary of Pre-Construction Non-Compliances	7

Introduction

Document Purpose & Structure

This document has been prepared to address compliance reporting requirements for the consent conditions of consent DA/21/14779 issued for Central Coast Council's (Council) Gosford Regional Library project (Project) that must be addressed before the commencement of construction. The conditions that require this report are A32 and A33, which call for:

- A32. A Pre-Construction Compliance Report must be prepared for the development and submitted to the Certifier for approval before the commencement of construction. A copy of the endorsed compliance report must be provided to the Planning Secretary at compliance@planning.nsw.gov.au before the commencement of construction.
- A33. The Pre-Construction Compliance Report must include:
- a) details of how the terms of this consent that must be addressed before the commencement of construction have been complied with; and
 - b) the expected commencement date for construction.

Proponent Details

This report has been prepared by North Building & Construction Pty Ltd (North) for Council.

Project Description

The development of Gosford Regional Library includes the demolition of the existing two storey commercial building on site and construction of a four-storey building for a new Regional Library, including:

- Innovation Hub
- Council customer service centre
- meeting rooms and public collaboration spaces
- staff work areas
- flexible multi-use hall accommodating up to 300 seats
- signage
- 21 parking spaces
- site works and remediation.

North plans to complete the project construction phase in 1 stage.

Consent Conditions

Overview of Conditions

The Department of Planning and Environment determined the development application for Gosford Regional Library on 16 October 2022. The Conditions of Consent were categorised into the following sections:

- Part A – Administrative Conditions
- Part B – Prior to the Issue of a Construction Certificate
- Part C – Prior to Commencement of Construction or Works
- Part D – During Construction or Works
- Part E – Prior to Occupation Certificate/Commencement of Operation
- Part F – During Occupation/Ongoing Conditions
- Appendix 1 – Advisory Notes

This report identifies all conditions in these sections that must be discharged as compliant prior to commencement of construction.

Compliance Status Descriptors

The status of each compliance requirement applicable during the reporting period will be described using the relevant descriptors below:

- Compliant: Evidence is listed that demonstrates compliance with this condition
- Non-compliant: One or more requirements of the condition have not been met
- Not triggered: The condition does not have to be compliant for this report

Compliance with Condition A33(a)

A33(a) requires details of how the terms of this consent that must be addressed before the commencement of construction have been complied with.

All development conditions were reviewed for applicability to the requirements of this pre-construction compliance report and compliance is summarised in Table 1.

Table 1: Development Condition Compliance Summary

Category	No. of Conditions	No. Compliant	No. Non-Compliant	No. Not Triggered
Part A	35	15	0	20
Part B	27	27	0	0
Part C	53	37	0	16
Part D	47	15	0	32
Part E	41	0	0	41
Part F	15	0	0	15
Appendix 1	12	9	0	3
Total	230	103	0	127

A table of all conditions is included in the Condition Compliance Reporting Table. This table indicates whether the condition is compliant, non-compliant, or not triggered and includes details of how the condition has been discharged as compliant where relevant.

Compliance with Condition A33(b)

A33(b) requires that the expected commencement date for construction is included in the pre-construction compliance report.

The expected commencement date for construction is 22/01/2024

Non-Compliances

A summary of non-compliances recorded for this reporting period are provided in Table 2.

Table 2: *Summary of Pre-Construction Non-Compliances*

Condition ID	Requirements	Non-compliance Detail	Corrective Action Taken

There are zero non-conformances to be reported for this period.

Condition Compliance Reporting Table

Condition	Description	Evidence of Compliance	Status
A1	Obligation to Minimise Harm to The Environment	Noted	Compliant
A2	Terms of Consent	Noted	Compliant
A3	Planning Secretary may make written directions to the Applicant	Noted	Compliant
A4	The conditions of this consent and directions of the Planning Secretary prevail	Noted	Compliant
A5	This consent lapses five years after the date of consent unless work is physically commenced.	Noted. C2 has been implement	Compliant
A6	This consent does not approve	Noted	Compliant
A7	Compliance with Prescribed Conditions	Noted	Compliant
A8	A Long Service Levy must be paid	Acknowledgment of submission from PCA dated 29/09/2023	Compliant
A9	Planning Secretary as Moderator	Noted	Compliant
A10	Evidence of Consultation with identified party	Noted. Evidence provided for relevant condition	Not Triggered
A11	Staging	Noted. Staging not used for this project	Not Triggered
A12	Preparation of Staging Report	Noted. Staging not used for this project	Not Triggered
A13	Project must be staged in accordance with the Staging Report	Noted. Staging not used for this project	Not Triggered
A14	Relevant terms of consent must be complied with for each stage	Noted. Staging not used for this project	Not Triggered
A15	The Applicant may prepare, combine, or updated any strategy, plan, or program	Noted. Staging not used for this project	Not Triggered
A16	Previously approved strategy, plan, or program must be reapproved if updated	Noted	Not Triggered
A17	Planning Secretary may approve staging or updating of any strategy, plan, or program may be staged or updated without full consultation	Noted	Not Triggered
A18	Updated documentation supercedes previous versions	Noted	Compliant

Condition	Description	Evidence of Compliance	Status
A19	Structural Adequacy	BCA report, structural plan set	Compliant
A20	External Walls and Cladding	BCA report	Compliant
A21	External Materials	Receipt of approval from PCA dated 4/12/2023	Compliant
A22	Applicability of Guidelines	Noted	Not Triggered
A23	Planning Secretary may direct applicability of guidelines	Noted	Not Triggered
A24	Applicant must direct compliance with conditions of consent	Noted. Minuted progress meetings	Not Triggered
A25	Incident Notification, Reporting, and Response	Noted	Not Triggered
A26	Incident Notification, Reporting, and Response - subsequent notificaiton	Noted	Not Triggered
A27	Non-Compliance Notification - timeframes and method	Noted	Not Triggered
A28	Non-Compliance Notification - content of notificaiton	Noted	Not Triggered
A29	Incidents do not need to also be notified as a non-compliance	Noted	Not Triggered
A30	Revision of Strategies, Plans and Programs	Noted	Not Triggered
A31	Revision of Strategies, Plans and Programs to satisfaction of certifier	Noted	Not Triggered
A32	Requirement for pre-Construction compliance report	Noted	Compliant
A33	Required content of pre-Construction compliance report	Refer the attached Pre-construction compliance report	Compliant
A34	Requirement for construction compliance report	Noted	Not Triggered
A35	Required content of construction compliance report	Noted	Not Triggered
B1	No Works Prior to Certification, Pre-requisite conditions to demolition must be met	Approval of certifier to proceed dated 9/10/2023	Compliant
B2	All conditions Under this section to be met	Noted	Compliant
B3	Appointment of Certifier	Application through DPE website	Compliant
B4	Evidence of payment Long Service Levy	Acknowledgment of submission & receipt from PCA dated 29/09/2023	Compliant
B5	Evidence of payment of development contributions	SSD - DA-21-14779 - Payment Receipt uploaded	Compliant
B6	Written evidence of payment of contributions from Council and Planning Secretary	Refer to documentation in B5 & B7 folders for evidence	Compliant

Condition	Description	Evidence of Compliance	Status
B7	Request for determination of Special Infrastructure Contributions	Determination letter from DPE dated 21/2/2023	Compliant
B8	Report detailing compliance with the Building Code of Australia	BCA Report submitted to certifier as part of CC application	Compliant
B9	Plans demonstrating implementation of CPTED principles	Plan set ACD1150 submitted to certifier as part of CC application	Compliant
B10	Audited Remediation Action Plan	Douglas Partners provided 83343.04.R.003.Rev0.RAP & audit review statement	Compliant
B11	Evidence of compliance to maximum GFA	Letter from De Witt surveyor submitted to certifier dated 6/12/2023	Compliant
B12	Evidence of compliance to maximum height	Elevation A-CD-2002 and A-CD 2002 submitted to certifier	Compliant
B13	Acoustic report that assesses operational noise of mechanical plant	Acoustic report and mechanical equipment list submitted to certifier for approval	Compliant
B14	Noise levels report for out of standard hours activities	Notification sent to planning secretary dated 7/12/2023, informing of no out-of-hours works	Compliant
B15	Review of plant noise if non-compliant	Notification sent to planning secretary dated 7/12/2023, informing of no out-of-hours works	Compliant
B16	Approval by Council for waste collection services design	Council approval provided 08/01/2024 email correspondence	Compliant
B17	Evidence that operational access and parking arrangements comply with this condition	Certification and civil plan set submitted to certifier	Compliant
B18	Bicycle Parking	Proposition of marked-up ground floor plan to certifier	Compliant
B19	Mechanical Ventilation	Letter from mechanical services consultant submitted to certifier	Compliant
B20	External materials compliance with normal specular reflectivity limit	Letter from Lahznimmo submitted to certifier	Compliant
B21	External materials compliance of external façade treatments to Acoustic Assessment requirements	Submitted relevant architectural documentation to certifier	Compliant
B22	Documentation evidencing compliance to the accessibility instruments listed in this condition	ABE consultant accessibility report version 1.3 submitted to certifier	Compliant
B23	Demonstration of compliance to vehicular requirements	Civil plan set submitted to certifier	Compliant

Condition	Description	Evidence of Compliance	Status
B24	Flood Management - evidence of suitable floor levels and materials	Stormwater Management report and relevant information provided	Compliant
B25	Flood Management - overland flow study	Overland flow study approved by Planning Secretary dated 18/12/2023	Compliant
B26	Installation of Dual Flush or Vacuum Toilets - Evidence of WELS rating	Evidence of WELS rating submitted to certifier	Compliant
B27	Installation of Water Efficient Taps - Evidence of WELS rating	Evidence of WELS rating submitted to certifier	Compliant
C1	All conditions Under this section to be met	Noted	Compliant
C2	Notification of date of commencement of physical works	Email to PS dated 21/09/2023	Compliant
C3	Notification of commencement of stage	Noted	Not Triggered
C4	Certified Drawings - Structural drawings that demonstrate compliance with consent	Submitted as part of CC submission	Compliant
C5	Submission of certified plans prior to commencement of each stage	Awaiting issue of construction certificate	Not Triggered
C6	Access to information listed under this condition	Information listing on Council website https://www.centralcoast.nsw.gov.au/council/council-news/gosford-regional-library-project	Compliant
C7	Demolition - Work plans and statement of compliance	Acknowledgment of submission from PCA dated 19/09/2023, from PS dated 20/09/2023	Compliant
C8	Demolition - submission of work plans	Acknowledgment of submission from PS dated 20/09/2023	Compliant
C9	Demolition - Evidence of compliance with the requirements of this condition	Acknowledgment of submission from PCA dated 4/10/2023	Compliant
C10	External Walls and Cladding - compliance with relevant requirements of BCA	Detail included in CC plan set and specification	Compliant
C11	External Walls and Cladding - documented evidence that products and systems proposed for use comply with BCA	BCA report provided as evidence	Compliant
C12	External Walls and Cladding - submission of C11 documentation to Planning Secretary	Awaiting PCA acceptance of evidence provided for C11	Not Triggered
C13	Protection of Public Infrastructure	Dilapidation report submitted and evidence of submission attached	Compliant

Condition	Description	Evidence of Compliance	Status
C14	Pre-construction Dilapidation Report	Dilap Reports located in folder	Compliant
C15	Pre-Construction Survey – Adjoining Properties - offer	N/A for the project site	Not Triggered
C16	Pre-Construction Survey – Adjoining Properties - timing	N/A for the project site	Not Triggered
C17	Pre-construction survey - Adjoining Properties - submission	N/A for the project site	Not Triggered
C18	Community Communication Strategy - requirement	Approval letter from Planning Secretary dated 28/7/2023	Compliant
C19	Community Communication Strategy - timeframes	Approval letter from Planning Secretary dated 28/7/2023	Compliant
C20	Community Communication Strategy - content	Approval letter from Planning Secretary dated 28/7/2023	Compliant
C21	Community Communication Strategy - liaison officer	Approval letter from Planning Secretary dated 28/7/2023	Compliant
C22	Community Communication Strategy - complaints management system	Approval letter from Planning Secretary dated 28/7/2023	Compliant
C23	Community Communication Strategy - public contact methods	Approval letter from Planning Secretary dated 28/7/2023	Compliant
C24	Community Communication Strategy - complaints register	Approval letter from Planning Secretary dated 28/7/2023	Compliant
C25	Community Communication Strategy - submission of complaints register	Approval letter from Planning Secretary dated 28/7/2023	Compliant
C26	Ecologically Sustainable Development	Alternative was approved by the PS. Evidence of compliance to the alternative submitted certifier in CC documentation	Compliant
C27	Environmental Management Plan Requirements	Noted Refer to SIMP Lodged for C28	Compliant
C28	Construction Environmental Management Plan	Submitted to PCA as part of SIMP	Compliant
C29	Construction Traffic and Pedestrian Management Sub-Plan (Part of CEMP)	Submitted to PCA as part of SIMP	Compliant
C30	Construction Noise and Vibration Management Sub-Plan (Part of CEMP)	Submitted to PCA as part of SIMP	Compliant
C31	Construction Waste Management Sub-Plan (Part of CEMP)	Submitted to PCA as part of SIMP	Compliant
C32	Construction Soil and Water Management Sub-Plan (Part of CEMP)	Submitted to PCA as part of SIMP	Compliant
C33	Construction Flood Emergency Management Sub-Plan (Part of CEMP)	Submitted to PCA as part of SIMP	Compliant
C34	Driver Code of Conduct	Contained within SIMP	Compliant

Condition	Description	Evidence of Compliance	Status
C35	Long Term Environmental Management Plan	C35a - refer to section 6 of the Remediation Action Plan C35b - refer to section D3.0 of the Remediation Action Plan	Compliant
C36	Construction Worker Transportation Strategy		Compliant
C37	Soil and Water - erosion and diversion controls	Plan and photographs of installed measures submitted to certifier	Compliant
C38	Soil and Water - Blue Book	Blue book is referenced on erosion and sedimentation plans	Compliant
C39	Stormwater Management System	Civil plan set and certification letter submitted to certifier	Compliant
C40	Building over Sewer	305 submitted, waiting on approval for 305 application. 306 received & fees have been paid.	Not Triggered
C41	Outdoor Lighting		Not Triggered
C42	Public Domain Works		Not Triggered
C43	Contamination - Validation Report		Not Triggered
C44	Contamination - Written confirmation from certifier that the requirements of C43 have been met		Not Triggered
C45	Contamination - Section A1 or A2 Site Audit Statement		Not Triggered
C46	Site Auditor must confirm satisfactory completion of stages		Not Triggered
C47	Contamination - Unexpected Contamination Finds Protocol	Approval of certifier to dated 9/10/2023	Compliant
C48	Contamination - Section B Site Audit Statement or Interim Site Audit Advice regarding remediation action plan	Tied to B10	Compliant
C49	Car Parking and Access - design compliance	Civil plan set and certification letter submitted to certifier	Compliant
C50	Car Parking and Access - construction requirements	Notes on civil plan set submitted to PCA	Compliant
C51	Acoustic Privacy - assessment and submission of evidence		Not Triggered
C52	Operational Waste Storage		Not Triggered
C53	Works within road reserve		Not Triggered
D1	All Conditions Under This Section to be met	Noted	Not Triggered
D2	Site notice requirements	Noted	Not Triggered
D3	Approved plans be on site	Noted	Compliant

Condition	Description	Evidence of Compliance	Status
D4	Demolition work plan and statement of compliance	Acknowledgment of submission from PCA dated 19/09/2023	Compliant
D5	Notice to regulator	North submitted the notice on 07/09/2023 date	Compliant
D6	New demolition recommendations following review of site conditions and proposed plans	Noted	Not Triggered
D7	Operation of Plant and Equipment	Noted	Not Triggered
D8	Permitted Construction Hours	Noted and included in SIMP	Compliant
D9	No work may be carried out on Sundays or public holidays.	Noted	Compliant
D10	Activities that may be undertaken outside of these hours if required:	Noted	Not Triggered
D11	Notification of such activities must be given to affected residents	Noted	Not Triggered
D12	Rock breaking, rock hammering, sheet piling, pile driving permitted hours of use	Noted	Not Triggered
D13	Implementation of CEMP	Noted	Compliant
D14	Construction Traffic	Fenced areas and works zones in place	Compliant
D15	Hoarding Requirements	Noted. No out-of-hours works planned	Compliant
D16	Obstruction of Public Way	Noted. Pedestrian management in place	Compliant
D17	Construction Noise Limits	Noted	Not Triggered
D18	Ensure construction vehicles do not arrive outside of permitted construction hours		Not Triggered
D19	Use of 'quackers' on vehicles		Not Triggered
D20	Limits on permitted vibration levels	Noted	Not Triggered
D21	Use of vibratory compactors		Not Triggered
D22	Limits in conditions D20 and D21	Noted	Not Triggered
D23	Tree protection	No trees on site	Not Triggered
D24	Minimisation of dust	Noted	Not Triggered
D25	Construction site cleanliness	Noted	Not Triggered
D26	Erosion and sedimentation control	Noted	Not Triggered
D27	Imported soil	Noted	Not Triggered

Condition	Description	Evidence of Compliance	Status
D28	Proposed provisions to collect and discharge stormwater drainage during construction	To be set up	Not Triggered
D29	Emergency management	Reference to relevant part of SIMP	Compliant
D30	Unexpected Finds Protocol – Aboriginal Heritage	Reference to relevant part of SIMP	Compliant
D31	Unexpected Finds Protocol – Historic Heritage	Reference to relevant part of SIMP	Compliant
D32	Unexpected Finds Protocol – Asbestos	Reference to relevant part of SIMP	Compliant
D33	Designated waste storage areas	Noted	Not Triggered
D34	Classification of waste	Noted	Not Triggered
D35	Correct disposal of concrete waste and rinse water	Noted	Not Triggered
D36	Record waste quantities and disposal locations	Noted	Not Triggered
D37	Correct removal of hazardous materials	Processes included in Demolition management plan	Compliant
D38	Outdoor Lighting		Not Triggered
D39	Contamination - compliance with Remediation Action Plan	Noted	Not Triggered
D40	Contamination - notification of new information	Noted	Not Triggered
D41	Excavated material	Noted	Not Triggered
D42	Imported fill material requirements	Noted	Not Triggered
D43	Fill material compliance certification	Noted	Not Triggered
D44	Safework NSW requirements	Fenced areas in place	Compliant
D45	Operational Readiness Work - submission to certifier		Not Triggered
D46	Operational Readiness Work - conditions		Not Triggered
D47	Compliance with Prescribed Conditions		Not Triggered
E1	All Conditions Under This Section to be met	Noted	Not Triggered
E2	Notification of Operation		Not Triggered
E3	Occupation Certificate		Not Triggered
E4	Works as Executed Plans		Not Triggered
E5	External Walls and Cladding - Documented evidence that the products and systems used comply with BCA		Not Triggered
E6	External Walls and Cladding - submission to Planning Secretary		Not Triggered
E7	Confirmation of payment of infrastructure contributions		Not Triggered

Condition	Description	Evidence of Compliance	Status
E8	GFA and Height Certification		Not Triggered
E9	Stormwater Drainage Design Plan(s)		Not Triggered
E10	Post-Construction Dilapidation Report		Not Triggered
E11	Road reserve repair works		Not Triggered
E12	Completion of construction works within road reserve		Not Triggered
E13	Removal of redundant VAC		Not Triggered
E14	Repair of damaged property		Not Triggered
E15	Utilities and Services - Section 307 certificates		Not Triggered
E16	Utilities and Services - Written advice from various authorities		Not Triggered
E17	Green Travel Plan - requirements		Not Triggered
E18	Green Travel Plan - approval and implementation		Not Triggered
E19	Mechanical Ventilation - Evidence of compliance to AS1668 and Fire and Rescue NSW requirements		Not Triggered
E20	Fire Safety Certification		Not Triggered
E21	Operational Noise - Evidence that noise mitigation recommendations have been incorporated into the design		Not Triggered
E22	Car Parking - Evidence of compliance of various parking, signage, and end-of-trip requirements		Not Triggered
E23	Repair of road damage		Not Triggered
E24	Structural Inspection Certificate		Not Triggered
E25	Stormwater Quality Management Plan		Not Triggered
E26	Stormwater drainage - WAE		Not Triggered
E27	Stormwater drainage - Restriction on use of land covenant		Not Triggered
E28	Stormwater drainage - Certification of stormwater drainage systems		Not Triggered
E29	Operational Flood Emergency Response Plan		Not Triggered
E30	Outdoor Lighting - Evidence that light spillage is minimised		Not Triggered
E31	Visual screening of air conditioning plant		Not Triggered

Condition	Description	Evidence of Compliance	Status
E32	Evidence that water management measures are installed and operational		Not Triggered
E33	Evidence that public domain works are completed		Not Triggered
E34	Evidence that the proposed works have been completed in accordance with the BCA		Not Triggered
E35	Notation on property title regarding the presence of asbestos impacted fill materials, if required		Not Triggered
E36	Evidence that business ID signage has been provided in accordance with condition A2		Not Triggered
E37	Staff car parking signage and way finding signage		Not Triggered
E38	Bicycle way-finding signage		Not Triggered
E39	Completion of landscaping in accordance with A2		Not Triggered
E40	Written certification that landscaping is in accordance with approved landscape plan and submission of an operational landscape management plan		Not Triggered
E41	Evidence of implementation of ESD measures listed under C26		Not Triggered
F1	Creation of Event Management Plan		Not Triggered
F2	Implementation of Event Management Plan		Not Triggered
F3	Implementation and update of Green Travel Plan		Not Triggered
F4	Operation of Plant and Equipment		Not Triggered
F5	Warm Water Systems and Cooling Systems		Not Triggered
F6	Implementation of Community Communication Strategy		Not Triggered
F7	Unobstructed Driveways and Parking Areas		Not Triggered
F8	Evidence of implementation of ESD measures under C26		Not Triggered
F9	Impacts of Outdoor Lighting		Not Triggered
F10	Air Quality		Not Triggered
F11	Maintenance of landscaping		Not Triggered
F12	Hours of operation		Not Triggered
F13	Car Parking		Not Triggered

Condition	Description	Evidence of Compliance	Status
F14	Operational noise		Not Triggered
F15	Offensive noise		Not Triggered
AN1	Obligation to obtain, renew or comply with licences, permits, approvals and consents.	Evidence supplied where appropriate for other relevant conditions	Compliant
AN2	Long Service Levy	Acknowledgment of submission from PCA dated 29/09/2023	Compliant
AN3	Legal Notices	Cover letters supplied for all submissions to PS	Compliant
AN4	Access for People with Disabilities - evidence of compliance with this condition	Access report & other design documentation submitted as part of the CC	Compliant
AN5	Utilities and Services - approvals from service providers	Noted	Not Triggered
AN6	Written confirmation from electrical supplier and telecoms supplier of satisfactory provision arrangements	Electrical - Approved design attached from Ausgrid Telecoms - approval email from PLUSES	Compliant
AN7	Approval to commence road or pavement works		Not Triggered
AN8	Road occupancy licence	Notice of determination dated 28/10/2023	Compliant
AN9	Safework Requirements	Site securely fenced, monitored by timelapse camera & relevant safework requirements included in SIMP	Compliant
AN10	Hoarding Requirements	Hoarding determination dated 15/11/2023	Compliant
AN11	Handling of Asbestos		Compliant
AN12	Annual fire safety certificate		Not Triggered