

RANDWICK CAMPUS REDEVELOPMENT DEVELOPMENT CONSENT DA NUMBER: SSD 9113

Pre-Construction Compliance Report



STRICTLY CONFIDENTIAL

Randwick Campus Redevelopment

Rev	Date	Details / Description	
01	22/05/19	Randwick Campus Redevelopment	Silvie Pappas
02	12/06/19	Pre-construction Compliance Report incorporating comments from Dept. of Planning	Silvie Pappas
03	14/06/19	Preconstruction Compliance Report excluding schedule	Silvie Pappas
04	08/07/19	Preconstruction Compliance Report updates following DPE comments	Silvie Pappas
05	19/07/19	Preconstruction Compliance Report updates following DPIE comments	Silvie Pappas

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1.0 INTRODUCTION

1.1 Purpose of this Report

The purpose of this report is to satisfy condition B66 of SSD 9113 Development Consent Approval.

1.2 Background

1.2.1 Project Name and Application Number

Application Number - SSD 9113

Project Name - Prince of Wales Hospital Expansion Stage 1 (Randwick Campus Redevelopment new Acute Services Building)

1.2.2 Project Addresses

Site:

- Part Lot 1 DP870820 (Randwick Hospital Campus)
- Lot 6 DP13997 (71 Botany Street, Randwick)
- Lot A DP167106 (73 Botany Street Randwick)
- Lot B DP167106 (75 Botany Street, Randwick)
- Lot C DP167106 (77 Botany Street, Randwick)
- Lot D DP167106 (79 Botany Street, Randwick)
- Lot A DP33161 (81 Botany Street, Randwick)
- Lot B DP33161 (83 Botany Street, Randwick)
- Lot C DP33161 (85 Botany Street, Randwick)
- Lot D DP33161 (87 Botany Street, Randwick)
- Lot E DP33161 (89 Botany Street, Randwick)
- Lot F DP33161 (91 Botany Street, Randwick)
- Lot 1 DP741639 (93 Botany Street, Randwick)
- Lot 2 DP1134643 (95 Botany Street, Randwick)
- Lot A DP439101 (97 Botany Street, Randwick)
- Lot B DP439101 (99 Botany Street, Randwick)
- Lot 3 DP302329 (101 Botany Street, Randwick)
- Part Lot 2 DP13995 (27 Eurimbla Avenue, Randwick)
- Lot 3 DP13995 (29 Eurimbla Avenue, Randwick)
- Lot 4 DP13995 (31 Eurimbla Avenue, Randwick)
- Lot 5 DP13995 (33 Eurimbla Avenue, Randwick)
- Lot 6 DP13995 (35 Eurimbla Avenue, Randwick)
- Lot 7 DO13995 (37 Eurimbla Avenue, Randwick)
- Lot 8 DP13995 (39 Eurimbla Avenue, Randwick)
- Lot 9 DP13995 (41 Eurimbla Avenue, Randwick)
- Lot 10 DP13995 (43 Eurimbla Avenue, Randwick)
- Lot 11 DP13995 (45 Eurimbla Avenue, Randwick)
- Lot12 DP13995 (47 Eurimbla Avenue, Randwick)
- Lot 13 DP12909 (34 Eurimbla Avenue, Randwick)
- Lot 14 DP12909 (36 Eurimbla Avenue, Randwick)
- Lot B DP441943 (38 Eurimbla Avenue, Randwick)
- Lot A DP441943 (40 Eurimbla Avenue, Randwick)
- Lot 1 DP1182570 (42 Eurimbla Avenue, Randwick)
- Lot 2 DP1182570 (44 Eurimbla Avenue, Randwick)
- Lot 23A DP434935 (46 Eurimbla Avenue, Randwick)
- Lot 23B DP434935 (48 Eurimbla Avenue, Randwick)
- Lot 1 DP522596 (50 Eurimbla Avenue, Randwick)
- Lot 2 DP533596 (52 Eurimbla Avenue, Randwick)

Lot 1 DP501682 (54 Eurimbla Avenue, Randwick)
Lot 2 DP501682 (56 Eurimbla Avenue, Randwick)
Lot 3 DP 513339 (58 Eurimbla Avenue, Randwick)
Lot 4 DP513339 (60 Eurimbla Avenue, Randwick)
Lot 19 DP7745 (62 Eurimbla Avenue, Randwick)
Lot 18 DP7745 (64-64A Eurimbla Avenue, Randwick, Randwick)
Lot 52 DP7745 (64R Eurimbla Avenue – Pedestrian walkway, Randwick)
Lot 1 DP748060 (66 Eurimbla Avenue – also known as 6 Magill Street, Randwick)
Lot 11 DP806091 (66A Eurimbla Avenue, Randwick)
Lot 1 DP307266 (2 Magill Street, Randwick)
Lot 12 DP806091 (4 Magill Street, Randwick)
Lot Dp975640 (8-8A Magill Street, Randwick)
Lot 1 DP11351 (10 Magill Street, Randwick)
Lot 2 DP11351 (12 Magill Street, Randwick)
Lot 3 DP11351 (14 Magill Street, Randwick)

1.3 Project Description

Randwick Campus Redevelopment new Acute Services Building (ASB) is the first stage of a major expansion of Prince of Wales Hospital at Randwick.

The Project scope includes a new 13 storey Acute Services Building of approximately 50,000 m² and associated Early Works including demolition, services diversion and relocations to allow construction of the new acute services building. The new ASB will comprise of the following uses:

- Bulk earthworks;
- Adults' Emergency Department
- Psychiatric Emergency Care Centre
- Operating Theatres and Central Sterilising Service
- Intensive Care Unit and High Dependency Unit
- Medical Assessment Unit
- Inpatient Units
- Support Services
- Front of house areas, including retail and education/training/research (ETR) facilities
- Overhead pedestrian links to existing hospital buildings;
- A helipad on the uppermost roof of the building;
- Magill Street road works, Botany Street signalised intersection, internal roads and drop-off/pick-up areas; and
- Utility, site infrastructure and landscaping works.

1.4 Purpose of this report

SSD 9113 Schedule 2 CoC B65-68 requires the development and submission of a Compliance Monitoring and Reporting Program and Compliance Reports, prepared in accordance with the Department of Planning and Environment (the Department) document entitled Compliance Reporting Post Approval Requirements (2018).

Condition B65-68 states:

B65. *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.*

- B66. *Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).*
- B67. *The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and Certifying Authority in writing at least seven days before this is done.*
- B68. *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.*

This Pre-Construction Compliance Report is the first report in the Schedule, addressing all requirements needing to be satisfied prior to the commencement of Construction. It has been prepared as per this Schedule and in accordance with Compliance Reporting Post Approval Requirements (2018).

The Schedule of Compliance reporting is presented in Table 1 below;

Table 1: Schedule of Compliance

Report	Timing	Anticipated Lodgement Date
Pre-Construction Compliance report	Prior to commencement of construction	No later than 13 th June 2019
Construction Compliance Report #1	26 weeks intervals from date of commencement of construction	No later than 12th December 2019
Construction Compliance Report #2	26 weeks intervals from date of commencement of construction	No later than 11th June 2020
Construction Compliance Report #3	26 weeks intervals from date of commencement of construction	No later than 17th December 2020
Construction Compliance Report #4	26 weeks intervals from date of commencement of construction	No later than 17th June 2021
Pre-Operation Compliance Report	Prior to the commencement of Operation	No later than 22nd December 2021
Operations Compliance Reports	At intervals, no greater than 52 weeks from the date of commencement of operations for the direction of the operation	No later than 22nd December 2022 and every 52 weeks onwards.

Note 1: Notification for commencement of construction is 6 June 2019

Note 2: Works are assumed to be completed in 2021 (2-year duration)

Note 3: The anticipated date of Compliance Reporting is the approximate date nominated for lodgement of the Compliance Reports and may vary according to any changes in date of commencement of Construction and date of commencement of Operation.

Note 4: CoC B68 provides that, notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (2018), the Planning Secretary may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.

1.5 Project Phase

Below is an indicative program for Staged Crown Certificates in line with a staged construction program

Table 2: Project Staging

Crown Certificate 1 – May 2019
Scope of Works: <ul style="list-style-type: none"> • Piling • Bulk excavation • OSD within ED Drop off
Crown Certificate 2 – August 2019

Scope of Works:

- L01 Slab and below (structure)
- Trenching
- In ground services
- Pile caps
- Lift pits
- Stormwater main works
- Cores / jumpform

Crown Certificate 3 – January 2020

Scope of Works:

- Structure
- Partial Services (up to Level 3)
- Partial Fit out (up to Level 3)

Crown Certificate 4 – April 2020

Scope of Works:

- Façade
- Fit out (Levels 4 – 11)
- Services (Levels 4- 11)
- Civil external works
- Landscaping

2.0 COMPLAINT REPORTING

This Pre-Construction Compliance Report has been carried out in accordance with the *Compliance Reporting Post Approval Requirements* (Department 2018). Details and Status of Compliance to each of the Conditions of Consent are recorded in the Table of Compliance provided in Appendix A.

2.1 Reporting Timing

This Pre-Construction Report is to be prepared and submitted to the Planning Secretary Prior to Commencement of Construction. Construction works for the Project are notified to be commencing 6 June 2019.

The Reporting Period for this Pre-Construction Compliance Report is from the granting of consent (27 February 2019) to the proposed notified date of commencement of Construction (6 June 2019).

2.2 Compliance Status Descriptors

The status of each compliance requirement applicable during the reporting period has been recorded using the relevant descriptors in Table 2 below. No other terms are to be or have been used to describe the compliance status.

Table 3: Compliance Status Descriptor

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

2.3 Key Project Personal

Client	Health Infrastructure
Contractor	Lendlease Building
Certifying Authority	Mckenzie Group
Phone	24/7 Community Contact 1800 571 866
Email	randwickcampusredevelopment@health.nsw.gov.au
Website	www.randwickcampusredevelopment.health.nsw.gov.au
Postal Address	Randwick Campus Redevelopment Health Infrastructure PO BOX 1060 North Sydney NSW 2060

All employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of consent relevant to activities they carry out in respect of the development.

2.4 Compliance Summary

2.4.1 Summary

Compliance to the Conditions of Approval for the Prior to Construction phase of the Project are summarised in below Table 3, using the definitions provided in section 6.2. Further details regarding status against each Condition are provided in Appendix A: Compliance Table.

Table 4: Summary of Status Descriptors

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

2.4.2 Detail

Table 5: Detail of Non-Compliance

CoC ID	Compliance Requirement	Reason for Non Compliance	Action / recommendation
B4	<p>Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use or 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.</p>	<p>Final Product not finalised.</p> <p>Health Infrastructure Design Guidance Note 32 refer to façade materials, is a mandatory requirement, an extract of which is below. This shows the criteria to meet for whatever façade element may be selected:</p> <p>SELECTION OF MATERIALS – PLANNING AND DESIGN The relevant designer is required to ensure materials and components specified in – or attached there to - external walls meet the requirements of this Guideline. These requirements comprise compliance in accordance with any one or a number of the following methods: (A) Selection of materials suitable for use where non-combustible materials are required, limited to: i. Plasterboard. ii. Perforated gypsum lath with a normal paper finish. iii. Fibrous-plaster sheet. iv. Fibre-reinforced cement sheeting. v. Pre-finished metal sheeting having a combustible surface finish not exceeding 1 mm thickness and where the Spread-of-Flame Index of the product is not greater than 0. (B) BCA via compliance with the Performance Requirements limited to Verification Method CV3 including demonstrated compliance with all criteria of the AS 5113 Full Scale Façade Test. (C) BCA via demonstrated non-combustibility under Australian Standard 1530.1 – Method for fire tests on buildings materials, components and structures – Combustibility test for materials. Note: Composite assemblies, bonded laminates, or the like, cannot demonstrate compliance under Method (C).</p>	<p>Lodge modification application to condition A11 to recognise standard staged certification.</p>



		<p>In summary the products need to be non-combustible and comply with the BCA.</p> <p>Letter issued by Lendlease and accepted by the Certifying Authority dated 27.05.19 noting condition not applicable to CC1, to be satisfied under subsequent CC.</p>	
B19	<p>Prior to commencement of construction, 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.</p>	<p>Final design of outdoor lighting not finalised.</p> <p>Letter issued by Lendlease and accepted by the Certifying Authority dated 27.05.19 noting condition not applicable to CC1, to be satisfied under subsequent CC.</p>	<p>Lodge modification application to condition A11 to recognise standard staged certification.</p>
B28	<p>Prior to the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must:</p> <p>(a) be designed by a suitably qualified and experienced person(s);</p> <p>(b) be generally in accordance with the conceptual design in the EIS;</p> <p>(c) be in accordance with applicable Australian Standards; and</p> <p>(d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.</p>	<p>Final design of the operational stormwater management system not 100% finalised.</p> <p>Letter issued by Lendlease and accepted by the Certifying Authority dated 27.05.19 noting condition not applicable to CC1, to be satisfied under subsequent CC.</p> <p>Record of Compliance from Appropriately qualified person available.</p> <p>Civil Engineering Design Report 100% DD Report and relevant drawings File name: RCR-ACR-CIV-RPT-001[3] Prepared by: Acor Dated: 18 September 2018</p>	<p>Lodge modification application to condition A11 to recognise standard staged certification.</p>

<p>B30</p>	<p>Where the site is affected by groundwater or fluctuating water table (including during the course of construction), details are to be submitted to the satisfaction of the Certifying Authority demonstrating that the following requirements must be satisfied:</p> <p>(a)the design and construction of the basement level/s must preclude the need for dewatering after construction;</p> <p>(b)that part of the development that may be impacted by the water table must include a water proof retention system (i.e. a fully tanked structure) with adequate provision for future fluctuations of water table levels. (It is recommended that a minimum allowance for a water table variation of at least +/-1.0 metre beyond any expected fluctuation be provided). The actual water table fluctuation and fluctuation safety margin must be determined by a suitably qualified professional;</p> <p>(c)groundwater management systems shall be designed to transfer groundwater around, through or under the proposed development without a change in the range of the natural groundwater level fluctuations in the locality;</p> <p>(d)where an impediment to the natural flowpaths is created as a result of the nature of the construction methods utilised or the bulk of the below-ground structure, artificial drains such as perimeter drains and through drainage may be utilised. These systems may only be utilised where it can be demonstrated that the natural groundwater flow regime is restored both up-gradient and down-gradient of the site, without any adverse effects on surrounding property or infrastructure;</p> <p>(e)groundwater management systems:</p>	<p>Final design of basement is not 100% finalised.</p> <p>Letter issued by Lendlease and accepted by the Certifying Authority dated 27.05.19 noting condition not applicable to CC1, to be satisfied under subsequent CC.</p> <p>Record of Compliance from Appropriately qualified person available.</p> <p>Civil Engineering Design Report 100% DD Report and relevant drawings File name: RCR-ACR-CIV-RPT-001[3] Prepared by: Acor Dated: 18 September 2018</p>	<p>Lodge modification application to condition A11 to recognise standard staged certification.</p>
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	<p>(i)are to be designed to be easily maintained; and (ii)should have a design life of 100 years; and the basement level/s of the building must be designed by a structural engineer who is qualified and experienced in the design of structures below a water table.</p>		
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2.4.3 Previous Reports Actions

This Pre-Construction Compliance Report is the first Compliance Report as set out in Compliance Monitoring and Reporting Program. There are therefore no Previous Reports Actions.

3.0 INCIDENTS

A register of all incidents, as defined by the conditions of consent, is to be maintained with the following information:

- the cause and nature of the incident, the date it occurred and the date it was identified;
- location of the incident;
- how the incident was identified;
- the agency, or agencies to whom the incident was reported;
- details of any corrective and preventative action required by agencies and any undertaken by the proponent; and
- the response to the incident, including details of timing for undertaking such actions (i.e. that corrective and preventative action is not required, has commenced or is completed).

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

4.0 COMPLAINTS

A list or table of complaints received, as defined by the CoC, is to be maintained with the following information:

- the number of Complaints received; and
- a summary of the main areas of the complaint.

A statement must also be provided as to any emerging trends identified in complaints received and proposed action for addressing complaints or reducing the recurrence of complaints or that 'no further action is required'.

There have been 3 x Complaints received during this reporting period of June 2019 (to date).

Date of Complaint	Date of Response	Method of Complaint	Nature of Complaint	Project Response	Complaint Status
12/6/2019	12/06/2019	Email	Contractor parking in non-designated area.	Contractor vehicle relocated to approved parking area	Closed
12/06/2019	19/06/2019	Phone	Truck parking in non-designated area.	Vehicle confirmed as unrelated to the project	Closed
19/06/2019	19/06/2019	Phone	Surveyor line markings on Magill Street	Line markings as part of ongoing surveying work in Magill Street. Line marking from verge in front of residential property removed.	Closed

5.0 PRE CONSTRUCTION COMPLIANCE TABLE

Item	Condition	Timing	Secretary Approval Required?	Responsibility	Monitoring Methodology	Evidence/Comments	Compliance Status
Schedule 2							
PART A Administrative Controls							
Obligation to Minimise Harm to the Environment							
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	At all times	-	Note	Environmental monitoring, inspection/s, internal and independent audits, Management Plan and Management Plan Reviews, training, Record keeping systems for communications with Certifier/ Planning Secretary and other relevant 3rd party groups	Contained within current Management Plans and Sub-plans. Commitment that Management plans and Sub-plans will be complied with throughout the duration of works under this Consent, with evidence to be provided throughout works such as: Monitoring records, Site Inspection Records Environmental Action Registers, Incident reports, Management plan/s review tracking Audit results and close outs	Compliant
Terms of Consent							
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, Response to Submissions and Supplementary Information; and	At all times	-	Note	Environmental monitoring, inspection/s, internal and independent audits, Management Plan and Management Plan Reviews, training, Record	a) Prince of Wales Expansion Stage 1 - Pre-Construction Compliance Report (this Report) Refer to details contained within this table for Compliance to Conditions b) Record of written direction No directions received from the Planning Secretary to date c) Current Management plans and Sub-plans	Compliant



	(d) in accordance with the approved plans in the table stated in the DA Conditions:				keeping systems for communications with Certifier/ Planning Secretary and other relevant 3rd party groups	In accordance with the EIS and Response to Submissions d) Check of Current Plans Approved plans are in place for Construction	
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	Record Keeping System for communications with the Planning Secretary, Department of Planning Industry and Environment	No written directions received from the Planning Secretary to date. Record of Written direction. Record of implementation of any written direction and or response to written direction	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). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	At all times		Note	Review & cross check requirements	Noted	Compliant
Limits of Consent							
A5	This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	At all times up until 5 years after the consent lapses		Note	Check of consent date and date of construction commencement	Front page of SSD 9113 with date and evidence of date construction commenced. Note: 'Construction' as defined by SSD 9113	Compliant
Prescribed Conditions							
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	Plan and Management Plan Reviews, training, Record keeping systems for communications with Certifier/ Planning Secretary	a) Erection of Site Signage Photograph taken 22/05/2019 of Site Signage b) Residential building work – N/A c) Entertainment venues – N/A d) Signage for maximum number of persons – N/A e) Shoring and adjoining properties – N/A (no adjoining properties)	Compliant

					and other relevant 3rd party groups		
Planning Secretary as Moderator							
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	At all times		Note	Record Keeping System for communications with the Planning Secretary, Department of Planning Industry and Environment	No dispute identified to date. Record of written direction	Not Triggered
A8	Should endorsement/approval from the Coordinator General, Transport Coordination, or Sydney Light Rail Project Team within TfNSW, as required by conditions B36, B42, B48, or D11 of this consent, not be received within 30 days of consultation, the matter may be escalated by the Applicant to the Planning Secretary with evidence of consultation for approval, for endorsement/approval	At all times		Note	Record Keeping System for communications with the Planning Secretary, Department of Planning Industry and Environment and relevant agencies	No requirement to escalate matters to the Planning Secretary. No written directions received from the Planning Secretary to date. Record of written direction	Not Triggered.
Long Service Levy							
A9	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.	Staged Crown Certificate - Staged Construction Prior to construction CC1 – May 2019		Contractor	Levy Payment	Copy of Records/Certificates of Compliance as listed. CC1 LSL Payment File name: Receipt – Lendlease Prepared by: NSW Government Long Service Corporation Dated: 7 May 2019 To satisfaction of Certifying Authority Issuance by Certifying Authority of Crown Certificate 19/124846-3 dated 31 May 2019, for Piling, Bulk Excavation and OSD tank in ED Drop off (current LLB Scope of works).	Compliant
Legal Notices							
A10	Any advice or notice to the consent authority must be served on the Planning Secretary.	At all times		Note	Record Keeping System for communications with the Planning Secretary, Department of Planning Industry and Environment	No legal notice required to be severed on the Planning Secretary identified to date. Advice or Notice communications to the consent authority that show involvement with the Planning Secretary	Not Triggered
Evidence of Consultation							



A11	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		Contractor	Record keeping for communications with the Certifier. Record keeping for Communications with Council, Community, all agencies including Coordinator General, Transport Coordination, or Sydney Light Rail Project Team.	Letter from RRC dated 10 May 2019, following letter from Health Infrastructure dated 17 April regarding Civil and Stormwater Design, 2019, and these letters outlined the Part 5 approval process and the briefing that occurred with RCC which occurred / occurs on a regular basis.	Compliant
Staging, Combining and Updating Strategies, Plans and Programs							
A12	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).	Staged Crown Certificate - Staged Construction CC1 – May 2019 CC2 – August 2019 CC3 – January 2020 CC4 – April 2020	Y	Contractor	Record keeping for communications with the Certifier. Record keeping for communications with Planning Secretary	As agreed with DPIE, a modification is proposed to allow the conditions of consent to recognise that the development is to be built with staged certification.	Compliant
A13	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	Y	Note	Record keeping for communications with the Planning Secretary.	If approved, Communication record of Planning Secretary Approval	Compliant

A14	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.	Staged Crown Certificate - Staged Construction CC1 – May 2019 CC2 – August 2019 CC3 – January 2020 CC4 – April 2020	Y	Contractor	Filing Approvals issued by the Planning Secretary	If approved, Communication record of Planning Secretary Approval	Not Triggered
Design Modifications							
A15	No consent is granted for the opening of the eastern end of Magill Street for vehicular access to and from Hospital Road except to allow emergency ambulance access in cases where access via Botany Road is not available. The eastern end of Magill Street is to be closed with bollards. Details of the bollards, including their design and operation are to be developed in consultation with Council and submitted to the satisfaction of the Planning Secretary prior to installation.	Above Ground Construction		Contractor	Record keeping for communications with the Certifier. Record keeping for communications with Council and the Planning Secretary.	Trigger is prior to installation.	Not Triggered
A16	The Applicant must articulate and refine the building facades: to minimise the extent of unarticulated built form; to provide shading of glazing and reduce thermal gain where possible; and express and respond to the different functions of the hospital.	Above Ground Construction		Contractor	Record keeping for communications with the Certifier GANSW and the Planning Secretary	No trigger is identified, however DPIE and GANSW has been consulted on design refinements to date and will continue to be until resolved.	Not Triggered
A17	The Applicant must articulate and refine the south facing loading dock wall, to improve visual amenity for pedestrians using Magill Street and residents of Magill Street located opposite the site. This design must be submitted to the satisfaction of the Planning Secretary, prior to the commencement of construction of the loading dock.	Above Ground Construction		Contractor	Record keeping for communications with the Certifier and planning Secretary	Trigger is prior to commencement of the loading dock.	Not Triggered
A18	A screening structure (e.g. louvres or similar) is to be incorporated to the southern edge of the emergency department car park to minimise light spill from vehicles impacting on Magill Street residents. Details	Above Ground Construction		Contractor	Record keeping for communications with the Certifier and Planning Secretary	Trigger is prior to operation,	Not Triggered

	of the screening are to be submitted to the satisfaction of the Planning Secretary prior to the commencement of construction of the car park or landscaping works, whichever comes first. The screen structure is to be installed prior to operation.						
A19	The design is to include 'cool roofs' as described by the 'Urban Green Cover in NSW Technical Guidelines' (OEH 2015). Details demonstrating compliance are to be submitted to the Certifying Authority and the Planning Secretary prior to the commencement of above ground construction works.	Above Ground Construction		Contractor	Record keeping for communications with the Certifier and Planning Secretary.	Trigger is prior to above ground construction.	Not Triggered
Structural Adequacy							
A20	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. Notes: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.	At all times		Contractor	Application for construction and occupation certificates Engineering and Design Plan Reviews	Construction and Occupation Certificate issuance Document name: Design Certificate for Structural Works Prepared by: Enstruct Dated: 9 May 2019 To satisfaction of Certifying Authority Issuance by Certifying Authority of Crown Certificate Number 19/124846-3 31 May 2019, for Piling, Bulk Excavation and OSD tank (current LLB Scope of Works).	Compliant
External Walls and Cladding							
A21	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	At all times		Contractor	Record keeping for communications with the Certifier.	Refer to design guideline note 32 which requires product for external walls and cladding to be non-combustible and comply with the BCA. Letter issued by Lendlease and accepted by the Certifying Authority dated 27.05.19 noting condition not applicable to CC1, to be satisfied under subsequent CC.	Compliant
Applicability and Guidelines							
A22	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	Record Keeping System for communications with the Planning Secretary, Department	Management Plans/ Sub-plans Management Plans and Sub-plans e.g. Current CEMP May 2019 and Sub-plans, contain guidelines, AS and protocols as current to date of this Consent.	Compliant

					Management Plans/ Sub-plans	Record of Direction from the Planning Secretary No directions from the Planning Secretary issued under this to date	
A23	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	Monitoring or audit methodology statements	No directions from the Planning Secretary issued under this to date Monitoring reports Audit reports	Not triggered
Monitoring and Environmental Audits							
A24	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, Site audit report 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		Contractor	Monitoring or audit methodology statements	Monitoring Reports Audit Reports	Compliant
Access to Information							
A25	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;	Staged Crown Certificate - Staged Construction CC1 – May 2019 CC2 – August 2019		Contractor	Record keeping for communications with the Certifier.	Check of Website for public access to all the information and documents listed in A25. Web site: http://randwickcampusredevelopment.health.nsw.gov.au/Projects/Acute-services-building/SSD-Documentation Website review and content meets requirements of A25.	Compliant



	<ul style="list-style-type: none"> (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 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 <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>	<p>CC3 – January 2020 CC4 – April 2020</p>					
Compliance							
A26	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		Note	Instruction to comply with conditions include in minor contract template Consent Conditions included in Induction presentation.	<p>Main Contract Requires LLB to comply with all conditions of consent under SSD9113.</p> <p>Template for contracts Check of Minor Works Contract: Contains instruction that all works to be carried in accordance with Project SSD Conditions of Consent and other Project Approvals.</p> <p>Induction content This Induction to meet CoC A21 for all workers on the project.</p>	Compliant



Advisory Notes							
AN1	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		Noted	
PART B Prior to Commencement of Construction							
Notification of Commencement							
B1	The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	Prior to Construction		Contractor	Record Keeping System for communications with the Department.	Record and date check of Written notification to the Department (for Prior to Construction/ commencement of physical work). Email to DPIE (then DPE) dated 14 June 2019.	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.			Contractor	Record keeping	Noted	Not triggered
Certified Drawings							
B3	Prior to the commencement of 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		Consultant	Copy of records / certificates of Compliance. Record Keeping for communications with the certifier.	Copy of Records/Certificates of Compliance as listed. File name: 190501 – Randwick Hospital ASB Redevelopment – Structural Design Certification for CC1 Prepared by: enstruct Dated: 3 May 2019 To satisfaction of Certifying Authority Issuance by Certifying Authority of Crown Certificate 19/124846-3 dated 31 May 2019, for Piling, Bulk Excavation and OSD tank in ED Drop off (current LLB Scope of works).	Compliant
External Walls and Cladding							
B4	Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use or 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.	Prior to Construction		Contractor	Record keeping for communications with the Certifier.	Letter issued by Lendlease and accepted by the Certifying Authority dated 27.05.19 noting condition not applicable to CC1, to be satisfied under subsequent CC.	Non-Compliant



B5	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.	Prior to Construction		Contractor	Record Keeping for communications with the Planning Secretary	Final product for external walls and cladding not finalised.	Not triggered
Protection of Public and Private Property and Infrastructure							
B6	<p>(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;</p> <p>(b) prepare a dilapidation report identifying the condition of all public infrastructure near the site (including roads, gutters and footpaths);</p> <p>(c) prepare a dilapidation report identifying the condition of all adjoining and nearby premises including the residences on the south side of Magill Street and the heritage item located at 4 Hay Street, Randwick;</p> <p>(d) prepare a report by a professional engineer detailing the proposed methods of excavation, shoring or pile construction, including details of potential vibration emissions, and demonstrating the suitability of the proposed methods of construction to overcome any potential damage to nearby premises including the residences on the south side of Magill Street and the heritage item at no.4 Hay Street, Randwick.</p> <p>(e) submit a copy of the dilapidation report and engineers report to the Certifying Authority and Council.</p>	<p>Prior to Construction</p> <p>CC1 – May 2019</p>		Contractor	<p>Record Keeping for Consultation/ Communications with Service Owners/ Providers</p> <p>Record Keeping for communications with the Certifier</p> <p>Record Keeping System for communications with the Planning Secretary and Council</p> <p>Record Keeping for communications with the certifier.</p>	<p>Copy of Records/Certificates of Compliance as listed.</p> <p>File name: 190531 – RCR ASB Vibration Limits Prepared by: enstruct Dated: 31 May 2019</p> <p>File name: 4 Hay Street Randwick Prepared by: James Townsend Dilapidation Surveys Dated: 10 May 2019</p> <p>File name: 3 Magill Street Randwick Prepared by: James Townsend Dilapidation Surveys Dated: 4 November 2018</p> <p>File name: 40 Botany Street Kensington Prepared by: James Townsend Dilapidation Surveys Dated: 26 February 2019</p> <p>File name: High Street Randwick Light Rail Prepared by: James Townsend Dilapidation Surveys Dated: 26 February 2019</p> <p>File name: I Magill Street Randwick Prepared by: James Townsend Dilapidation Surveys Dated: 24 August 2018</p> <p>File name: 5 Magill Street Randwick Prepared by: James Townsend Dilapidation Surveys Dated: 24 August 2018</p> <p>File name: 7 Magill Street Randwick</p>	Compliant



						<p>Prepared by: James Townsend Dilapidation Surveys Dated: 24 August 2018</p> <p>File name: 9 Magill Street Randwick Prepared by: James Townsend Dilapidation Surveys Dated: 13 August 2018</p> <p>File name: 11 Magill Street Randwick Prepared by: James Townsend Dilapidation Surveys Dated: 13 August 2018</p> <p>File name: 13 Magill Street Randwick Prepared by: James Townsend Dilapidation Surveys Dated: 13 August 2018</p> <p>File name: 15 Magill Street Randwick Prepared by: James Townsend Dilapidation Surveys Dated: 13 August 2018</p> <p>File name: 103 Botany Street Randwick Prepared by: James Townsend Dilapidation Surveys Dated: 29 August 2018</p> <p>File name: POWH Road Survey Prepared by: James Townsend Dilapidation Surveys Dated: 20 September 2018</p> <p>To satisfaction of Certifying Authority Issuance by Certifying Authority of Crown Certificate 19/124846-3 dated 31 May 2019, for Piling, Bulk Excavation and OSD tank in ED Drop off (current LLB Scope of works).</p>	
Security Deposit							
B7	Prior to the commencement of construction, a damage / civil works security deposit of \$50,000 must be paid to Council, as security for making good any damage	Prior to Construction		Consultant	Copy of records / certificates of Compliance.	Copy of Records/Certificates of Compliance as listed.	Compliant



	caused to the roadway, footway, verge or any public place; and as security for completing any public work; and for remedying any defect on such public works, in accordance with section 4.17(6) of the Environmental Planning and Assessment Act 1979.	CC1 – May 2019			Record Keeping for communications with the certifier.	File name: 190520 – Randwick City Council Receipt for Security Deposit Prepared by: Stamped by Randwick City Council Dated: 20 May 2019 To satisfaction of Certifying Authority Issuance by Certifying Authority of Crown Certificate 19/124846-3 dated 31 May 2019, for Piling, Bulk Excavation and OSD tank in ED Drop off (current LLB Scope of works).	
B8	The damage/civil works security deposit is refundable upon a satisfactory inspection by Council upon the completion of the civil works which confirms that there has been no damage to Council's infrastructure.			Note	Note	Note	Not triggered
B9	The Applicant is also requested to advise Council in writing and/or photographs of any signs of existing damage to the Council roadway, footway, or verge prior to the commencement of any building/demolition works.	Prior to Construction		Contractor	Record keeping for communications with the Certifier and Council	Provided to Council on USB 30 May 2019 To satisfaction of Certifying Authority Issuance by Certifying Authority of Crown Certificate 19/124846-3 dated 31 May 2019, for Piling, Bulk Excavation and OSD tank in ED Drop off (current LLB Scope of works).	Complaint
Contamination							
B10	Prior to commencement construction, the Applicant must prepare a Contamination Management Protocol to the satisfaction of a NSW EPA Accredited Site Auditor which identifies how concurrent remediation and construction activities will be managed on site which: (a) includes procedures to differentiate between the handling of contaminated soil/material and construction material to ensure clear separation of handling; (b) includes procedures to differentiate between the handling and transport of contaminated soil and construction materials to and from the site ensure clear separation of handling; and (c) includes a procedure for recording the volume and type of contaminated material leaving the site and its destination.	Prior to Construction		Contractor	Copy of records / certificates of Compliance. Record Keeping for communications with the certifier.	Copy of Records/Certificates of Compliance as listed. Remediation Action Plan File name: 72505.14.R002.Rev4.RAP (1) Prepared by: Douglas Partners Dated: February 2019 Sampling and Analysis Quality Plan for Data gap and Waste Classification Investigation File name: 72505.15.R003.DftB.Randwick SAQP Prepared by: Douglas Partners Dated: February 2019 Randwick Campus Redevelopment Interim Audit Advice #4: Douglas Partners Site Investigation File name: S16895_LET04_February2019 (2) Prepared by: Senversa Dated: 22 February 2019 EPA Site Audit Statement	Compliant



						<p>File name: S16895_SAS_JC-NSW26a_27February2019 Prepared by: Senversa Dated: 27 February 2019</p> <p>To satisfaction of Certifying Authority Issuance by Certifying Authority of Crown Certificate 19/124846-3 dated 31 May 2019, for Piling, Bulk Excavation and OSD tank in ED Drop off (current LLB Scope of works).</p>	
Unexpected Contamination Procedure							
B11	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 B33 and must ensure any material identified as contaminated must be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site.	Prior to Construction		Contractor	<p>Copy of records / certificates of Compliance.</p> <p>Record Keeping for communications with the certifier.</p>	<p>Copy of Records/Certificates of Compliance as listed.</p> <p>File name: Unexpected Finds Protocol – extract from CEMP Prepared by: Lendlease Dated: May 2019</p> <p>To satisfaction of Certifying Authority Issuance by Certifying Authority of Crown Certificate 19/124846-3 dated 31 May 2019, for Piling, Bulk Excavation and OSD tank in ED Drop off (current LLB Scope of works).</p>	Compliant
B12	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Prior to commencement of utilities works		Contractor	Record keeping for communications with the Certifier.	<p>Utility work are not currently proposed.</p> <p>Note: Design is ongoing. Current SoW with LLB includes Piling, Bulk Excavation and OSD tank in ED Drop off.</p> <p>Lendlease recognises this requirement and will ensure that it is complied with through the duration of the project</p>	Not triggered
Utilities and Services							
B13	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 commencement of above ground works		Contractor	Record keeping for communications with the Certifier.	Trigger is above ground works	Not triggered
Community and Communication Strategy							

<p>B14</p>	<p>A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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. 	<p>Prior to Construction CC1 – May 2019</p>	<p>Y</p>	<p>Contractor / Principal / LHD</p>	<p>Copy of records / certificates of Compliance. Record Keeping for communications with the certifier.</p>	<p>Copy of Records/Certificates of Compliance as listed. File name: Community Communication Strategy Template – RCR Project Communications 240419 Prepared by: Health Infrastructure Dated: April 2019 DPE Approval Letter File name: prince of Wales Hospital Stage 1 – Community Communication Strategy Prepared by: DPE Dated: 5 June 2019 To satisfaction of Certifying Authority Issuance by Certifying Authority of Crown Certificate 19/124846-3 dated 31 May 2019, for Piling, Bulk Excavation and OSD tank in ED Drop off (current LLB Scope of works).</p>	<p>Compliant</p>
<p>B15</p>	<p>The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than two weeks before the commencement of any work.</p>	<p>Prior to Construction CC1 – May 2019</p>	<p>Y</p>	<p>Contractor / Principal / LHD</p>	<p>Copy of records / certificates of Compliance. Record Keeping for communications with the certifier.</p>	<p>Copy of Records/Certificates of Compliance as listed. File name: Community Communication Strategy Template – RCR Project Communications 240419 Prepared by: Health Infrastructure Dated: April 2019 DPE Approval Letter File name: prince of Wales Hospital Stage 1 – Community Communication Strategy Prepared by: DPE</p>	<p>Compliant</p>



						Dated: 5 June 2019	
B16	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.	Prior to Construction CC1 – May 2019	Y	HI/LHD	Copy of records / certificates of Compliance. Record Keeping for communications with the certifier.	<p>To satisfaction of Certifying Authority Issuance by Certifying Authority of Crown Certificate 19/124846-3 dated 31 May 2019, for Piling, Bulk Excavation and OSD tank in ED Drop off (current LLB Scope of works).</p> <p>Copy of Records/Certificates of Compliance as listed.</p> <p>File name: Community Communication Strategy Template – RCR Project Communications 240419 Prepared by: Health Infrastructure Dated: April 2019</p> <p>DPE Approval Letter File name: prince of Wales Hospital Stage 1 – Community Communication Strategy Prepared by: DPE Dated: 5 June 2019</p> <p>To satisfaction of Certifying Authority Issuance by Certifying Authority of Crown Certificate 19/124846-3 dated 31 May 2019, for Piling, Bulk Excavation and OSD tank in ED Drop off (current LLB Scope of works).</p>	Compliant
Aboriginal Cultural Heritage							
B17	In accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report, prepared by Mary Dallas Consulting Archaeologists, dated October 2018: (a) prior to the commencement of demolition or earthworks within the subject land, a limited program of investigations be undertaken inclusive of machine trenching and manual excavation as outlined in Section 5.3 across the subject land. The work should be undertaken by a qualified archaeologist and representatives of engaged Registered Aboriginal Parties. These initial archaeological test excavations should be undertaken in accessible portions of the subject	Prior to Construction CC1 – May 2019		Contractor / Principal / LHD	Copy of records / certificates of Compliance. Record Keeping for communications with the certifier.	<p>Copy of Records/Certificates of Compliance as listed.</p> <p>Email confirmation of Site Clearance post completion of test pit investigations File name: 190521_Email confirmation of Archaeological Site Clearance Prepared by: Mary Dallas Dated: 21 May 2019</p> <p>Test Pit investigation locations File name: Additional Test Pit Locations - HCV046 and RCR Level B2 Floor Plan Prepared by: Mary Dallas</p>	Compliant



	<p>land, in order to determine the presence/absence of any Aboriginal archaeological remains within surviving archaeologically sensitive dune deposits;</p> <p>(b) archaeological monitoring of the removal of all-natural soil profiles are to be undertaken. This is to include relevant earthworks conducted during the demolition and/or construction phases of the proposal, geotechnical investigations and historical archaeological investigations;</p> <p>(c) any Aboriginal archaeological monitoring, test or salvage excavations should be designed and developed with reference to any historical archaeological requirements and approvals;</p> <p>(d) final management of any retrieved Aboriginal archaeological remains, and recommendations relating to any Aboriginal archaeological deposit which may exist within the subject land, will be made in conjunction with Registered Aboriginal Parties to the current assessment on completion of the proposed Aboriginal archaeological test excavations and monitoring and be documented in an updated Aboriginal Cultural Heritage Assessment report; and</p> <p>(e) one copy of this report should be forwarded to all Registered Aboriginal Parties, the Certifying Authority, OEH and the Planning Secretary, within six months of completion of the test excavations and monitoring.</p>					<p>Dated: March 2019</p> <p>Final report to be submitted within 6 months of completion of investigations.</p> <p>To satisfaction of Certifying Authority Issuance by Certifying Authority of Crown Certificate 19/124846-3 dated 31 May 2019, for Piling, Bulk Excavation and OSD tank in ED Drop off (current LLB Scope of works).</p>	
Ecologically Sustainable Development							
B18	<p>Within six 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.</p>	<p>Above Ground Construction</p>	<p>Y</p>	<p>Contractor</p>	<p>Record Keeping for communications with the Certifier OR Record Keeping for communications with the Planning Secretary, Department</p>	<p>Trigger is within 6 months of commencement of construction.</p>	<p>Not triggered</p>
Outdoor Lighting							



B19	Prior to commencement of construction, 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		Contractor	Record keeping for communications with the Certifier.	Outdoor lighting design not 100% finalised. Letter issued by Lendlease and accepted by the Certifying Authority dated 27.05.19 noting condition not applicable to CC1, to be satisfied under subsequent CC.	Non-Compliant
Access for People with Disabilities							
B20	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		Contractor	Record keeping for communications with the Certifier.	Note: Design is ongoing. Current SoW with LLB includes Piling, Bulk Excavation and OSD tank in ED Drop off. Lendlease recognises this requirement and will ensure that it is complied with through the duration of the project Letter issued by Lendlease and accepted by the Certifying Authority dated 27.05.19 noting condition not applicable to CC1, to be satisfied under subsequent CC. Evidence of requirements are referenced on any certified plans. To be provided or statement included in Access Compliance Letter	Not triggered
Stormwater, Drainage and Flood Management							
B21	The proposed development is defined as a "Critical Facility" and the habitable floor levels and openings into the structure must comply with the flood planning levels as described in Appendix P of the EIS – Civil Report prepared by enstruct, dated May 2018. Prior to the commencement of above ground construction, certification from a qualified engineer demonstrating the floor levels of the development are compliant with this report is to be submitted to the satisfaction of the Certifying Authority.	Above Ground Construction		Contractor	Record keeping for communications with the Certifier.	Trigger is above ground construction.	Not triggered
B22	The ground floor level of the proposed development (as a minimum) shall be designed to structurally withstand hydrostatic pressure/stormwater inundation from floodwater during the probable maximum flood	Prior to Construction		Contractor	Record keeping for communications with the Certifier.	File name: 190501 – Randwick Hospital ASB Redevelopment – Structural Design Certification for CC1 Prepared by: enstruct	Complaint



	(PMF) event as defined in the Floodplain Management Manual (New South Wales Government, January 2001). Prior to the commencement of construction, certification from a qualified structural engineering demonstrating compliance shall be submitted to the satisfaction of the Certifying Authority					Dated: 3 May 2019	
B23	The building, including building footings, are to be designed to ensure that they will not be adversely affected by stormwater, floodwater and/or the water table. Prior to the commencement of construction, certification from a qualified structural engineering demonstrating compliance shall be submitted to the satisfaction of the Certifying Authority.	Prior to Construction		Contractor	Record keeping for communications with the Certifier.	Copy of Records/Certificates of Compliance as listed. File name: 190501 – Randwick Hospital ASB Redevelopment – Structural Design Certification for CC1 Prepared by: enstruct Dated: 3 May 2019	Complaint
B24	All proposed footings located adjacent to existing or proposed drainage easements shall either be founded on rock, or extended below a 30 degree line taken from the level of the pipe invert at the edge of the drainage reserve/easement (angle of repose). Prior to the commencement of construction, certification from a qualified structural engineering demonstrating compliance shall be submitted to the satisfaction of the Certifying Authority	Prior to Construction		Contractor	Record keeping for communications with the Certifier.	Copy of Records/Certificates of Compliance as listed. File name: 190501 – Randwick Hospital ASB Redevelopment – Structural Design Certification for CC1 Prepared by: enstruct Dated: 3 May 2019 To satisfaction of Certifying Authority Issuance by Certifying Authority of Crown Certificate 19/124846-3 dated 31 May 2019, for Piling, Bulk Excavation and OSD tank in ED Drop off (current LLB Scope of works).	Complaint
B25	The footings must be inspected by the Applicant's engineer to ensure that these footings are either founded on rock or extend below the "angle of repose". Documentary evidence of compliance with this condition is to be submitted to the Certifying Authority prior to proceeding to the subsequent stages of construction.	During Construction		Contractor	Inspection by LLB nominated engineer Record keeping for communications with the Certifier.	Inspections haven't been required to date.	Not triggered
B26	Prior to commencement of above ground construction works, a strategy for the management of drainage and overland flow through and/or around the site during construction is to be prepared in consultation with Council and submitted to the satisfaction of the Certifying Authority. A copy of the strategy and	Above Ground Construction		Contractor	Record keeping for communications with the Certifier.	Trigger is above ground construction.	Not triggered

	Council's comments are also to be submitted to the Planning Secretary.						
B27	The strategy required by condition B26 must make provision for the existing stormwater drainage system in Eurimbla Avenue (or an equivalent capacity system) to remain in operation until such time as the new drainage system is constructed and operational to Council's satisfaction.	Above Ground Construction		Contractor	Record keeping for communications with the Certifier.	Note: Design is ongoing. Current SoW with LLB includes Piling, Bulk Excavation and OSD tank in ED Drop off. Trigger is above ground construction.	Not triggered
B28	Prior to the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must: (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the EIS; (c) be in accordance with applicable Australian Standards; and (d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.	Prior to Construction		Contractor	Record keeping for communications with the Certifier.	Note: Design is ongoing. Current SoW with LLB includes Piling, Bulk Excavation and OSD tank in ED Drop off. Letter issued by Lendlease and accepted by the Certifying Authority dated 27.05.19 noting condition not applicable to CC1, to be satisfied under subsequent CC. Record of Compliance from Appropriately qualified person available. Civil Engineering Design Report 100% DD Report and relevant drawings File name: RCR-ACR-CIV-RPT-001[3] Prepared by: Acor Dated: 18 September 2018	Non-Compliant
Groundwater							
B29	A report must be obtained from a qualified, experienced hydrogeological engineer, which provides an assessment of the site and the potential impact of groundwater (including seepage flows) and the water table upon the development, and measures to be implemented to effectively manage groundwater where affected. The report is to be submitted to the satisfaction of the Certifying Authority.	Prior to Construction CC1 – May 2019		Contractor	Groundwater Report Copy of records / certificates of Compliance. Record Keeping for communications with the certifier.	Copy of Records/Certificates of Compliance as listed. File name: 72505.13.R.011.Rev0.DMP - De Watering Management Plan Prepared by: Douglas Partners Dated: March 2019 To satisfaction of Certifying Authority Issuance by Certifying Authority of Crown Certificate 19/124846-3 dated 31 May 2019, for Piling, Bulk Excavation and OSD tank in ED Drop off (current LLB Scope of works).	Compliant
B30	Where the site is affected by groundwater or fluctuating water table (including during the course of construction), details are to be submitted to the	Prior to Construction		Contractor	Design Drawings	Basement design not 100% finalised	Non-complaint



	<p>satisfaction of the Certifying Authority demonstrating that the following requirements must be satisfied:</p> <ul style="list-style-type: none"> (a) the design and construction of the basement level/s must preclude the need for dewatering after construction; (b) that part of the development that may be impacted by the water table must include a water proof retention system (i.e. a fully tanked structure) with adequate provision for future fluctuations of water table levels. (It is recommended that a minimum allowance for a water table variation of at least +/-1.0 metre beyond any expected fluctuation be provided). The actual water table fluctuation and fluctuation safety margin must be determined by a suitably qualified professional; (c) groundwater management systems shall be designed to transfer groundwater around, through or under the proposed development without a change in the range of the natural groundwater level fluctuations in the locality; (d) where an impediment to the natural flowpaths is created as a result of the nature of the construction methods utilised or the bulk of the below-ground structure, artificial drains such as perimeter drains and through drainage may be utilised. These systems may only be utilised where it can be demonstrated that the natural groundwater flow regime is restored both up-gradient and down-gradient of the site, without any adverse effects on surrounding property or infrastructure; (e) groundwater management systems: <ul style="list-style-type: none"> (i) are to be designed to be easily maintained; and (ii) should have a design life of 100 years; and (f) the basement level/s of the building must be designed by a structural engineer who is qualified and experienced in the design of structures below a water table. 				<p>Record keeping for communications with the Certifier.</p>	<p>Note: Design is ongoing. Current SoW with LLB includes Piling, Bulk Excavation and OSD tank in ED Drop off.</p> <p>Letter issued by Lendlease and accepted by the Certifying Authority dated 27.05.19 noting condition not applicable to CC1, to be satisfied under subsequent CC.</p>	
B31	<p>In the event of the development being modified in a manner that changes building/structural loads or alters the basement design, a suitably qualified and</p>	<p>Note</p>		<p>Contractor</p>	<p>Certification from a structural engineer</p>	<p>Design not 100% finalised.</p>	<p>Not triggered</p>



	experienced structural engineer must certify that the design of the basement remains adequate for the site conditions.				Record keeping for communications with the Certifier.	Note: Design is ongoing. Current SoW with LLB includes Piling, Bulk Excavation and OSD tank in ED Drop off.	
Environmental Management Plan Requirements							
B32	<p>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <ul style="list-style-type: none"> (a) detailed baseline data; (b) details of: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (i) incident and any non-compliance (specifically including any exceedance of 	Note		Contractor		Lendlease recognises this requirement and will ensure that it is complied with through the duration of the project	Compliant



	<p>the impact assessment criteria and performance criteria);</p> <p>(ii) complaint;</p> <p>(iii) failure to comply with statutory requirements; and</p> <p>(h) a protocol for periodic review of the plan.</p>						
Construction Environmental Management Plan							
B33	<p>The Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following:</p> <p>(a) Details of:</p> <p>(i) hours of work;</p> <p>(ii) 24-hour contact details of site manager;</p> <p>(iii) management of dust and odour to protect the amenity of the neighbourhood;</p> <p>(iv) stormwater control and discharge;</p> <p>(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>(vi) groundwater management plan including measures to prevent groundwater contamination;</p> <p>(vii) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting;</p> <p>(viii) community consultation and complaints handling;</p> <p>(ix) measures to ensure the ongoing safe operation of the existing helipad on the site identified in the review undertaken in accordance with Condition B49;</p> <p>(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B35);</p> <p>(c) Construction Noise and Vibration Management Sub-Plan (see condition B37);</p> <p>(d) Construction Waste Management Sub-Plan (see condition B38);</p> <p>(e) Construction Soil and Water Management Sub-Plan (see condition B39);</p> <p>(f) Aboriginal Cultural Heritage Management Sub-Plan (see condition B40);</p> <p>(g) Flood Emergency Response (see condition B41);</p>	<p>Prior to Construction</p> <p>CC1 – May 2019</p>		<p>Contractor</p>	<p>Copy of records / certificates of Compliance.</p> <p>Record Keeping for communications with the certifier.</p>	<p>Copy of Records/Certificates of Compliance as listed.</p> <p>File name: CEMP Subplan_Main Works_May 2019_v01 Prepared by: Lendlease Dated: May 2019</p> <p>File name: EHS Management Plan_RCR_v4.2 190204_Signed Prepared by: Lendlease Dated: February 2019</p> <p>To satisfaction of Certifying Authority Issuance by Certifying Authority of Crown Certificate 19/124846-3 dated 31 May 2019, for Piling, Bulk Excavation and OSD tank in ED Drop off (current LLB Scope of works).</p>	<p>Compliant</p>



	<ul style="list-style-type: none"> (h) an unexpected finds protocol for contamination and associated communications procedure; (i) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communication procedure; (j) 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; and 						
B34	The Applicant must not commence construction of the development until the CEMP is submitted to the satisfaction of the Certifying Authority and a copy submitted to the Planning Secretary.	<p>Prior to Construction</p> <p>CC1 – May 2019</p>		Contractor	<p>Copy of records / certificates of Compliance.</p> <p>Record Keeping for communications with the certifier.</p>	<p>Copy of Records/Certificates of Compliance as listed.</p> <p>File name: CEMP Subplan_Main Works_May 2019_v01 Prepared by: Lendlease Dated: May 2019</p> <p>File name: EHS Management Plan_RCR_v4.2 190204_Signed Prepared by: Lendlease Dated: February 2019</p> <p>To satisfaction of Certifying Authority Issuance by Certifying Authority of Crown Certificate 19/124846-3 dated 31 May 2019, for Piling, Bulk Excavation and OSD tank in ED Drop off (current LLB Scope of works).</p> <p>Sent to Planning Secretary 1/07/2019 via HI secure file transfer.</p>	Compliant
B35	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared in consultation with the Sydney Coordination Office and Sydney Light Rail team within TfNSW and RMS. The CTPMSP must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced person(s); (b) specify: <ul style="list-style-type: none"> (i) location of the proposed work zone/s; (ii) location of any crane; (iii) details of any lane or road closures; (iv) construction hours; and 	<p>Prior to Construction</p> <p>CC1 – May 2019</p>		Contractor	<p>Copy of records / certificates of Compliance.</p> <p>Record Keeping for communications with the certifier.</p>	<p>Copy of Records/Certificates of Compliance as listed.</p> <p>File name: CTPM Subplan_Main Works_May 2019_v05 Prepared by: Lendlease Dated: May 2019</p> <p>To satisfaction of Certifying Authority Issuance by Certifying Authority of Crown Certificate 19/124846-3 dated 31 May 2019, for</p>	Compliant

	<ul style="list-style-type: none"> (v) construction program; (c) detail size and type of construction vehicles including a swept path analysis demonstrating no encroachment into oncoming traffic lanes; (d) haulage and heavy vehicle routes including marshalling area/s and operations to ensure no heavy vehicle queuing prior to site entry; (e) estimated number of construction vehicle movements including measures to significantly minimise the number of movements during the defined peak traffic periods; (f) construction vehicle access arrangements noting that construction vehicles shall not use High Street without prior approval of the Sydney Coordination Office within TfNSW and RMS; (g) measures to avoid construction worker vehicle movements within the vicinity of the precinct, including any off-site construction worker parking location/s away from the precinct and operation; (h) location and operation of a pick-up/drop-off zone of adequate length on Hospital Road for the Sydney Children's Hospital. Pedestrian access to the zone should be maintained at all times; (i) identify cumulative construction impacts of projects including the Sydney Light Rail Project, University of New South Wales, Inglis Stables and surrounding new residential developments; (j) identify and reference existing Construction Pedestrian and Traffic Management Plans (CPTMPs) for developments within or around the site to ensure that coordination of work activities are managed to minimise the impacts on the road network; (k) consideration of potential impacts on general traffic, cyclists, pedestrians, bus services and light rail construction and operation within the vicinity of the site; (l) detail the duration of impacts and identify mitigation measures that are to be implemented to mitigate impacts on general traffic, Sydney Light Rail construction and operation, bus 					<p>Piling, Bulk Excavation and OSD tank in ED Drop off (current LLB Scope of works).</p>	
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	<p>operations, pedestrians and cyclists, and ensure road safety and network efficiency during construction;</p> <p>(m) include a Driver Code of Conduct to:</p> <p>(i) minimise the impacts of earthworks and construction on the local and regional road network;</p> <p>(ii) minimise conflicts with other road users;</p> <p>(iii) minimise road traffic noise; and</p> <p>(iv) ensure truck drivers use specified routes;</p> <p>(n) include a program to monitor the effectiveness of these measures;</p> <p>(o) consultation strategy for liaison with surrounding stakeholders; and</p> <p>(p) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.</p>						
B36	<p>A copy of the final CTPMSP is to be submitted to the Coordinator General, Transport Coordination for endorsement, prior to the commencement of any work.</p>	<p>Prior to Construction</p> <p>CC1 – May 2019</p>		<p>Contractor</p>	<p>Copy of records / certificates of Compliance.</p> <p>Record Keeping for communications with the certifier.</p>	<p>Copy of Records/Certificates of Compliance as listed.</p> <p>File name: 190531_TfNSW Endorsement Email Prepared by: Lendlease Dated: 31 May 2019</p> <p>To satisfaction of Certifying Authority Issuance by Certifying Authority of Crown Certificate 19/124846-3 dated 31 May 2019, for Piling, Bulk Excavation and OSD tank in ED Drop off (current LLB Scope of works).</p>	<p>Compliant</p>
B37	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced noise expert;</p> <p>(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</p> <p>(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p> <p>(d) include strategies that have been developed with the community for managing high noise generating works;</p>	<p>Prior to Construction</p> <p>CC1 – May 2019</p>		<p>Contractor</p>	<p>Copy of records / certificates of Compliance.</p> <p>Record Keeping for communications with the certifier.</p>	<p>Copy of Records/Certificates of Compliance as listed.</p> <p>File name: Appendix G_Noise and Vibration Impact Assessment Prepared by: Acoustic Studio Dated: August 2018</p> <p>To satisfaction of Certifying Authority Issuance by Certifying Authority of Crown Certificate 19/124846-3 dated 31 May 2019, for Piling, Bulk Excavation and OSD tank in ED Drop off (current LLB Scope of works).</p>	<p>Compliant</p>

	<p>(e) describe the community consultation undertaken to develop the strategies in condition B37(d); and</p> <p>(f) include a complaints management system that would be implemented for the duration of the construction.</p>						
B38	<p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:</p> <p>(a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;</p> <p>(b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.</p>	<p>Prior to Construction</p> <p>CC1 – May 2019</p>		Contractor	<p>Copy of records / certificates of Compliance.</p> <p>Record Keeping for communications with the certifier.</p>	<p>Copy of Records/Certificates of Compliance as listed.</p> <p>File name: ASB Waste Management Plan_Final Rev 3_SZ Prepared by: Lendlease Dated: March 2018</p> <p>To satisfaction of Certifying Authority Issuance by Certifying Authority of Crown Certificate 19/124846-3 dated 31 May 2019, for Piling, Bulk Excavation and OSD tank in ED Drop off (current LLB Scope of works).</p>	Compliant
B39	<p>The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <p>(a) be prepared by a suitably qualified expert, in consultation with Council;</p> <p>(b) describe all erosion and sediment controls to be implemented during construction;</p> <p>(c) include an Acid Sulfate Soils Management Plan, if required, including measures for the management, handling, treatment and disposal of acid sulfate soils, including monitoring of water quality at acid sulfate soils treatment areas.</p> <p>(d) 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);</p> <p>(e) detail all off-Site flows from the Site; and</p> <p>(f) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI).</p>	<p>Prior to Construction</p> <p>CC1 – May 2019</p>		Contractor	<p>Copy of records / certificates of Compliance.</p> <p>Record Keeping for communications with the certifier.</p>	<p>Copy of Records/Certificates of Compliance as listed.</p> <p>File name: Management Plan - Construction Soil & Water_RCR_2.2 190321 Prepared by: Lendlease Dated: March 2019</p> <p>File name: Management Plan - Stormwater and Erosion_RCR_2.2 190321 Prepared by: Lendlease Dated: March 2019</p> <p>To satisfaction of Certifying Authority Issuance by Certifying Authority of Crown Certificate 19/124846-3 dated 31 May 2019, for Piling, Bulk Excavation and OSD tank in ED Drop off (current LLB Scope of works).</p> <p>Letter from RRC dated 10 May 2019, following letter from Health Infrastructure dated 17 April regarding Civil and Stormwater Design, 2019, and these letters outlined the Part 5 approval process</p>	Compliant

						and the briefing that occurred with RCC which occurred / occurs on a regular basis.	
B40	<p>The Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced expert in consultation with the Registered Aboriginal Parties; (b) incorporate the recommendations of the Aboriginal Cultural Heritage Assessment Report, prepared by Mary Dallas Consulting Archaeologists, dated October 2018; and (c) be submitted to the satisfaction of the Planning Secretary prior to construction of any part of the development. 	<p>Prior to Construction</p> <p>CC1 – May 2019</p>	Y	Contractor	<p>Copy of records / certificates of Compliance.</p> <p>Record Keeping for communications with the certifier.</p>	<p>Copy of Records/Certificates of Compliance as listed.</p> <p>File name: MDCA Sub Management Plan 2018 June Recommendations included Prepared by: Mary Dallas Dated: June 2019</p> <p>DPE Approval File name Condition B40 - ACHMSP - signed approval letter Prepared by: DPE Dated: June 2019</p> <p>To satisfaction of Certifying Authority Issuance by Certifying Authority of Crown Certificate 19/124846-3 dated 31 May 2019, for Piling, Bulk Excavation and OSD tank in ED Drop off (current LLB Scope of works).</p>	Compliant
B41	<p>The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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. 	<p>Prior to Construction</p> <p>CC1 – May 2019</p>		Contractor	<p>Copy of records / certificates of Compliance.</p> <p>Record Keeping for communications with the certifier.</p>	<p>Copy of Records/Certificates of Compliance as listed.</p> <p>File name: Emergency Response Plan_RCR_v2.4 190603 Prepared by: Lendlease Dated: June 2019</p> <p>File name: L.B23176.014 Randwick Campus A SB Project Prepared by: BMT Dated: 27 May 2019</p> <p>File name: R.B23176.001.02.Summary Flood Report_Optimised Prepared by: BMT Dated: October 2018</p> <p>To satisfaction of Certifying Authority Issuance by Certifying Authority of Crown Certificate 19/124846-3 dated 31 May 2019, for</p>	Compliant



						Piling, Bulk Excavation and OSD tank in ED Drop off (current LLB Scope of works).	
Construction Worker Transportation Strategy							
B42	The Applicant shall prepare a Construction Worker Transportation Strategy (CWTS) in consultation with the Sydney Coordination Office within TfNSW and Roads and Maritime Services. The Applicant shall submit a copy of the final plan to the Coordinator General, Transport Coordination for endorsement, prior to the commencement of any work on site. The Plan needs to specify, but not limited to, the following: <ul style="list-style-type: none"> (a) Initiatives that would help discourage construction workers driving to the precinct and parking; (b) Provision of secure storage areas for construction worker tools and equipment on site; (c) Measures to encourage the use of the ample public and active transport available within the vicinity of the site; and (d) Details of the operation of off-site construction worker parking location/s, including how workers would be shuttled to the development site. 	Prior to Construction CC1 – May 2019		Contractor	Copy of records / certificates of Compliance. Record Keeping for communications with the certifier.	Copy of Records/Certificates of Compliance as listed. Included within the CTPM Subplan File name: CTPM Subplan_Main Works_May 2019_v05 Prepared by: Lendlease Dated: May 2019 File name: 190531_TfNSW Endorsement Email Prepared by: Lendlease Dated: 31 May 2019 To satisfaction of Certifying Authority Issuance by Certifying Authority of Crown Certificate 19/124846-3 dated 31 May 2019, for Piling, Bulk Excavation and OSD tank in ED Drop off (current LLB Scope of works).	Compliant
Construction Parking							
B43	Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles but excluding construction worker vehicles, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	Prior to Construction CC1 – May 2019		Contractor	Copy of records / certificates of Compliance. Record Keeping for communications with the certifier.	Copy of Records/Certificates of Compliance as listed. Included within the CTPM Subplan File name: CTPM Subplan_Main Works_May 2019_v05 Prepared by: Lendlease Dated: May 2019 File name: 190531_TfNSW Endorsement Email Prepared by: Lendlease Dated: 31 May 2019 To satisfaction of Certifying Authority Issuance by Certifying Authority of Crown Certificate 19/124846-3 dated 31 May 2019, for Piling, Bulk Excavation and OSD tank in ED Drop off (current LLB Scope of works).	Compliant



B44	Off-site construction worker parking, as detailed in the CWTS required by condition B42, is to be provided within three months of commencement of construction.	Prior to Construction CC1 – May 2019		Contractor	Copy of records / certificates of Compliance. Record Keeping for communications with the certifier.	Note: Design is ongoing. Current SoW with LLB includes Piling, Bulk Excavation and OSD tank in ED Drop off. Copy of Records/Certificates of Compliance as listed. Included within the CTPM Subplan File name: CTPM Subplan_Main Works_May 2019_v05 Prepared by: Lendlease Dated: May 2019 File name: 190531_TfNSW Endorsement Email Prepared by: Lendlease Dated: 31 May 2019	Not triggered
Intersection Works – Traffic Control Signal							
B45	Within six months of commencement of construction, the Applicant must liaise with RMS and meet the following requirements for the proposed Traffic Control Signal (TCS): (a) the proposed TCS at the intersection of Botany Street and the Acute Services Building (ASB) access shall be designed to meet RMS requirements. The TCS plans shall be drawn by a suitably qualified person and endorsed by a suitably qualified practitioner. Prior to detailed design of the intersection, the Applicant must obtain approval (agreement 'in principle') for the concept design of the TCS from RMS; (b) the submitted design shall be in accordance with Austroads Guide to Road Design in association with relevant RMS supplements (available on www.rms.nsw.gov.au). The certified copies of the TCS design and civil design plans shall be submitted to RMS for consideration and approval prior to the commencement of construction. Please send all documentation to development.sydney@rms.nsw.gov.au; (c) the Applicant will be required to enter into a Works Authorisation Deed (WAD) for the abovementioned works;	Within 6 months of commencement of construction		Contractor	Record Keeping for communications with the certifier, RMS and other agencies.	Note: Design is ongoing. Current SoW with LLB includes Piling, Bulk Excavation and OSD tank in ED Drop off. Trigger is within 6 months of commencement of construction.	Not triggered

	<p>(d) the Applicant is required to dedicate land as public road for the maintenance of the Traffic Control Signals and associated infrastructure, further details will be included as part of the WAD process; and</p> <p>(e) the Applicant shall be responsible for all public utility adjustment/relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents.</p>						
B46	<p>Within six months of commencement of construction, the Applicant is to consult with RMS and Council to determine any requirements for the installation of a 'no-stopping' zone between Botany Street/High Street and Botany/Magill Street with the only exception for a dedicated bus zone after High Street. Evidence of consultation and the outcomes is to be provided to the Planning Secretary.</p>	<p>Within 6 months of commencement of construction</p>		<p>Contractor</p>	<p>Record Keeping for communications with the certifier, RMS, Council and other agencies.</p>	<p>Note: Design is ongoing. Current SoW with LLB includes Piling, Bulk Excavation and OSD tank in ED Drop off.</p> <p>Trigger is within 6 months of commencement of construction.</p>	<p>Not triggered</p>
Intersection Works – Upgrade to Botany Street and Magill Street							
B47	<p>Within six months of commencement of construction, the Applicant must submit to Council for approval full design engineering plans and specifications prepared by a suitably qualified and experienced civil engineer for the upgrade of the Magill Street and Botany Street intersection generally in accordance with the Transport Assessment – Acute Services Building, dated 13 July 2018, and prepared by ARUP.</p>	<p>Within 6 months of commencement of construction</p>		<p>Contractor</p>	<p>Record Keeping for communications with the certifier.</p>	<p>Note: Design is ongoing. Current SoW with LLB includes Piling, Bulk Excavation and OSD tank in ED Drop off.</p> <p>Trigger is within 6 months of commencement of construction.</p>	<p>Not triggered</p>
Construction Approval							
B48	<p>Prior to the commencement of construction, the Applicant must consult with, and obtain approval from the Sydney Light Rail Project team within TfNSW in relation to:</p> <p>(a) the development's construction activities to ensure that those activities do not adversely impact the completion of the Sydney Light Rail Project's program of works; and</p> <p>(b) proposed mitigation measures to ensure that there is no flooding impact on the construction and operation of the Sydney Light Rail due to the proposed development.</p>	<p>Prior to Construction</p> <p>CC1 – May 2019</p>		<p>Contractor</p>	<p>Copy of records / certificates of Compliance.</p> <p>Record Keeping for communications with the certifier and the Light Rail Team.</p>	<p>Copy of Records/Certificates of Compliance as listed.</p> <p>File name: 190531_TfNSW Endorsement Email Prepared by: Lendlease Dated: 31 May 2019</p> <p>To satisfaction of Certifying Authority Issuance by Certifying Authority of Crown Certificate 19/124846-3 dated 31 May 2019, for Piling, Bulk Excavation and OSD tank in ED Drop off (current LLB Scope of works).</p>	<p>Compliant</p>

(c)							
Existing Helipad / Helicopter Operations During Construction							
B49	Prior to the commencement of construction, helipad / helicopter operations at the site are to be reviewed by a suitably qualified and experienced aviation professional in consultation with relevant stakeholders. The review must consider the proposed construction methodology including plant and equipment to be used (including lighting and cranes) and recommend changes to the construction methodology and / or flight paths where required to ensure safe ongoing helicopter operations at the site. A report summarising the outcome of the review must be submitted to the Certifying Authority.	Prior to Construction CC1 – May 2019		Contractor	Copy of records / certificates of Compliance. Record Keeping for communications with the certifier.	Copy of Records/Certificates of Compliance as listed. File name: APAR signed approval (TC1) Prepared by: Department of Infrastructure, regional Development and Cities Dated: 16 October 2018 File name: APAR signed approval (TC2) Prepared by: Department of Infrastructure, regional Development and Cities Dated: 16 October 2018 File name: APAR signed approval (TC2) Prepared by: Department of Infrastructure, regional Development and Cities Dated: 4 April 2019 To satisfaction of Certifying Authority Issuance by Certifying Authority of Crown Certificate 19/124846-3 dated 31 May 2019, for Piling, Bulk Excavation and OSD tank in ED Drop off (current LLB Scope of works).	Compliant
Proposed Helipad Design							
B50	Prior to the construction of the proposed helipad, a report prepared by a suitably qualified and experienced aviation professional must be submitted to the satisfaction of the Certifying Authority which states that the design of the helipad incorporates the relevant details outlined in Civil Aviation Safety Authority Civil Aviation Advisory Publication CAAP 92-2(2) Guidelines for the establishment and other relevant National and International guidelines.	Prior to commencement of the helipad		Contractor	Record Keeping for communications with the certifier.	Note: Design is ongoing. Current SoW with LLB includes Piling, Bulk Excavation and OSD tank in ED Drop off. Trigger is prior to the construction of the proposed helipad. Lendlease recognises this requirement and will ensure that it is complied with through the duration of the project	Not triggered
Proposed Helipad Operations							
B51	Prior to the construction of the helipad, future ongoing helicopter operations to the site are to be reviewed by a suitably qualified and experienced aviation professional. Proposed flight paths to the helipad must	Prior to commencement of the helipad		Contractor	Record Keeping for communications with the certifier.	Note: Design is ongoing. Current SoW with LLB includes Piling, Bulk Excavation and OSD tank in ED Drop off. Trigger is prior to the construction of the helipad.	Not triggered

	be identified in consultation with relevant stakeholders in accordance with Civil Aviation Safety Authority Civil Aviation Advisory Publication CAAP 92-2(2) Guidelines for the establishment and other relevant National and International guidelines. A report summarising the outcome of the review and a Three-dimensional Visual Flight Rules Approach and Departure Path and Transitional Surface Survey must be submitted to the satisfaction of Certifying Authority and a copy submitted to the Planning Secretary and Council.					Lendlease recognises this requirement and will ensure that it is complied with through the duration of the project	
Operational Noise – Design of Mechanical Plant and Equipment							
B52	Prior to commencement of above ground works, the Applicant must incorporate the noise mitigation recommendations in the Noise and Vibration Impact Assessment, dated 8 August 2018 and prepared by Acoustic Studio, into the detailed design drawings. The Certifying Authority must verify that all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Noise and Vibration Impact Assessment, dated 8 August 2018, and prepared by Acoustic Studio.	Above Ground Construction		Contractor	Record keeping for communications with the Certifier.	Note: Design is ongoing. Current SoW with LLB includes Piling, Bulk Excavation and OSD tank in ED Drop off. Trigger is prior to commencement of above ground works. Lendlease recognises this requirement and will ensure that it is complied with through the duration of the project.	Not triggered
Historic Archaeology							
B53	Prior to the commencement of works, an Archaeological Research Design (ARD) including an Archaeological Excavation Methodology is to be prepared in accordance with Heritage Council guidelines. The ARD is to require that all affected historical archaeological relics and or deposits of Local significance are to be subject to professional archaeological excavation and/or recording before any construction works which will impact those relics commences. The ARD must also incorporate recommendations No's.1 – 8 provided in Section 8.2 of the Historic Archaeology Assessment, dated April 2018, prepared by Casey and Lowe. The ARD is to be developed in consultation with the Heritage Division of the Office of Environment and Heritage, and a copy submitted to the Planning Secretary.	Prior to Construction CC1 – May 2019		Contractor	Copy of records / certificates of Compliance. Record Keeping for communications with the certifier.	Copy of Records/Certificates of Compliance as listed. File name: AHIP C0004536 - AHIMS 4386 - Prince of Wales Hospital redevelopment Stage 1 - Randwick City Council Prepared by: Office of environment and Heritage Dated: 15 February 2019 File name: NOTICE OF ISSUE-AHIP C0004537 - AHIMS 4386 - Prince of Wales Hospital redevelopment Stage1- Randwick City Council Prepared by: Office of environment and Heritage Dated: 15 February 2019 File name: RANDWICK CAMPUS Archaeology Prepared by: Casey & Lowe Dated: December 2018	Compliant

						To satisfaction of Certifying Authority Issuance by Certifying Authority of Crown Certificate 19/124846-3 dated 31 May 2019, for Piling, Bulk Excavation and OSD tank in ED Drop off (current LLB Scope of works).	
B54	Within six months of completion of archaeological works, a copy of the final excavation report(s) shall be prepared and lodged with the Heritage Council of NSW, Council and the Planning Secretary. The Applicant must also nominate a repository for the relics salvaged from any historic archaeological investigations.	Within 6 months of completion of archaeological works		Contractor	Final excavation report Record Keeping for communications with the certifier.	Final report to be submitted within 6 months of completion of investigations.	Not triggered
Landscaping and Habitat Improvement							
B55	Prior to commencement of landscape construction works, the Applicant must amend the approved landscape plans to incorporate the following: (a) detail the native vegetation community (or communities), with a list of local provenance species (trees, shrubs and groundcovers) to be used for landscaping including quantities and locations; (b) provide for the planting of at least 134 trees with a minimum pot size of 100 litres, and chosen from species consistent with (a) above; and (c) provide for a range of artificial nest boxes are to be installed, suitable for native fauna likely to utilise the site.	Prior to Landscaping works		Contractor	Amended Landscape plan Record Keeping for communications with the certifier.	Prior to landscaping work.	Not triggered
B56	The amended landscape plans required by condition B55 are to be to the satisfaction of the Certifying Authority and a copy submitted to the Planning Secretary.	Prior to Landscaping works		Contractor	Amended landscape plan Record Keeping for communications with the certifier and Planning Secretary	Trigger is prior to commencement of landscape construction.	Not triggered
Street Trees							
B57	Prior to commencement of landscape construction works, the Applicant is to develop a street tree planting strategy in consultation with Council and to the satisfaction of the Planning Secretary, which is to include at no cost to Council, planting of street trees, maintenance for a period of 12 months following	Prior to Landscaping works		Contractor	Record Keeping for communications with the certifier.	Trigger is prior to commencement of landscape construction.	Not triggered

	commencement of operations, and replacement of street trees if required within the 12 month maintenance period.						
Construction and Demolition Waste Management							
B58	The Applicant must notify the RMS Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site, prior to the commencement of the removal of any waste material from the site.	Prior to waste removal from site.		Contractor	Record keeping of communications with RMS Traffic Management Centre.	Trigger is prior to removal of waste material from the site.	Not triggered
Mechanical Ventilation							
B59	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 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 installation of these systems.	Prior to installation of mechanical ventilation.		Contractor	Record Keeping for communications with the certifier.	Trigger is prior to the installation of mechanical ventilation.	Not triggered
Rainwater Harvesting							
B60	Within six months of 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 for the irrigation of landscaped areas must be prepared and certified by an experienced hydraulic engineer.	Within 6 month of commencement of construction		Contractor	Rainwater harvesting design Certification by an experienced hydraulic engineer. Record Keeping for communications with the certifier.	Trigger is within 6 month of commencement of construction	Not triggered
Operational Noise							
B61	Within six months of commencement of construction, revised operational noise modelling must be undertaken based on the scenario of Magill Street remaining closed to through traffic to determine the likely operational noise levels. Should the results reveal that noise levels at sensitive receivers as described in the EIS Noise and Vibration Impact Assessment, dated 8 August 2018, and prepared by	Within six months of commencement of construction Above ground Construction		Contractor	Revised operational noise modelling Record Keeping for communications with the certifier, Planning Secretary, affected	Trigger is within 6 month of commencement of construction.	Not triggered



	Acoustic Studio, exceed the sleep disturbance criteria determined in accordance with the Noise Policy for Industry (EPA 2017), mitigation measures, including architectural treatment must be offered to affected residences. If accepted, measures must be installed at no cost to the resident prior to the commencement of operation.				residences if applicable.		
Car Parking and Service Vehicle Layout							
B62	Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority within six months of commencement of construction: (a) all vehicles must enter and leave the Site in a forward direction; (b) minimum of 12 on-site time limited car parking spaces for use by visitors to the Emergency Department during operation of the development and designed in accordance with the latest version of AS2890.1; (c) 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 AUSTRROADS; (d) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed; (e) all internal access driveways must be designed and constructed in accordance with AS 2890.1 (2004) – Off Street Car Parking and the levels of the driveway must match the alignment levels at the property boundary (as specified by Council); and (f) all internal driveways and carpark areas must be designed for two way traffic movements.	Within 6 months of commencement		Contractor	Engineer design drawings Record Keeping for communications with the certifier.	Trigger is within 6 month of commencement of construction.	Not triggered
Bicycle Parking and End of Trip Facilities							
B63	Compliance with the following requirements for secure bicycle parking and end-of-trip facilities within the site, must be submitted to the satisfaction of the Certifying Authority prior to the commencement of above ground construction work: (a) the provision of a minimum 50 staff and 20 visitor bicycle parking spaces;	Prior to above ground construction		Contractor	Record Keeping for communications with the certifier.	Trigger is prior to above ground construction.	Not triggered



	<p>(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;</p> <p>(c) the provision of end-of-trip facilities for staff in accordance with the requirements contained in the current, relevant version of Green Star;</p> <p>(d) appropriate pedestrian and cyclist advisory signs are to be provided; and</p> <p>(e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant road's authority.</p>						
Public Domain Works							
B64	Prior to the commencement of any footpath, bicycle path, or public domain works on Council land, 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.	Above ground Construction		Contractor	Record Keeping for communications with the certifier, Council, Planning Secretary and other agencies as relevant.	Trigger is prior to commencement of any footpath, bicycle path or public domain works on Council land.	Not triggered
Compliance Reporting							
B65	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.	Pre-Construction Phase		Contractor	<p>Compliance Monitoring and Reporting Program</p> <p>Record Keeping System for communications with the Certifying Authority</p>	<p>Compliance Monitoring and Reporting Program containing detail required in B65</p> <p>File Name: Prince of Wales CMR Programme Rev 0 prepared by LLB dated 12/06/2019 (amended 18/5/2019)</p> <p>Record and date of submitting Program to Certifying Authority submitted to</p> <p>Record and date of submitting Program to the Department</p> <p>File Name: Fwd compliance Reporting and Program.msg from Health Infrastructure to the department of Planning providing Program on 14/06/2019</p>	Compliant



						Record and date check that Department and Certifying Authority notified in writing seven days prior to web publication Not triggered yet Revised Preconstruction Compliance Report File Name: Prince of Wales CMR Programme Rev 0 prepared by LLB dated 12/06/2019 (amended 19/07/2019) Submitted to DPIE 19/07/2019	
B66	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	At all times		Note	As above	As above	
B67	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.	60 days after submission		Note	CCR report on website	Evidence of Website publish date of Compliance report (60 days after submission to Department Not triggered yet)	
B68	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.	Operation	Y	Note	Record Keeping System for communications with the Department	Record of Planning Secretary approval of cessation	
PART C During Construction							
Approved Plans to be On-site							
C1	A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.	Construction		Contractor		Plans available on site	Not triggered
Site Notice							
C2	A site notice(s): (a) must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including,	Construction		Contractor	Observation	Site Signage viewed on Botany Street and Hospital Road.	Complaint

	<p>but not limited to the details of the Builder, Certifying Authority and Structural Engineer.</p> <p>(b) is to satisfy all but not be limited to, the following requirements:</p> <p>(i) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;</p> <p>(ii) the notice is to be durable and weatherproof and is to be displayed throughout the works period;</p> <p>(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</p> <p>(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.</p>						
Operation of Plant and Equipment							
C3	<p>All plant and equipment used on site, or to monitor the performance of the development must be:</p> <p>(a) maintained in a proper and efficient condition; and</p> <p>(b) operated in a proper and efficient manner.</p>	Construction		Contractor	Plant on boarding processes	Plant prestart checks and authorisations Evidence of plant operator competence (tickets, licences etc).	Not triggered
Construction Hours							
C4	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>(a) between 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>(b) between 8am and 5pm, Saturdays. No work may be carried out on Sundays or public holidays.</p>	Construction		Note	<p>Observation</p> <p>Inductions and training</p> <p>Management Plans</p> <p>Site inspections</p>	<p>Daily diaries</p> <p>Latest Induction with C4 requirements included</p> <p>Induction attendance records</p> <p>Latest Management Plan/s with C4 requirements included</p> <p>Toolbox attendance records</p> <p>Current Site Inspection Checklist</p>	Not triggered
C5	<p>Activities may be undertaken outside of the hours in condition C4 if required:</p>	Construction		Note	Works planning / programming	Out of Hours Works permit Approval	Not triggered

	<p>(a) by the Police or a public authority for the delivery of vehicles, plant or materials; or</p> <p>(b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or</p> <p>(c) where the works are inaudible at the nearest sensitive receivers; or</p> <p>(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.</p>				<p>Out of Hours permit/ Approval system</p> <p>Out of Hours Noise assessments</p> <p>Management Plans</p> <p>Record keeping of Planning Secretary approval.</p>	<p>Latest Management Plan/s with C6 requirements included</p> <p>Out of Hours Noise assessments</p> <p>Community Notification</p> <p>Communications with Planning Secretary as required</p>	
C6	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Construction		Note	Community consultation record keeping system	Community Notification	Not Triggered
C7	<p>Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:</p> <p>(a) 9am to 12pm, Monday to Friday;</p> <p>(b) 2pm to 5pm Monday to Friday; and</p> <p>(c) 9am to 12pm, Saturday.</p>	Construction		Note	<p>Observation</p> <p>Inductions and training</p> <p>Management Plans</p> <p>Site inspections</p>	<p>Daily diaries</p> <p>Latest Induction with C5 requirements included</p> <p>Induction attendance records</p> <p>Latest Management Plan/s with C5 requirements included</p> <p>Toolbox attendance records</p> <p>Current Site Inspection Checklist</p>	Not Triggered
Implementation of Management Plans							
C8	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	Construction		Note	<p>Observation</p> <p>Inductions and training</p> <p>Management Plans</p> <p>Site inspections</p>	<p>Daily diaries</p> <p>Latest Induction with C5 requirements included</p> <p>Induction attendance records</p> <p>Latest Management Plan/s with C5 requirements included</p> <p>Toolbox attendance records</p> <p>Current Site Inspection Checklist</p>	Not Triggered
Construction Traffic							
C9	All construction vehicles (excluding worker vehicles) are to be contained wholly within the site, except if	Construction		Note	Observation		Not Triggered

	located in an approved on-street work zone, and vehicles must enter the site before stopping.				Management Plans Inductions and training		
Construction Vehicle Access							
C10	Construction vehicles shall not use High Street without prior approval of the Sydney Coordination Office within TfNSW and Roads and Maritime Services.	Construction		Note	Observation Management Plans Inductions and training Record keeping of Approval from Sydney Coordination Office	Approval from Sydney Coordination Office is required.	Not Triggered
Road Occupancy Licence							
C11	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	Construction		Contractor	Works planning / programming	Road Occupancy Licence	Not Triggered
Safe Work Requirements							
C12	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	Construction		Contractor	Works planning / programming Observation Surveillance	Fencing / hoarding Signage Surveillance records	Not Triggered
Hoarding Requirements							
C13	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application; and (c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	Construction		Contractor	Works planning / programming Observation	Lack of / or prompt removal of graffiti etc Hoarding approval	Not Triggered
No Obstruction of Public Way							
C14	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	Construction		Note	Works planning / programming TCP	TCP TMP Complaints register	Not Triggered

	circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.				TMP Observation		
Construction Noise Limits							
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.	Construction		Note	Processes set out in the CNVMSP	Monitoring records Inspection reports Noise assessments Complaints register	Not Triggered
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 C4.	Construction		Note	Observation Inductions and training Inspections	Daily diaries Inspection checklists Induction and records Pre-starts and records Toolboxes and records	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.	Construction		Note	Plant onboarding process Observation	Observation	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.	Construction		Note	Processes set out in the CNVMSP	Monitoring records Inspection reports Noise assessments Complaints register	Not Triggered
Vibration Criteria							
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).	Construction		Note	Processes set out in the CNVMSP	Monitoring records Inspection reports Noise assessments Complaints register	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.	Construction		Note	Works planning / programming Observation	Monitoring records Inspection reports Vibration assessments Complaints register Dilapidation reports	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 B37 of this consent.	Construction		Note	Processes set out in the CNVMSP	Monitoring records Inspection reports Vibration assessments Complaints register Dilapidation reports	Not Triggered
Tree Protection							
C22	For the duration of the construction works: (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) all street trees not approved for removal must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; (c) all trees on the site that are not approved for removal must be suitably protected during construction; and (d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.	Construction		Contractor	Works planning / programming Environmental constraint mapping Observation	Tree protection zones in place Inspection reports Dilapidation reports Council approval to trim / remove Evidence of Arborist qualification Reports presenting works occurring within TPZ.	Not Triggered
Dust Minimisation							

C23	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Construction		Note	Weather monitoring Works planning / programming Observation Inspection	Weather alerts Inspection reports Construction Phase activity	Not Triggered
C24	During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Construction		Contractor	Works planning / programming Observation Inspection	Inspection reports Construction lot close out reports Construction Phase activity	Not Triggered
Air Quality Discharges							
C25	The Applicant must install and operate equipment in line with best practice to ensure that the development complies with all load limits, air quality criteria/air emission limits and air quality monitoring requirements as specified in the EPL applicable to the site.	Construction		Contractor	Equipment on board review Observation	Equipment specification sheets and manuals Installation and maintenance records	Not Triggered
Erosion of Sediment Control							
C26	All erosion and sediment control measures, must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment.	Construction		Contractor	Erosion and Sediment Control Plan Observation Inspection	Erosion and Sediment Control Plan Inspection and maintenance records	Not Triggered
Imported Soil							
C27	The Applicant must: (a) ensure that only VENM, 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 [Department/Certifying Authority] upon request.	Construction		Contractor	Material tracking system Observation	Truck load counts Truck dockets Waste material tracking register Material test reports EPA approvals	Not Triggered
Disposal of Seepage and Stormwater							

C28	Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the Protection of the Environment Operations Act 1997.	Construction		Contractor	Off-site water Discharge/ de-watering Procedure Water quality test results EPA approvals	EPA Approval Dewatering/ Discharge Procedure prior to discharge of waters	Not Triggered
Unexpected Finds Protocol – Aboriginal Heritage							
C29	In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and OEH to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of OEH.	Construction		Contractor	Observation Inductions and training Inspections	Unexpected finds protocol Daily diaries Inspection checklists Induction and records Pre-starts and records Toolboxes and records Incident reports Evidence of expert qualification AHIMS registration Consultation with RAPs OEH approval to recommence	Not Triggered
Unexpected Finds Protocol - Heritage							
C30	If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the OEH Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of Heritage Division of the OEH.	Construction		Contractor	Observation Inductions and training Inspections	Unexpected finds protocol Daily diaries Inspection checklists Induction and records Pre-starts and records Toolboxes and records Incident reports Management Strategy OEH approval to recommence	Not Triggered
Waste Storage and Processing							
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.	Construction		Note	Observation Inspections	Inspection reports Complaints register	Not Triggered
C32	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Construction		Note	Works planning / programming CWMS Waste tracking system	Waste classification reports Waste register Tip dockets S143 notices.	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.	Construction		Note	Works planning / programming Observation Inspection	Inspection Reports	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.	Construction		Note	Works planning / programming Erosion and Sediment Control Plan Observation Inspection	Sucker truck docket Dewater permits Wash bay	Not Triggered
Handling Asbestos							
C35	The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – 'Transportation and management of asbestos waste' must also be complied with.	Construction		Contractor	Hazmat Report CWMS	Asbestos removal permit Waste classification reports Waste register Tip docket Asbestos Clearance Certification	Not Triggered
Consultation during Construction							
C36	The Applicant must attend Traffic and Transport Construction Coordination meetings during construction as required by the Sydney Coordination Office, and present the following information: (a) an update of construction activities; (b) the details in relation to date and timing of construction activities such as concreting etc. that are likely to generate high volume of construction vehicles; (c) the details of full or part road closures that are likely to impact on traffic and bus movements in the vicinity of the site and the Sydney Light Rail Project; (d) an update of the CPTMP if any changes to the original CPTMP is required; (e) safety incidents as a result of construction activities associated with pedestrian and public transport movements surrounding the site; (f) the details of the coordination of work activities to manage cumulative construction traffic from	Construction		Note	Record keeping of meetings with Sydney Coordination Office CPTMP updates if required	Minutes of meetings CPTMP	Not Triggered



	developments under construction within the precinct to minimise impacts on the road network; and (g) actions by the Applicant for the safety and traffic management issues raised by TfNSW and its internal stakeholders and Roads and Maritime Services. The Applicant maintain minutes and actions of meetings for distribution to all attendees.						
Builders Details							
C37	The Applicant must provide the builder's direct contact number to surrounding stakeholders impacted by the construction work and the Transport Management Centre and Sydney Coordination Office within Transport for NSW to resolve issues relating to traffic, freight, servicing and pedestrian access during construction in real time. The Applicant is responsible for ensuring the builder's direct contact number is current during any stage of construction.	Construction		Note	Record keeping of corresponding with Transport Management Centre and Sydney Coordination Office within Transport for NSW	Email correspondence with Sydney Coordination Office provided date 31/05/2019	Not Triggered
Community Engagement							
C38	The Applicant must consult with the community regularly throughout construction, including consultation with the nearby sensitive receivers, relevant regulatory authorities, Registered Aboriginal Parties and other interested stakeholders.	Construction		Contractor / Principal/ LHD	Record Keeping of evidence of consulting with community in accordance with CCS	Record keeping of consultation of: Letter box drops Face to face to	Compliant
Independent Environmental Audit							
C39	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	Prior to Audit work, prior to commencement of Construction			Record Keeping System for communications with the Certifying Authority.	Submission and date of submission to Planning Secretary Submission seeking agreement of suitable audit team made to Planning Secretary 14/05/2019 Approval and date by Planning Secretary Letter received from Planning and Environment approving proposed audit team. File name: Agreement of Auditor – Prince of Wales Hospital. Document Name: Prince of Wales Hospital Expansion Stage 1 (SSD 9113) Condition C39 Prepared by: nominee of the Secretary for Planning and Environment Dated:27/05/2019	Compliant
C40	No later than four weeks before the date notified for the commencement of construction, an Independent	Prior to works and		Contractor	Independent Audit Program	Independent Audit Program File Name: Audit Program POW Stage 1	Compliant

	Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	during Construction			Record Keeping System for communications with the Certifying Authority. Record Keeping System for communications with the Department	Document Name: Independent Audit Program Prepared by: ngh environmental Dated May 2019 Version: FINAL Date of submission to Certifying Authority: 14/05/2019	
C41	Table 1 of the Independent Audit Post Approval Requirements (Department 2018) is amended so that the frequency of audits required in the construction phase is: (a) An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and (b) A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.	Construction		Note	Independent Audit Program Independent Audit	Independent Audit Program submitted to DPIE: 22/05/2019. Independent Audit	Not Triggered
C42	In all other respects Table 1 remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks notice to the Applicant of the date upon which the audit must be commenced.	Construction		Note	Independent Audit Program Independent Audit	Independent Audit Program Independent Audit	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 C40 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		Contractor	Independent Audit Program Independent Audit	Independent Audit Program Independent Audit	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 C38 of this consent; (b) submit the response to the Department and the Certifying Authority; and	Construction		Note	Compliance reporting Independent Audit Website periodic review	Submission of Audit Report to Department and Certifying Authority and date of submission Date of publication on website Date of notification of publication to Department and Certifying Authority	Not Triggered

	(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.						
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 be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	Construction		Contractor	Record Keeping System for communications with the Department	Record of Planning Secretary approval for cessation	Not Triggered
Incident Notification, Reporting and Response							
C46	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.	Construction		Contractor / Principal/ LHD	Compliance reports Observation Inspections Audits	Incident register and reports Observation Inspections Audits Incident notifications	Not Triggered
C47	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	Construction		Contractor / Principal/ LHD	Compliance reports Observation Inspections Audits	Incident register and reports Observation Inspections Audits Incident notifications	Not Triggered
Non-Compliance Notification							
C48	The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	At all times		Note	Compliance reports Observation Inspections Audits	Non-compliance reports Observation Inspections Audits Non-compliance notifications	Not triggered
C49	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	At all times		Note	Compliance reports	Non-compliance notifications	Not Triggered
C50	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	At all times		Note	Compliance reports	Non-compliance notifications	Not Triggered

Revision of Strategies, Plans and Programs							
C51	<p>Within three months of:</p> <ul style="list-style-type: none"> (a) the submission of a compliance report under condition B65; (b) the submission of an incident report under condition C46; (c) the submission of an Independent Audit under condition C43; or (d) the issue of a direction of the Planning Secretary under condition A2 which requires a review, <p>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.</p>	At all times		Contractor	Compliance reporting and reviews	Date of submission or issue of triggers and date of notification of review to Department and certifying Authority	Not Triggered
C52	<p>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 Planning Secretary Certifying Authority for approval within six weeks of the review.</p> <p><i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i></p>	At all times		Contractor	Compliance reporting and reviews	<p>Certifying Authority direction</p> <p>Submission of updated documents to Certifying Authority (and date)</p> <p>Approval of update from Certifying Authority</p>	Not Triggered
Intersection Works – Upgrade of Botany Street Magill Street							
C53	<p>Within twelve months of the commencement of construction, the Applicant must provide written evidence to the satisfaction of the Planning Secretary demonstrating that an agreement has been made with Council/RMS for construction and payment of the intersection upgrade works required by condition B47.</p>	Within 12 months of commencement of construction	Y	Contractor	<p>Record keeping of agreement with Council and RMS</p> <p>Design / Payment as required by CoC B47</p>	<p>Record keeping of agreement with Council and RMS</p> <p>Design / Payment as required by CoC B47</p>	Not triggered
PART D Prior to Occupation or Commencement of use							
Notification of Occupation							
D1	<p>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</p>	Prior to occupation		Contractor / Principal/ LHD	Pre operations compliance report	Notice of commencement to the Department (and date)	Not Triggered

	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. s	If occupation if to be stage 1 month prior to each stage					
External Walls and Cladding							
D2	Prior to the occupation of the building, the Applicant must provide the Certifying Authority with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	Prior to occupation		Contractor	Submission of information for occupation certificate	Issuance of Occupation Certificate	Not Triggered
D3	The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	Prior to occupation		Contractor	Submission of information for occupation certificate	Issuance of Occupation Certificate (and date) Submission of information for occupation certificate to the Department (and date)	Not Triggered
Post-Construction Dilapidation Report							
D4	<p>Prior to occupation of the building, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:</p> <ul style="list-style-type: none"> (a) to ascertain whether the construction created any structural damage to adjoining and nearby buildings or infrastructure including those referenced in condition B6 . (b) to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining and nearby buildings or infrastructure, the Certifying Authority must: <ul style="list-style-type: none"> (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/owner that there is no adverse structural damage to their infrastructure, roads and/or property. (c) to be forwarded to Council. 	Prior to occupation		Contractor	Works planning / programming	Post dilapidation reports Submission of reports to Certifying Authority and Council Certifying Authority statement of review and written confirmation on damage.	Not Triggered
Protection of Public Infrastructure							
D5	Unless the Applicant and the applicable authority agree otherwise, the Applicant must:	Prior to operation		Contractor	Submission of information for occupation certificate	Pre and post dilapidation reports Damage payment records Occupation certificate issuance	Not Triggered



	(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.				Pre operations compliance report Dilapidation reporting		
Protection of Property							
D6	Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.	Prior to operation		Contractor	Submission of information for occupation certificate Pre operations compliance report Dilapidation reporting	Pre and post dilapidation reports Damage payment records Occupation certificate issuance	Not Triggered
Utilities and Services							
D7	Prior to the commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.	Prior to commencement of operation		Contractor	Works planning / programming	Compliance Certificate	
D8	Prior to the commencement of operation, the Applicant must underground any existing overhead power lines and telecommunication cables located along the Botany street site rontage and remove all redundant power poles. All existing wires/cables and new wires/cables to serve the development must be located underground to the satisfaction of the relevant service utility authority. Evidence is to be submitted to the satisfaction of the Certifying Authority.	Prior to commencement of operation		Contractor	Works planning / programming	Record of approval with Provider	Not triggered
Travel Demand Management Strategy and Green Travel Plan							
D9	Prior to the commencement of operation, the Applicant shall prepare a Travel Demand Management Strategy (TDS) and Green Travel Plan (GTP) to reduce the proportion of single- occupant car travel and increase the mode share of public transport and active transport for the development and the existing Randwick Health Campus. The strategy and plan shall be prepared in consultation with the Sydney Coordination Office within TfNSW and RMS, Council, and in conjunction with all stakeholders within the Randwick Health and Education Precinct.	Prior to operation		Principal/ LHD	Submission of information for occupation certificate Pre operations compliance report	GTP Consultation records with TfNSW, RMS, Council and stakeholders within the Randwick Health and Education Precinct.	Not Triggered

<p>D10</p>	<p>The TDS and GTP required by condition D9 must:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified traffic consultant; (b) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to achieve an 8 per cent reduction of private vehicle usage by all staff and to define the direction and purpose; (c) include specific tools and actions to help achieve the objectives and mode share targets; 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 TDS and GTP; and (d) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the TDS and GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of staff and visitor to and from the site and existing Randwick Health Campus. 	<p>Prior to operation</p>		<p>Principal/ LHD</p>	<p>Submission of information for occupation certificate Pre operations compliance report</p>	<p>GTP Consultation records with TfNSW, RMS, Council and stakeholders within the Randwick Health and Education Precinct.</p>	<p>Not triggered</p>
<p>D11</p>	<p>The Applicant shall submit a copy of the final strategy and plan required by condition D9 to the Coordinator General, Transport Coordination for endorsement, and a copy submitted to the Planning Secretary prior to the commencement of operation.</p>	<p>Prior to operation</p>		<p>Principal</p>	<p>Submission of information for occupation certificate Pre operations compliance report</p>	<p>GTP Consultation records with TfNSW</p>	<p>Not Triggered</p>
<p>Heritage Interception Plan</p>							
<p>D12</p>	<p>Should Aboriginal or Historical archaeological material be discovered during site investigations or subsequent construction works, a comprehensive Interpretation Strategy and Plan for the site, including appropriate community consultation, is to be prepared by a suitably qualified person, including identification of Historical Themes, Audiences and Resources, and Interpretative Recommendations. The recommendations of the Interpretative Strategy and Plan are to be implemented in conjunction with the proposed development.</p>	<p>Prior to operation</p>		<p>Note</p>	<p>Submission of information for occupation certificate Pre operations compliance report</p>	<p>Heritage Inception Plan</p>	<p>Not Triggered</p>



Mechanical Ventilation							
D13	Following completion, installation and testing of all mechanical ventilation systems, the Applicant must provide evidence to the satisfaction of the Certifying Authority, prior to the final occupation, that the installation and performance of the mechanical systems complies with: (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.	Prior to the final occupation		Contractor	Submission of information for occupation certificate Pre operations compliance report	Mechanical plant installation report Occupation certificate issuance	Not Triggered
Car Parking							
D14	Prior to the commencement of operation: (a) a parking strategy for the entire Randwick Health and Education Precinct is to have been developed in collaboration with the Randwick Collaboration Area partners, which includes measures to meet the parking demand for the development; or (b) notwithstanding the requirements of D14(a) above, if a precinct wide strategy is not able to be delivered within the specified timeline, the Applicant must demonstrate that parking demand has reduced (consistent with the mode share shift of an eight per cent reduction in the use of private vehicles by staff across the Randwick Health Campus as forecast in Supplementary Information received from Arup, dated 20 February 2019) following the opening of the CSELR and implementation of a GTP across the existing Randwick Health Campus, thus negating the need for on-site car parking for the development; or (c) should the requirements of neither D14(a) or (b) above be delivered, temporary car parking is to be provided in the vicinity of the site for 216 vehicles to satisfy the parking demand of the development. The temporary car parking would be required to operate from occupation until	Prior to operation		Principal/ LHD		Parking strategy for the entire Randwick Health and Education Precinct is to have been developed in collaboration with the Randwick Collaboration Area partners Demonstrated parking demand shift Temporary car park	Not Triggered

	such time as permanent provision of car parking to meet the parking demand can be provided across the precinct in accordance with a precinct wide strategy.						
D15	Prior to the commencement of operation, 134 existing staff car parking spaces on the Randwick Health Campus are to be reallocated to visitor parking as outlined in Supplementary Information prepared by ARUP, dated 20 February 2019.	Prior to operation		LHD		Demonstrated adjusted visitor car parking	Not Triggered
D16	Prior to the commencement of operation, a parking strategy for the management of parking on the existing Randwick Health Campus is required to better manage allocation of parking and demand of shift rotations. A copy of the parking strategy is to be submitted to the Planning Secretary and Council for information.	Prior to operation		LHD		Parking Strategy Parking Strategy submitted to Council and Planning Secretary	Not Triggered
Infrastructure Upgrades							
D17	Prior to the commencement of operation, the Applicant must complete the construction of a Traffic Control Signal at the intersection of Botany Street and the ASB access as required by condition B45 to the satisfaction of RMS, and evidence is to be submitted to the Certifying Authority.	Prior to operation		Contractor	Submission of information for occupation certificate Pre operations compliance report Design plan review	Design plans Occupation certificate issuance Planning approval for deviation (if any)	Not Triggered
D18	Prior to the commencement of operation, the Applicant must install/construct any infrastructure (e.g. no stopping zones) required as an outcome of the discussions undertaken as part of condition B46 to the satisfaction of Council and RMS (where relevant) and evidence is to be submitted to the Certifying Authority.	Prior to operation		Contractor	Submission of information for occupation certificate Pre operations compliance report Design plan review	Design plans Occupation certificate issuance Planning approval for deviation (if any)	Not Triggered
D19	Prior to the commencement of operation, the Applicant must complete the upgrade of the Magill Street and Botany Street intersection as required by condition B47 to the satisfaction of Council, and evidence is to be submitted to the Certifying Authority.	Prior to operation		Contractor	Submission of information for occupation certificate Pre operations compliance report Design plan review	Design plans Occupation certificate issuance Planning approval for deviation (if any)	Not Triggered
Shared Path							
D20	Prior to the commencement of operation, the Applicant must provide a 2.2 metre wide strip of land along the Botany Street frontage of the site and deliver a minimum 4 metre wide shared pedestrian/bicycle path to the satisfaction of Council, unless an alternative strategy for the delivery of pedestrian and bicycle paths is developed by the	Prior to operation		Contractor	Submission of information for occupation certificate Pre operations compliance report Design plan review	Design plans Occupation certificate issuance Council approval for deviation (if any)	Not Triggered

	Randwick Collaboration Area partners for the Randwick Health and Education Precinct and agreed to by the Planning Secretary. If an alternative strategy is developed, all pedestrian and bicycle paths on, or adjoining the site are to be delivered prior to operation to the satisfaction of Council and in accordance with the strategy.						
D21	Prior to the commencement of operation, the Applicant must replace all kerb and gutter and associated infrastructure, re-turf, and construct new footpaths for the full length of the Botany Street and Magill Street site frontage to Council's specifications.	Prior to operation		Contractor	Submission of information for occupation certificate Pre operations compliance report Design plan review	Design plans Occupation certificate issuance Council approval for deviation (if any)	Not Triggered
Road Damage							
D22	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.	Prior to operation		Contractor	Submission of information for occupation certificate Pre operations compliance report Dilapidation reporting	Pre and post dilapidation reports Damage payment records Occupation certificate issuance	Not Triggered
Fire Safety Certification							
D23	Prior to the final occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	Prior to occupation		Contractor	Submission of information for occupation certificate Pre operations compliance report Design plan review	Fire Safety Certificate	Not Triggered
Stormwater, Drainage and Flooding							
D24	All stormwater drainage works associated with construction of the new/upgraded Council stormwater pipeline overland diversions works, creation of any drainage easement and any onsite stormwater detention systems as approved under the 'Randwick Campus Redevelopment Early and Enabling Works including Services Diversion' Review of Environmental Factors (approval no.008/2018, dated 19 April 2018) must be completed to Council's satisfaction prior to the commencement of operation. All costs associated with construction of the new/upgraded Council stormwater pipeline, creation of the drainage	Prior to operation		Contractor	Submission of information for occupation certificate Pre operations compliance report Design plan review	Design plans Occupation certificate issuance Council approval for deviation (if any)	Not Triggered

	easement and the onsite stormwater detention systems must be met by the Applicant.						
D25	Prior to the commencement of operation, evidence is to be submitted to the Certifying Authority demonstrating that a "restriction on the use of land" and "positive covenant" (under section 88E of the Conveyancing Act 1919) has been placed on the title of the subject property to ensure that all of the onsite detention systems (both for site stormwater drainage and compensatory detention associated with blockages to predevelopment overland flowpaths) are maintained and that no works which could affect the design function of the detention/infiltration system are undertaken without the prior consent (in writing) from Council. Such restriction and positive covenant shall not be released, varied or modified without the consent of the Council.	Prior to operation		Contractor	Submission of information for occupation certificate Pre operations compliance report Design plan review	88B instrument	Not Triggered
D26	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.	Prior to operation		Contractor	Submission of information for occupation certificate Pre operations compliance report Design plan review	Submission of works-as-executed drawing signed by a registered surveyor to certifier	Not Triggered
D27	Prior to the commencement of operation, details of the site stormwater drainage system are to be provided to the satisfaction of the Certifying Authority in accordance with the following requirements: (a) the stormwater must be discharged (by gravity) directly into Council's reconstructed underground drainage system located within the development site; (b) an on-site stormwater detention system must be provided to ensure that the maximum discharge from the site does not exceed that which would occur during a 20% AEP (1 in 5 year) storm of one hour duration for existing site conditions. All other stormwater run-off from the site for all storms up to the 5% AEP (1 in 20 year) storm is to be retained on the site for gradual release to the street drainage system, to the satisfaction of the Crown Certifying Authority. An overland escape route or overflow system (to Council's street drainage system)	Prior to operation		Contractor	Submission of information for occupation certificate Pre operations compliance report Design plan review	Design plans Occupation certificate issuance	Not Triggered

	<p>must be provided for storms having an annual exceedance probability (AEP) of 1% (1 in 100 year storm), or, alternatively the stormwater detention system is to be provided to accommodate the 1% AEP (1 in 100 year) storm;</p> <p>(c) determination of the required cumulative storage (in the on-site detention and/or infiltration system) must be calculated by the mass curve technique as detailed in Technical Note 1, Chapter 14 of the Australian Rainfall and Run-off Volume 1, 1987 Edition;</p> <p>(d) where possible any detention tanks should have an open base to infiltrate stormwater into the ground. Infiltration should not be used if ground water and/or any rock stratum is within 2.0 metres of the base of the tank;</p> <p>(e) should a pump system be required to drain any portion of the site the system must be designed with a minimum of two pumps being installed, connected in parallel (with each pump capable of discharging at the permissible discharge rate) and connected to a control board so that each pump will operate alternatively. The pump wet well shall be sized for the 1% AEP (1 in 100 year), 2 hour storm assuming both pumps are not working;</p> <p>(f) the pump system must also be designed and installed strictly in accordance with Randwick City Council's Private Stormwater Code;</p> <p>(g) should a charged system be required to drain any portion of the site, the charged system must be designed such that:</p> <p>(i) there are suitable clear-outs/inspection points at pipe bends and junctions; and</p> <p>(ii) the maximum depth of the charged line does not exceed 1m below the gutter outlet;</p> <p>(h) if connecting to Council's underground drainage system, a reflux valve shall be provided (within the site) over the pipeline discharging from the site to ensure that stormwater from Council drainage system does not surcharge back into the site stormwater system;</p>						
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<ul style="list-style-type: none"> (i) generally all internal pipelines must be capable of discharging a 1 in 20 year storm flow. However the minimum pipe size for pipes that accept stormwater from a surface inlet pit must be 150 mm diameter. The site must be graded to direct any surplus run-off (i.e. above the 1 in 20 year storm) to the proposed drainage (detention/infiltration) system; (j) a sediment/silt arrestor pit must be provided within the site prior to discharge of the stormwater to Council's drainage system; (k) sketch details of a standard sediment/silt arrestor pit may be obtained from Council's Drainage Engineer; (l) the floor level of all habitable, retail, commercial and storage areas located adjacent to any detention and/or infiltration systems with above ground storage must be a minimum of 300mm above the maximum water level for the design storm or alternately a permanent 300mm high water proof barrier is to be provided; (m) the maximum depth of ponding in any above ground detention areas and/or infiltration systems with above ground storage shall be as follows (as applicable): <ul style="list-style-type: none"> (i) 150mm in uncovered open car parking areas (with an isolated maximum depth of 200mm permissible at the low point pit within the detention area); (ii) 300mm in landscaped areas (where child proof fencing is not provided around the outside of the detention area and sides slopes are steeper than 1 in 10); (iii) 600mm in landscaped areas where the side slopes of the detention area have a maximum grade of 1 in 10; (iv) 1200mm in landscaped areas where a safety fence is provided around the outside of the detention area; and (v) above ground stormwater detention areas must be suitably signposted where 									
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	<p>required, warning people of the maximum flood level; and</p> <p>(n) a childproof and corrosion resistant fastening system shall be installed on access grates over pits/trenches where water is permitted to be temporarily stored. A 'V' drain (or equally effective provisions) are to be provided to the perimeter of the property, where necessary, to direct all stormwater to the detention/infiltration area.</p>						
D28	<p>Prior to the commencement of operation, the Applicant must provide full details of any proposed private drainage easements or drainage easements over private land in favour of Council, to Council for approval.</p>	<p>Prior to operation</p>		<p>Contractor</p>	<p>Submission of information for occupation certificate Pre operations compliance report Design plan review</p>	<p>Agreement of Council in regard to the required easements.</p>	<p>Not triggered</p>
Groundwater							
D29	<p>Prior to the commencement of operation, certification from a suitably qualified and experienced professional engineer must be submitted to the Certifying Authority and Council, confirming that the basement has been waterproofed to prevent the entry of all groundwater in the basement level/s and that any required sub-soil drainage systems have been provided in accordance with the conditions of this consent. There must be no dry weather seepage/groundwater flows discharging to Council's street gutter or underground drainage system.</p>	<p>Prior to operation</p>		<p>Contractor</p>	<p>Submission of information for occupation certificate Pre operations compliance report Design plan review</p>	<p>Certification regarding basement design.</p>	<p>Not Triggered</p>
Structural Inspection Certificate							
D30	<p>A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority prior to the commencement of operation. 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:</p> <p>(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;</p> <p>(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s; and</p>	<p>Prior to operation</p>		<p>Contractor</p>	<p>Submission of information for occupation certificate Pre operations compliance report Design plan review</p>	<p>Structural Inspection Certificate or a Compliance Certificate</p> <p>Occupation certificate issuance</p> <p>Statement of satisfaction from Certifying Authority Submission to Certifying Authority and Council</p>	<p>Not Triggered</p>

	(c) person/s authorised to, for the life of the development.						
Compliance with Food Code							
D31	The Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises. The Applicant must provide evidence of receipt of the certificate to the satisfaction of the Certifying Authority prior to the commencement of operation.	Prior to operation		Contractor	Submission of information for occupation certificate Pre operations compliance report	Evidence of qualification of tradesperson Installation report Issuance of occupation certificate	Not Triggered
Stormwater Quality Management Plan							
D32	Prior to the commencement of operation, an Operation and Maintenance Plan (OMP) is to be prepared and submitted to the satisfaction of the Certifying Authority, to ensure proposed stormwater quality measures remain effective. The OMP 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 requirements.	Prior to operation		Contractor	Submission of information for occupation certificate Pre operations compliance report	Structural Inspection Certificate or a Compliance Certificate Occupation certificate issuance Statement of satisfaction from Certifying Authority Submission to Certifying Authority and Council	Not Triggered
Rainwater Harvesting							
D33	A signed works-as-executed Rainwater Re-use Plan must be provided to the Certifying Authority prior to the commencement of operation.	Prior to operation		Contractor	Submission of information for occupation certificate Pre operations compliance report	As executed Rainwater Re-Use Plan	Not triggered
Warm Water Systems and Cooling Systems							
D34	The installation, operation and maintenance of 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.	Prior to and during operation		Contractor	Submission of information for occupation certificate Pre operations compliance report Maintenance programming	Installation and maintenance records	Not triggered
Outdoor Lighting							
D35	The Applicant must ensure the installed lighting associated with the development achieves the	Prior to operation		Contractor	Submission of information for occupation certificate	Lighting strategy Occupation certificate issuance Submission to Department and Council	Not triggered



	<p>objective of minimising light spillage to any adjoining or adjacent sensitive receivers. Outdoor lighting must:</p> <p>(a) comply with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and</p> <p>(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.</p> <p>Upon installation of outdoor lighting, but before it is finally commissioned, the Applicant must submit to the Certifier evidence from a qualified practitioner demonstrating compliance in accordance with this condition.</p>				Pre operations compliance report		
Signage							
D36	Way-finding signage and signage identifying the location of staff car parking must be installed prior to the commencement of operation.	Prior to operation		Contractor	Lighting design review Submission of information for occupation certificate Pre operations compliance report	Issuance of occupation certificate	Not Triggered
D37	Bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas prior to the commencement of operation	Prior to operation		Contractor	Submission of information for occupation certificate Pre operations compliance report	Issuance of occupation certificate	Not Triggered
D38	'Do not drink' signage on non-potable water to new hose taps and irrigation systems for landscaped areas must be installed within the site prior to the commencement of operation.	Prior to operation		Contractor	Submission of information for occupation certificate Pre operations compliance report	Issuance of occupation certificate	Not Triggered
Operational Waste Management							
D39	<p>Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Department/Certifying Authority. The Waste Management Plan must:</p> <p>(a) detail the type and quantity of waste to be generated during operation of the development;</p> <p>(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</p>	Prior to operation		LHD	Submission of information for occupation certificate Pre operations compliance report Observation Unexpected finds protocol	OWMP Issuance of occupation certificate Submission to Certifying Authority and Department	Not Triggered

	Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline Department of Environment, Climate Change and Water, 2009); and (c) detail the materials to be reused or recycled, either on or off site.						
Ecologically Sustainable Development							
D40	Within six 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.	Prior to operation	Y	Contractor	Submission	Green Star Certification / agreed approach with Planning Secretary Issuance of occupation certificate	Not Triggered
Landscaping							
D41	Prior to the commencement of operation, the Applicant must submit a Landscape Management Plan (LMP) prepared by a suitably qualified person, to manage the revegetation and Landscaping works on-site. The LMP must: (a) detail the species to be planted on-site; (b) be consistent with the approved landscape plans as amended by condition B55; (c) describe the monitoring and maintenance measures to manage revegetation and landscaping works; and (d) provide for the planting of 134 trees.	Prior to operation		Contractor	Submission of information for occupation certificate Pre operations compliance report	Landscape management plan Issuance of occupation certificate	Not Triggered
D42	The Applicant must not commence operation until the LMP is submitted to the satisfaction of the Certifying Authority.	Prior to operation		Note	Submission of information for occupation certificate Pre operations compliance report	Landscape management plan Issuance of occupation certificate Construction lot close out	Not Triggered
Street Trees							
D43	Prior to the commencement of operation, the Applicant is to complete all planting outlined in the street tree planting strategy required by condition B57.	Prior to operation		Contractor	Submission of information for occupation certificate Pre operations compliance report	Issuance of occupation certificate	Not Triggered
Site Audit Report and Site Audit Statement							

D44	Prior to the commencement of operation, the Applicant must obtain from an EPA accredited Site Auditor, a Site Audit Statement and a Site Audit Report which demonstrates that the site is suitable for its intended use.	Prior to operation		Contractor	Unexpected Finds Protocol	Incident reports Validation reports SAR SAS	Not Triggered
Consolidation of Lots							
D45	Prior to commencement of operation, the lots which form the subject site are to be consolidated into one lot. Evidence of the consolidation must be provided to the satisfaction of the Certifying Authority.	Prior to operation		Principal	Submission of information for occupation certificate Pre operations compliance report	Consolidated Lots – New DP. Issuance of occupation certificate	Not Triggered
PART E Post Occupation							
Operation of Plant and Equipment							
E1	All plant and equipment used on site, or to monitor the performance of the development must be: (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner.	Operation		LHD	TBD	TBD	Not triggered
Community Engagement Strategy							
E2	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	Operation		LHD	TBD	TBD	Not triggered
Operational Noise							
E3	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Noise and Vibration Impact Assessment, dated 8 August 2018 and prepared by Acoustic Studio as revised by condition B61.	Operation		HI/LHD/Contractor	TBD	TBD	Not triggered
E4	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in Noise and Vibration Impact Assessment, dated 8 August 2018 and prepared by Acoustic	Operation		Note	TBD	TBD	Not triggered

	Studio. 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.						
E5	<p>Within 12 months of commencement of operation, the Applicant must undertake operational noise monitoring to compare actual noise performance of the development against the noise performance predicted in the Noise and Vibration Impact Assessment, dated 8 August 2018, prepared by Acoustic Studio as revised by the operational noise modelling required by Condition B61, and prepare an Operational Noise Report to document this monitoring. The Report must include, but not be limited to:</p> <ul style="list-style-type: none"> (a) Noise monitoring to assess compliance with the operational noise levels predicted in the revised operational noise modelling required by Condition B61; (b) A review of the operational noise levels in terms of the criteria and noise goals established in the Noise Policy for Industry (EPA 2017); (c) Sleep disturbance impacts compared to those predicted in the EIS (in full); (d) Methodology, location and frequency of noise monitoring undertaken, including monitoring sites at which project noise levels are ascertained, with specific reference to locations indicative of impacts on sensitive receivers; (e) Details of any complaints and enquiries received in relation to operational noise generated by the development between the date of commencement of operation and the date the report was prepared; (f) Any required recalibrations of the noise model taking into consideration factors such as actual traffic numbers; (g) An assessment of the performance and effectiveness of applied noise mitigation measures together with a review and if 	Operation		Note	TBD	TBD	Not triggered



	necessary, reassessment of all mitigation measures; and (h) Identification of additional mitigation measures to those required following the revised operational noise modelling as required by Condition B61 with the objective of meeting the criteria outlined in the Noise Policy for Industry (EPA 2017), when these measures would be offered and/or implemented and how their effectiveness would be measured and reported to the Planning Secretary.						
E6	The Applicant must provide the Planning Secretary with a copy of the Operational Noise Report referred to in condition E5 and install any additional noise mitigation measures within one month of completing the operational noise monitoring referred to in (a) above			HI/LHD/Contractor			
Unobstructed Driveways and Parking Areas							
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.	Operation		LHD	TBD	TBD	Not Triggered
Loading Dock							
E8	The loading dock hours of operation are limited to between 7am and 6pm daily.	Operation		LHD	TBD	TBD	Not Triggered
Green Travel Plan							
E9	The Green Travel Plan required by condition D9 of this consent must be updated annually and implemented.	Operation		LHD	TBD	Annually updated GTP TBD	Not Triggered
Outdoor Lighting							
E10	Notwithstanding Condition D35, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	Operation		HI/LHD/Contractor	TBD	TBD	Not Triggered
Fire Safety Certificate							
E11	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final	Operation		LHD	Annual Fire Safety Statement	Annual issue of Fire Safety Statement as required	Not triggered

	Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.						
Landscaping							
E12	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D41 for the duration of occupation of the development.	Operation		LHD	TBD	TBD	Not Triggered
Hazards and Risk							
E13	The Applicant must store all chemicals, fuels and oils used on-site in accordance with: (a) the requirements of all relevant Australian Standards; and (b) the NSW EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual' if the chemicals are liquids.	Operation		LHD	TBD	TBD	Not Triggered
E14	In the event of an inconsistency between the requirements of condition E13(a) and E13(b)E13(a), the most stringent requirement must prevail to the extent of the inconsistency.	Operation		LHD	TBD	TBD	Not Triggered
Dangerous Goods							
E15	The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department of Planning's Hazardous and Offensive Development Application Guidelines – Applying SEPP 33 at all times.	Operation		LHD	TBD	TBD	Not Triggered

