



INDEPENDENT AUDIT REPORT

Randwick Campus Redevelopment SSD 9113

July 2020

Audit Number: 3



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1. INTRODUCTION

1.1. BACKGROUND

The Randwick Redevelopment project at the Prince of Wales Hospital involves the construction of a new Acute Services Building to the west of the existing Randwick Hospitals' Campus. The project includes:

- Expanded adult emergency department
- Expanded psychiatric emergency care centre
- Expanded intensive care unit
- New rapid assessment unit including a virtual care centre
- Replacement of existing inpatient wards and provision of additional inpatient beds providing contemporary facilities for several specialties
- Four new digital operating theatres equipped with state-of-the-art technology for neuroscience surgery and complex orthopaedics, including major spinal surgery
- A new and expanded central sterilising service department and a new helipad serving the Randwick Hospitals Campus
- Teaching, education and research spaces integrated with clinical areas to support collaborative medical research.

The redevelopment will also enable education, training and research to be more closely integrated into the health care services provided across the precinct and expand the Ambulatory care facilities after the opening of the new Acute Services Building in 2022.

The project is subject to three development approvals:

1. A Development Approval was granted by Randwick City Council for the demolition of existing residential buildings and decommissioning of services at the site.
2. A Part 5 approval was obtained from Health Infrastructure NSW for sewer augmentation works
3. Approval as a State Significant Development (SSD 9113) was obtained from the NSW Minister for Planning for the new Acute Services Building.

This audit has been commissioned only for the SSD component of the project. Lend Lease was awarded the contract for early works for the Acute Services Building which includes site preparation and foundation establishment.

1.2. AUDIT TEAM

The audit was undertaken by Erwin Budde, Exemplar Global Certified Principal Environmental Auditor. Erwin has over 21 years experience as an environmental professional and 17 years of auditing experience. Erwin was Approved as the Independent Environmental Auditor by the Department of Planning, Industry and Environment (the Department) (Appendix B)

1.3. OBJECTIVES

The objectives of the audit were to conduct an independent review of compliance with the Conditions of Approval SSD 9113 issued by the Minister for Planning on the 27th February 2019, as Modified by Modification 1 (10/2/2020), and in accordance with the requirements of the Independent Audit Post Approval Requirements, June 2018 (Department 2018).

1.4. AUDIT SCOPE

This is the second Independent Environmental Audit of the project.

The scope of this audit was generally in accordance with Section 3.3 of the Independent Audit Post Approval Requirements (Department 2018). The scope in general included:

- Conditions of consent applicable to the construction phase of Stage 3 of the redevelopment project
- All post approval documents required by the conditions of consent (eg EMPs)
- All environmental licences and approvals applicable to the development (excluding EPL)
- An assessment of the environmental performance of the development
- A high-level review of the project's EMS
- A high-level assessment of whether Environmental Management Plans and Sub-plans are adequate

1.5. AUDIT PERIOD

The audit period for this audit was from the date of the last audit (23rd January 2020) up to the date of the current site audit (23rd June 2020). As this is the third audit, the audit and audit responses are required to be submitted to the Department by 27th July 2020.

2. AUDIT METHODOLOGY

2.1. AUDITOR APPROVAL

The Department agreed to the nomination of Erwin Budde as the Auditor for the project on 23rd May 2019 (Appendix B).

2.2. SCOPE DEVELOPMENT

The audit scope as developed during the preparation of the Audit program. This involved:

1. Reviewing the SSD 9133 Conditions
2. Review of SSD 10339 Schedule 3 (Modification to SSD 9133)
3. Review of Modification 1 to SSD 9113 (10/02/2020)
4. Reviewing the Independent Audit – Post Approval requirements (June 2018)
5. Consultation with agencies
6. A desktop audit of documentation issued for Crown Certificate 3
7. A desktop review of the approved Environmental Management Plan
8. Reviewing the Audit Table.

2.3. AUDIT PROCESS

A document review was undertaken prior to the audit and off site. The document review included a review of the Conditions of Approval and all management plans and sub plans, using evidence submitted as part of Crown Certificate 3.

The Audit program was submitted to the Auditee indicating the dates of the site audit, scope, criteria, audit details and required project representatives.

An Opening Meeting was held on 23rd June 2020 at 8.30am on site. Present at the opening meeting were:

- Jason King, Project Director, Lend Lease
- Richard Yarad, Construction Manager Lend Lease
- Gordon Brown, Design Manager Lend Lease
- Clare Hall, Design Manager Lend Lease

A closing meeting was held on 21st July at 3pm via MS Teams. Present at the closing meeting were:

- Clare Hall, Design Manager Lend Lease
- Christopher Mazza, PWC

2.4. AUDIT INTERVIEWS

Interviews were held with a number of staff including:

- Richard Yarad, Construction Manager Lend Lease
- Gordon Brown, Design Manager Lend Lease
- Clare Hall, Design Manager Lend Lease
- Chris Mazza, PWC
- Steve Polsen, Site Manager

No interview requests were not granted.

2.5. SITE INSPECTION

A site inspection was conducted on 24th June 2020 (8.30am). The purpose of site visit was to undertake an inspection of works on site, view the site and access arrangements and gain an understanding of the current scope of the works. No restrictions to access occurred during the site visit.

2.6. CONSULTATION

Email consultation was undertaken with:

- Department of Planning, Infrastructure and Environment
- Transport for NSW, Alex Karki
- Randwick City Council

A response was only received from DPIE (Appendix C).

2.7. COMPLIANCE STATUS DESCRIPTORS USED IN THIS REPORT

The compliance descriptors used in this report are:

- Compliant** Requirement has been met
- Non-Compliant** Requirement has not been met
- Not Triggered** Requirement not relevant to the current stage of work

3. AUDIT FINDINGS

3.1. APPROVAL AND DOCUMENT LIST

The list below shows all documentation used as evidence in both audits. New evidence provided during the current audit is identified in red.

- Consent Documents
 - Environmental Impact Statement, State Significant Development Application SSD 9113, Randwick Hospitals Campus Redevelopment - Stage 1 (21/8/18).
 - Response to Submissions Report State Significant Development Application SSD 9113, Randwick Hospitals Campus Redevelopment - Stage 1 (6/11/18)
 - Development Consent, SSD 9113 (27/2/19)
 - Development Consent SSD 10339, Schedule 3, Modification to SSD 9113
 - Approved Plans, SSD 9113 (27/2/19)
- Randwick Campus Redevelopment Development Consent DA Number SSD 9113
- Compliance Reports:
 - Pre-Construction Compliance Report, Lend Lease (19/7/19)
 - Construction Compliance Report 1 (21/2/2020)
 - Construction Compliance Report 2 (11/6/2020)
- Staging Report, Rev 0.3 (24/4/2020)
- Complaints Register (June 2019)
- Crown Building Work Certificate No 19/124846-3 (CC1), McKenzie Group (31/5/19)
- Crown Building Work Certificate No 19/124846-4 (CC2), McKenzie Group (14/10/19)
- Construction and Environment Management Plan prepared by Lend Lease (Rev 4, 1/5/2020) and the following associated subplans:
 - Construction Traffic and Pedestrian Management Subplan V03 prepared by Lendlease (Rev 4, 1/5/2020)
 - Construction Worker Transportation Strategy V02 prepared by Lend Lease (Rev 4, 1/5/2020)
 - Main Works Construction Noise and Vibration Management Plan Issue 1 prepared by Acoustic Studio (Rev 5, 18/4/2020) – note, Rev 6 is pending submission to DPIE.
 - Management Plan regarding Construction Soil and Water prepared by Lend Lease (Rev 6, 18/3/2020)
 - Waste Management Plan prepared by Lend lease (Rev 5, 18/3/2020)
 - Aboriginal Culture Heritage Management Subplan prepared by MDCA (Rev 1, 1/6/19)
 - Unexpected Finds Protocol Document prepared by Lendlease (Rev 7, 18/3/2020)
 - Emergency Response Plan (Rev 8, 18/3/2020)
 - Spoil Management Plan (SMP)
 - Compliance Monitoring and Reporting Program prepared by Lend Lease (19/5/19)
 - Dewatering Management Plan (March 2019) (Douglas Partners Geotechnical Report Project 72505.13.R.011 Rev0.DMP)
 - Community Consultation Strategy, Prince of Wales Hospital Expansion Stage 1 SSD 9113, Health Infrastructure NSW (April 2019)
 - Remediation Action Plan Rev 4 prepared by Douglas Partners (February 2019)
- Design Certificates and Reviews:
 - Design Certificate for Structural Works prepared by Enstruct (9/5/19)
 - Civil Design Certification Rev 2 prepared by Acor Consultants (27/5/19)

- DDA Detailed Design Report September 2018
- Accessibility Design Review, Rev D, McKenzie Group (19/9/19)
- Accessibility Design Review, Rev E, for CC3, McKenzie Group (18/3/2020)
- Access Compliance Certificate, McKenzie Group, (18/3/2020)
- Structural Design Certificate as part of CC1
- Flood certification letter from BMT for CC2 (24/9/19)
- Hydraulic Design Statement, Central Plumbing (25/9/19)
- Hydraulic Design Statement, ACOR, (21/2/2020)
- Letter certifying compliance with Condition B62, ARUP (4/12/19)
- Statement of Acoustic Compliance Letter from Acoustic Studios (19/9/19)
- Design Statement for CC2, BVN (13/9/19)
- Wagstaff letter certifying the retaining wall piles (26/9/19)
- Wagstaff letter certifying the foundation piles (22/1/20)
- Operational Noise Model Review for Magill Street, Acoustic Logic (28/1/2020)
- Survey Report - DRAFT - Helicopter Landing Site, PDA Surveyors (23/3/2020)
- Mechanical Design Compliance Certificate, Fredon Air, 5/6/2020
- Drawings and Plans:
 - Civil Drawings prepared by Acor Consultants numbered: DWG-DD-303[07], DWG-DD-308[05], DWG-DD-309[04], DWG-DD-604[03], DWG-DD-606[03], DWG-DD-607[03]
 - Structural Drawings as referenced in Design Certificate prepared by Enstruct (12 May 2019)
 - Plans for Roof Works RCR-BVN-ARC-50-DRW-42B-1100001[4]
 - Design drawings Central Plumbing, peer-reviewed by Acor, RCR-CP-HY-50-DRW-DR-B200001 Issue 2 and RCR-CP-HY-50-DRW-DR-B200004 Issue 1
 - General Arrangement Plan for stormwater design issued for construction RCR-ACR-CV-50- DWG-DD-101 Rev 2
 - Loading dock design RCR-BVN-ARC-50-DRW-40E-NL00771 Rev 2
 - Public Domain Signs and Linemarking Sheet 1. RCR-ARC-CV-02-DWG-DD-301 Rev 1
 - AusGrid Certified drawings (SC11992) (19/9/19) AMD 1
 - TCS Design Drawing DS0000/000000 Issue A, B-Line (24/7/2019)
- Dilapidation Reports including:
 - 1 Magill Street (James Townsend Dilapidation Surveys), 24/8/18
 - 3 Magill Street (James Townsend Dilapidation Surveys), 4/11/19
 - 5 Magill Street (James Townsend Dilapidation Surveys), 24/8/18
 - 7 Magill Street (James Townsend Dilapidation Surveys), 24/8/18
 - 9 Magill Street (James Townsend Dilapidation Surveys), 13/8/18
 - 11 Magill Street (James Townsend Dilapidation Surveys), 13/8/18
 - 13 Magill Street (James Townsend Dilapidation Surveys), 13/8/18
 - 15 Magill Street (James Townsend Dilapidation Surveys), 13/8/18
 - 4 Hay Street (James Townsend Dilapidation Surveys), 10/5/19
 - 40 Botany Street (James Townsend Dilapidation Surveys), 26/2/19
 - 103 Botany Street (James Townsend Dilapidation Surveys), 29/8/18
 - Botany Street, Magill Street, Hospital Road, High street – Road surface, kerb, gutter, footpath and assets abutting site (James Townsend Dilapidation Surveys), 20/9/18
 - High Street Light Rail – Dilapidation Survey Report (James Townsend Dilapidation Surveys), 26/2/19
- ABS Project Summary Flood Report (BMT October 2018)
- Floodplain Risk Management Guideline (OEH, 2007)
- Emergency Response Plan 2.5 (23/5/19)

- DD Aviation Report v1.8 (AviPro 12/9/2018)
- Douglas Partners Preliminary Geotechnical Investigations Report (February 2018)
- Planting Schedule S17032-LA-350 Rev E
- Vibration Limits for Piling Work – report by enstruct group Pty Ltd (31/5/19)
- Historical Archaeology Excavation Report, Casey and Lowe (May 2020)
- Correspondence including:
 - Memo regarding the proposed roofing material, BVN (18 September 19)
 - Letter regarding Protection of Airspace Works prepared by Department of Infrastructure (4/4/19)
 - Email Correspondence regarding satisfaction of Condition B 17 prepared by Lendlease (27/5/19)
 - Letter regarding 2018 Flood Report prepared by BMT Eastern Australia (27/5/19)
 - Letter regarding Conditions to be Satisfied prepared by Lendlease (27/5/19)
 - Letter confirming Architectural Drawings consistent with Development Consent prepared by Lendlease (22/5/19)
 - Email Correspondence regarding updated CPTMP and TfNSW Endorsement prepared by Lendlease (31/5/19)
 - Email Correspondence regarding “truck and dog” swept paths report prepared by Lendlease (30/5/19)
 - Email from HI to DPE 14/6/19 notifying construction commencing on 17th June
 - Letter from Enstruct Group 3/5/19 relating to CC1 drawings
 - Letter from Enstruct Group 16/8/19 relating to CC2 drawings
 - Email dilapidation reports from LL to John Flanagan on 31/5/19
 - Email to DPE submitting the CCS 27/5/19
 - Letter from approving the CCS DPE 5/6/17
 - Email from Mary Dallas to LL 21/5/19 stating all excavation work has been completed.
 - TfNSW Email 30/5/19
 - Light Rail email 2/7/19
 - Letter from DPE approving ACHMP 14/6/19
 - Letter to DPE 19/7/19 submitting the CEMP, subplans and ARD
 - Letter to DPE 13/5/19 seeking auditor and audit program approval
 - Letter from DPE approving Auditor 23/5/19
 - Minutes of RCC/HI coordination meeting 24/7/19 (Item 3.3)
 - Email from PwC to Auditor regarding A15 and B39 (9/1/20)
 - Letter from Lend Lease to Certifying Authority regarding B26 and RCC (26 September 19)
 - Letter from Ausgrid certifying the electrical design plan SC11992 Rev0 (18 July 19)
 - Letter from Jemena confirming availability of gas (25/9/19)
 - Email from Telstra confirming availability of telecommunications (9/7/19)
 - Letter from Telstra confirming availability of telecommunications (25/9/19)
 - Interim Audit Advice #5, Senversa (31/7/19)
 - Letter from Enstruct structural certificate for CC2 (25/9/19)
 - Email from TfNSW endorsing v2 of the CTPM (27/9/19)
 - Email from DPIE issuing directives in relation to the Independent Audit 1 (21/1/20)
 - GBCA Acknowledgement email (8/10/19)
 - Email to Certifying Authority submitting the pile certification (22/1/20)
 - Letter from RMS approving ‘in principal’ the design of the TCS (25/9/19)
 - Email from Lend Lease to Randwick Council regarding Magill/Botany St intersection design (18/3/19).
 - Email from Lend Lease to Council regarding ‘no stopping’ signs on Magill and Botany Streets (19/11/19)
 - Letter from Central Plumbing detailing the rainwater harvesting and reuse system (28/11/2019)

- Email from DPIE (Claire Williamson) responding to the submitted Pre-construction Compliance Report and Independent Audit Report (21/1/20)
- Email from DPIE (Carol Marra) supporting the changes to the loading dock façade wall (24/9/19)
- Email from PCA stating they are satisfied with the car parking and vehicle layout (29/1/19)
- Email to DPIE submitting the PCCR (14/6/19)
- Letter from RMS approving 'in principal' the TCS design (25/9/2019)
- Confirmation of submission of Historical Archaeology Excavation Report to DPIE 9/6/2020
- Confirmation of submission of Historical Archaeology Excavation Report to Council 1/6/2020
- Confirmation of submission of Historical Archaeology Excavation Report to Council 2/6/2020
- Construction Compliance Report 1 (29/5/2020)
- Email to DPIE submitting the CCR 1 report (16/3/2020 and 2/6/2020)
- Email from DPIE comments on the CCR (1/5/2020)
- Email to DPIE submitting the CCR 2 report (17/6/2020)
- Letter from DPIE approving the landscape treatment under A18 (10/2/2020)
- Letter to DPIE submitting roofing details under A19 (2/6/2020)
- Letter from DPIE approving the Staging Report (6/5/2020)
- Design Certificate from Enstruct Group 4/6/2020 relating to CC3 drawings
- Design Certificate from SRG Global 26/5/20 relating to post-tensioned slab drawings
- Letter from DPIE approving the use of the NSW Health Engineering Services Guidelines for ESD (22/10/19)
- Architectural Statement BVN (11/6/2020)
- Automated Response from DPIE for submission of CCR 2 (11/6/2020)
- E-memo from McKenzie Group regarding 50-year Design Life (7/2/2020)
- Email correspondence, Avipro, regarding B51 (24/3/2020)
- Email from HI confirming submission date for Audit Report 2 (16/3/2020)
- <http://randwickcampusredevelopment.health.nsw.gov.au/Projects/Acute-services-building>
- Community Updates (July 19 to January 20)
- Project induction Rev 18 (1/1/20)
- Proponent Response to Independent Audit Findings (27/9/19)
- Records
 - Long Service Levy Receipt prepared by Long Service Corporation (7 May 19)
 - Long Service Levy Receipt prepared by Long Service Corporation (2 August 19)
 - Long Service Levy Receipt prepared by Long Service Corporation (6 May 20)
 - Security bank guarantee 20/5/19
 - Bank Guarantee for Security Deposit Payment prepared by NAB (7/5/19)
 - Consultation PowerPoint presentations
 - CASA Approval 4/4/19
 - Road Occupancy Licences
 - Minutes of Traffic Committee presentations on 14/5/19 24/7/19
 - GBCA Tax Invoice #GA4699DA-A-38478
 - Noise Monitoring Records, August to December 2019 (Acoustic Studio and Acoustic Logic)
 - Noise Monitoring Records, January to March 2020 (Acoustic Studio and Acoustic Logic)
 - Gate records for July 2019
 - Gate records for April, May, June 2020
 - Management Plan Register (July 2020)

3.2. COMPLIANCE PERFORMANCE

A total of 114 Conditions of Approval were found to be relevant to the stage of construction. The project was found to be non-compliant with 7 of these (Table 3-1). Of these:

- 4 are new non compliances
- 2 are non compliances from previous audits which have not been closed out
- 1 is a non compliance from a previous audit which can not be closed out as it relates to timing.

For the purposes of Table 3-1, if a Condition contained a part which is relevant, the whole Condition is counted as being relevant. Similarly, where a non-compliance was found with part of a Condition, the entire condition is considered non-compliant.

Condition C43, which requires this audit to be conducted in accordance with the Audit Plan and the Independent Audit Post Approval Requirements could not be audited. It is not appropriate for an auditor to audit their own work.

Table 3-1 Summary of Compliance

	Part A	Part B	Part C	Part D
Number of Conditions of Approval	26	68	53	45
Number of Relevant Conditions	21	51	42	0
Number of Non-compliances	1 (new)	2 (1 ongoing, 1 old)	4 (3 new, 1 ongoing)	0

3.3. NOTICES, ORDERS OR PROSECUTIONS

No formal notices, orders, infringement notices or prosecutions had been issued during the audit period.

There have been a number of directives issued by DPIE requesting information on:

1. Compliance with previous Audit Reports
2. The contents and structure of the Construction Compliance Report
3. Noise management

With the exception of noise management, which is currently under review, the auditee has responded and closed out the other requests.

3.4. NON-COMPLIANCES

Table 3-2 New non-compliances identified during the current audit are detailed below.

Condition of Approval	Requirement	Details of Non-compliance	Recommended Action
A12 (c)	With the approval of the Planning Secretary, the Applicant may: 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).	Management plans have been regularly reviewed and updated to reflect the changing site conditions and implement environmental improvement measures. However, approval to update the plan, and approval of updated plans, has not been sought from DPIE.	All amended plans should be provided to DPIE for approval. It is noted a comprehensive management plan tracking schedule has been completed to assist with future compliance against these conditions.
C51	Within three months of: 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 C44; or d) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Department and the Certifying Authority must be notified in writing that a review is being carried out.	Notification to DPIE and the Certifying Authority did not occur prior to the March management review	
C52	If necessary to either improve the environmental performance	A quarterly review of the management	

Condition of Approval	Requirement	Details of Non-compliance	Recommended Action
	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.	plans was conducted in March 2020. The updated CEMP, CWTS, NVMP, SWM and WMP were issued with CC3 and approved by the Certifier. They are yet to be approved by DPIE.	
C28	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the Certifying Authority. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	<p>The Stormwater and Erosion Management Plan has been approved by the Certifier.</p> <p>A discharge of stormwater into council's stormwater was required on 15th February (this modified Condition is dated 10 February) during a large rain event. This was required as an emergency measure to protect the site. No prior written approval from Council was obtained."</p>	<p>Council should be notified of the discharge into stormwater during the event on the 15th February</p> <p>The applicant should seek written approval from Council to discharge into stormwater. If Council are agreeable, a standing approval to cover emergency discharge should be sought.</p>

3.5. PREVIOUS AUDITS

Previous independent audits were conducted in July 2019 and January 2020. The status of the non compliances and the recommended actions are detailed below.

Table 3-3 Status of previous Independent Audit non compliances

Condition of Approval	Raised at Audit	Recommended Action	Status
A25	July 2019	Noise, vibration and dust monitoring records should be included on the website	CLOSED The July to December monitoring results were available on the website
B4 and B19	July 2019	As recommended in the Pre-construction Compliance Report, a modification to change this condition has yet to be undertaken.	CLOSED Modification 1 and the subsequent Staging Report has deferred these obligations to a later stage (CC4)
B10	July 2019	Obtain evidence from EPA Site Auditor of satisfaction of the SMP.	CLOSED The EPA accredited auditor has documented that this condition has been met.
B20	July 2019	Notify DPIE (through Condition C48) of the delay in submitting BCA information to a later CC.	OPEN The Accessibility Design Review has been completed. However this non compliance remains open due to the timing of this Condition.
B28	July 2019	As recommended in the Pre-construction Compliance Report, a modification to change this condition has yet to be undertaken.	CLOSED B28 is in compliance with the Staging Report
B30	July 2019	As recommended in the Pre-construction Compliance Report, a modification to change this condition has yet to be undertaken.	OPEN Following correspondence from DPIE (21/1/2020), the applicant has sought to clarify that 50 year design life is adequate. This information has been provided to DPIE in Construction Compliance Report 2. This Audit Finding will remain open until DPIE accept the applicant's clarification.
B37	July 2019	Notify DPIE (through Condition C48) of non-compliance. Review noise mitigation measures to achieve ICNG requirements Update CNVMSP	CLOSED Advice from the applicant's Acoustic Consultant suggests that the noise exceedances are not non-compliant with the ICNG. The CNVMSP has been updated with specific community consultation actions and results.

Condition of Approval	Raised at Audit	Recommended Action	Status
B55	July 2019	Notify DPIE (through Condition C48) of non-compliance. Identify opportunities for nest box installation or discuss alternative options with DPIE.	CLOSED Modification 1 and the subsequent Staging Report has deferred these obligations to a later stage (CC4)
B61	January 2020	Notify DPIE (through Condition C48) of non-compliance. Complete the revised Operational Noise Modelling.	CLOSED DPIE was notified through the submission of the Independent Audit Report Operational Noise Modelling has been completed.
B62	January 2020	Notify DPIE (through Condition C48) of non-compliance.	CLOSED DPIE was notified through the submission of the Independent Audit Report
B66	January 2020	Notify DPIE (through Condition C48) of non-compliance. Complete the Construction Compliance Report	CLOSED DPIE was notified through the submission of the Independent Audit Report CLOSED The Construction Compliance Report 1 was issued to DPIE on 16/3/2020 (Rev 2). It was resubmitted following DPIE comments on 2/6/2020 (Rev 3).
C2	July 2019	Update the site noticeboards	CLOSED The notice board complies with this Condition.
C15	January 2020	Notify DPIE (through Condition C48) of non-compliance. Review the CNVMP mitigation measures.	CLOSED DPIE was notified through the submission of the Independent Audit Report. OPEN DPIE requested further information on 27/4/2020 in relation to these exceedances. Advice from the applicant's Acoustic Consultant suggests that the noise exceedances are not non-compliant with the ICNG. This audit has further investigated this non compliance and has made further

Condition of Approval	Raised at Audit	Recommended Action	Status
			<p>recommendations:</p> <ol style="list-style-type: none"> 1. DPIE review the appropriateness of Condition C15 in relation to the ICNG and the nature of the project. 2. The project document and detail in full the noise management and mitigation measures being implemented for each construction activity, so that verification of measures can be more easily achieved. 3. Internal noise impact verification be conducted to determine the level of compliance with the predicted internal NML's.
C19	July 2019	DPIE should be notified of the vibration non compliances	CLOSED DPIE were notified.
C48	July 2019	Non compliances must be notified to DPIE as per this condition. It is recommended that awareness of this requirement be raised within the project team.	CLOSED All non compliances raised during the previous audit have been notified to DPIE.
C48	January 2020	<p>Notify DPIE (through Condition C48) of non-compliance.</p> <p>Review the procedure for notifying DPIE of non-compliances.</p>	CLOSED DPIE was notified through the submission of the Independent Audit Report

3.6. ENVIRONMENTAL MANAGEMENT PLANS

The project operates under a Construction Environmental Management Plan and a range of subplans and specialist management plans required by the Conditions of Approval or as a part of the site's EMS. All plans are being managed by Lend Lease. Some of these plans have been prepared only for the early works stage of construction. Several plans have been updated since the last audit and the versions reviewed during the current audit are:

- Construction and Environment Management Plan prepared by Lend Lease (Rev 4, 1/5/2020)
- Construction Traffic and Pedestrian Management Subplan V03 prepared by Lendlease (Rev 4, 1/5/2020)
- Construction Worker Transportation Strategy V02 prepared by Lend Lease (Rev 4, 1/5/2020)
- Main Works Construction Noise and Vibration Management Plan Issue 1 prepared by Acoustic Studio (Rev 5, 18/4/2020) – note, Rev 6 is pending submission to DPIE.
- Management Plan regarding Construction Soil and Water prepared by Lend Lease (Rev 6, 18/3/2020)

- Waste Management Plan prepared by Lend lease (Rev 5, 18/3/2020)
- Aboriginal Culture Heritage Management Subplan prepared by MDCA (Rev 1, 1/6/19)
- Unexpected Finds Protocol Document prepared by Lendlease (Rev 7, 18/3/2020)
- Emergency Response Plan (Rev 8, 18/3/2020)
- Stakeholder & Community Engagement Plan / Communications Strategy (Rev 1, 16/5/18)

This audit has found broad compliance with the implementation of the environmental management plans. The plans are comprehensive and in general address the requirements of the Approval and reflect the key risks on site.

Evidence of continual improvement through revisions of the management plan were observed. All plans have been regularly reviewed, updated and re-issued. A detailed management plan review register has been prepared to track changes to the management plans. It is noted that

3.7. ENVIRONMENTAL MANAGEMENT SYSTEM

Lend Lease operate an AS/NZS ISO 14001:2004 certified Environmental Management System. The project EMS is described in the CEMP and contains the major elements of the corporate EMS including:

- An Environmental Policy
- Project objectives and targets including lead and lag indicators
- Project environmental hazards and risks
- A range of procedures and work instructions, broken into Elements
- Integrated continual improvement mechanisms and feedback processes

The project EMS includes integration and references with other project plans. No deficiencies were noted in the project's EMS.

3.8. OTHER MATTERS

No other relevant regulatory requirements apply to the project.

3.9. FEEDBACK FROM CONSULTATION

DPIE specifically requested the audit focus on assessing compliance with the Conditions relating to noise and vibration.

Previous audits raised concerns around the high number of noise exceedances against the Noise Management Levels set through the application of the Interim Construction Noise Guidelines (ICNG). The previous audits noted that whilst these exceedances were anticipated in both the EIS and the CNVMSP, the conditions of approval require the project to comply with the Noise Management Levels:

Condition 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.

Since the previous audit, a review has been conducted by the auditee's acoustic consultant, Acoustic Logic. The consultant confirmed that whilst the project is exceeding the Noise Management Levels, it is complying with the ICNG. The ICNG requires the project to set Noise Management Levels base on the ambient background noise levels. A quantitative model is then

conducted to determine which construction activities are likely to exceed these levels, and by high much. For those construction activities, noise management and mitigation measures must be developed and implemented to reduce the impact of construction noise. Additional measures are required for activities that exceed the Highly Noise Affected limit of 75dBA. The ICNG does not require strict compliance with the Noise Management Levels.

The Noise and Vibration Assessment (Acoustic Studio, ref: 20180615 AUR.003.Rep, 15/6/2018) identifies the project's NML trigger levels as:

Residential Catchment A: 57 dB(A)

Residential Catchment B: 56 dB(A)

Receiver 1 and 2 (other land uses): 45 dB(A) (internal), 60 dB(A) (external)

The Assessment predicts exceedances of the NML for a range of construction activities at residential, educational and hospital receivers including:

- Truck movements
- Concrete works
- Excavator (hydraulic hammer, bucket)
- Concrete pumping
- Bobcat
- Cranes including tower cranes
- Jackhammering
- Piling
- Chain/Circular saw
- Forklift

The Main Works Construction Noise and Vibration Management Plan (Acoustic Logic, 20191464.6 Rev 2 13/5/20) also includes a construction noise assessment (section 6) which identifies the following NML's:

Residential Receiver 3 & 4: 55 dB(A) (Mon-Fri), 54 dB(A) (Sat am) and 49 dB(A) (Sat pm)

Other receivers 1 & 2: 45 dB(A) internal

This Assessment conducted a model to predict the internal noise exceedances at POW and UNSW, and identified exceedances could occur during the following activities only:

- Excavator (hydraulic hammer and bucket)
- Concrete pumps

It is noted by the auditor that the project has implemented, and continues to implement, noise management measures aimed at reducing construction noise. These are detailed in the CNVMSP and were observed on site. Notwithstanding this, it is noted that this project is a substantial construction work located in a densely populated urban environment, surrounded by sensitive receivers who are close (<50m) to the source of construction noise. The high-rise nature of the project also limits the ability for at-ground noise mitigation as works on elevated floors gets underway.

The monthly noise and vibration monitoring reports (February to May, and the draft June report) have been reviewed as part of this audit. The monitoring reports show near-daily exceedance of the external Noise Management Level at both logging locations. In most months, there are also several occasions where the Highly Affect Noise Level has been exceeded. Some of these exceedances are attributed to activities not associated with the project. This was largely predicted

in the 2018 Assessment. However, as no internal noise monitoring is being conducted, compliance with internal NML's can not be verified.

The detailed review of noise management compliance conducted in this audit concludes:

1. Condition C15 is inconsistent with the ICNG, in particular the requirement to achieve the construction noise management levels.
2. This project, being located in a dense urban environment, surrounded in close proximity by sensitive noise receivers, is highly unlikely to always achieve the noise management levels detailed in the ICNG.
3. The project is implementing noise management and mitigation measures in accordance with the requirements of the ICNG and the CNVMSP.

This audit recommends the following:

1. DPIE review the appropriateness of Condition C15 in relation to the ICNG and the nature of the project.
2. The project document and detail in full the noise management and mitigation measures being implemented for each construction activity, so that verification of measures can be more easily achieved.
3. Internal noise impact verification be conducted to determine the level of compliance with the predicted internal NML's.

3.10. COMPLAINTS

17 complaints had been recorded on the complaints register during the audit period to 31st May 2020. Of these, 10 related to works being carried out under different approvals.

The complaints relating to SSD9113 were for the following issues:

- 7 noise/vibration related complaints
- 2 related to worker conduct
- 1 related to water on a public road

These complaints were reviewed. Action was taken on 7 of these complaints, including follow-up consultation with the complainant. 3 noise-related complaints related to out of hours work, where the project contacted the complainant to discuss the out of hours arrangements and mitigation measures. All complaints have been closed out.

3.11. INCIDENTS

No environmental incidents have occurred to date.

3.12. ACTUAL VS PREDICTED IMPACTS

A review of relevant sections of the EIS was undertaken to ascertain the expected impacts during the main works stage of the project. Additionally, a review of the relevant management plans was undertaken to compare the predicted impacts against the actual impacts.

Generally, the actual impacts were consistent with the predicted impacts. In particular, the noise exceedances predicted in the CNVMP were accurate.

The project footprint is consistent with the EIS and the methods of construction were generally consistent with, or less impacting than, the methods described for this stage of works in the EIS.

The EIS and the Construction Traffic and Pedestrian Management Sub Plan estimates for construction traffic during the current stage of works is reasonably accurate. During the concrete pour occurring at the time of the audit, around 80-90 vehicle movements occurred (based on an estimated volume of concrete). The CTPMSP estimates up to 120 vehicle movements per day during concrete pouring. The current vehicle movement levels are within this amount. All truck marshalling was occurring on site, although offsite arrangements are in place in case they are needed.

No construction worker parking is available on site. The project has entered into an agreement with the ATC to provide 'Park and Ride' facilities which has now been enacted. Workers are encouraged to travel from the ATC to the site via the Light Rail.

3.13. SITE INSPECTIONS

A detailed site inspection was undertaken on 24th June at 8.30am. The inspection was conducted with the project manager. The inspection covered the whole site. Work areas associated with the Approved Project at the time of the inspection included detailed concrete pouring of the level -1 slab, continued formwork higher floors and excavation in the southwest corner of the site.

Site entrances and exits were inspected. Rumble grids and wheel washing facilities were observed at the manned site gate on Botany Street. Gate logs were observed.

Site stormwater controls were observed. Surface runoff is now directed into the underground storage tank along the southern boundary. Some onsite informal detention basis remains in place, however these are soon to be decommissioned. The highly porous sandy soils mean standing water on site drains rapidly.

Noise loggers were still in place in the designed areas outside the site. Vibration monitors remain in place, and a single air quality monitoring station is located along Hospital Road.

The bollards on Magill Street were noted to be in place although due to changes in the management of them, they were retracted at the time of the audit. The bollards are reinstated each night.

Ample waste bins were observed across the site and housekeeping was noted to be excellent.

Hazardous goods were stored in banded, locked containers/cages. No evidence of spills or contamination was observed.

3.14. RESULTS OF INTERVIEWS

The results of interviews are detailed in the Audit Table, evidence column.

3.15. ACTIONS FROM PREVIOUS ANNUAL REVIEW AND COMPLIANCE REPORTS

There have been no annual reviews conducted to date.

The Construction Compliance Report (Rev 3, 29/5/2020) was reviewed. The Report found the project to be non-compliant with 6 Conditions. All of these were also raised as non-compliances in the second Independent Audit (January 2020). A review of compliance during the current audit found all of these had been closed out.

3.16. CONTINUAL IMPROVEMENT OPPORTUNITIES

No continual improvement opportunities were identified during the current audit.

3.17. KEY STRENGTHS

The auditor notes the following key strengths of the environmental performance as observed during the audit:

1. The project team has a well established presence on the site, stemming from previous work under different approvals including the demolition and stormwater augmentation work. Therefore, the project team has an excellent site history and is very aware of the project's impacts and management measures.
2. The Project's compliance team is well organised, with information readily available.
3. Engagement with the community continues to be strong, particularly the adjacent hospital, UNSW and residences.
4. Site environmental management practices were being well implemented. The site is well contained, with key environmental risks such as dust and stormwater being well managed.
5. Housekeeping and site cleanliness was excellent.

4. RECOMMENDATIONS

4.1. RECOMMENDED ACTIONS

Recommended actions for each new non-compliance identified during this audit are documented in Table 4-1.

Table 4-1 Recommended Actions

Condition of Approval	Recommended Action
A12 (c)	All amended plans should be provided to DPIE for approval. It is noted a comprehensive management plan tracking schedule has been completed to assist with future compliance against these conditions.
C51	
C52	
B30	Following correspondence from DPIE (21/1/2020), the applicant has sought to clarify that 50 year design life is adequate. This information has been provided to DPIE in Construction Compliance Report 2. This Audit Finding will remain open until DPIE accept the applicant's clarification.
C28	Council should be notified of the discharge into stormwater during the event on the 15th February The applicant should seek written approval from Council to discharge into stormwater. If Council are agreeable, a standing approval to cover emergency discharge should be sought.
C15	<ol style="list-style-type: none"> 1. DPIE review the appropriateness of Condition C15 in relation to the ICNG and the nature of the project. 2. The project document and detail in full the noise management and mitigation measures being implemented for each construction activity, so that verification of measures can be more easily achieved. 3. Internal noise impact verification be conducted to determine the level of compliance with the predicted internal NML's.

4.2. OPPORTUNITIES FOR IMPROVEMENT

No new opportunities for improvement have been identified.

APPENDIX A AUDIT TABLE

The compliance status for each requirement or commitment has been assessed in accordance with the criteria in Table 2 (DPE 2018).

Table A-1 - Compliance status descriptors

Status	Description
Compliant (C)	The auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit.
Non-compliant (NC)	The auditor has determined that one or more specific elements of the conditions or requirements have not been complied with within the scope of the audit.
Not triggered (NT)	A requirement has an activation or timing trigger that has not been met at the time when the audit is undertaken, therefore an assessment of compliance is not relevant.

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
Part A - Administrative Controls					
<u>Obligation to Minimise Harm to the Environment</u>					
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.	Site inspection	The site is adopting a range of mitigation measures to prevent material harm to the environment	Compliant
<u>Terms of Consent</u>					
A2.		The development may only be carried out:			
	a)	in compliance with the conditions of this consent;	Site inspection	The project is generally being carried out in accordance with the conditions of this consent	Compliant
	b)	in accordance with all written directions of the Planning Secretary;	Email from DPIE regarding CCR (1/5/2020)	A written directive was issued by DPIE on 1/5/2020 relating to the format and contents of the CCR. The CCR was subsequently updated and resubmitted. DPIE also issued several letters requesting more information on non-compliance raised during previous independent audits and compliance reports.	Compliant
	c)	generally in accordance with the EIS, Response to Submissions and Supplementary Information; and	Site inspection	The project is generally being carried out in accordance with the EIS and RTS	Compliant
	d)	in accordance with the approved plans in the table below:	Approved Plans 01A-NL00021 C, 11B-B200001, 11B-B100001, 11B-0000001, 11B-0100001 Current Plans NL00013 Rev F, NL00021 Rev C and 11B-B200001 Rev 9 Construction Certificate 3 Interview C Hull Site inspection	The relevant plans at this stage of the project are 01A-NL00013 E, 01A-NL00021 C, 11B-B200001 L, 11B-B100001 L, 11B-0000001 K, 11B-0100001. The project is being carried out generally in accordance with these plans. An additional lift has been included (shown in the B-01) where a void as originally shown as a result of the IASB. On Level 0, a void has been filled with a mezzanine and some adjustments to internal fitout as a result of IASB. On Level 1, part of the facade has been deleted as a result of the IASB. The Certifier has deemed these minor changes and were approved in CC3 (up to Level 2). Other changes not related to CC3 include: - Level 9, plant has been added to service the IASB. - Level 4, changes to a terrace by adding a canopy. Most of these changes are considered as necessary due to the approval of the IASB (SSD 10339). The remaining changes are minor and do not change the nature of the building.	Compliant
A3.		Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:			
	a)	the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and	Email from DPIE regarding CCR (1/5/2020)	A written directive was issued by DPIE on 1/5/2020 relating to the format and contents of the CCR.	Compliant

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
	b)	the implementation of any actions or measures contained in any such document referred to in (a) above.	Updated CCR 1 report (2/6/2020)	The CCR was subsequently updated and resubmitted.	<i>Not Triggered</i>
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.	Interview E Hicks	No inconsistencies have been identified to date	<i>Not Triggered</i>
Limits of Consent					
A5.		This consent lapses 5 years after the date of consent unless the works associated with the development have physically commenced.	Email from HI to DPE 14/6/19 notifying construction commencing on 17th June	Work commenced on 17 June 2019 Works have commenced within 5 years of the date of consent.	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.	Crown Certificate 1 Crown Certificate 2 Crown Certificate 3	The project is subject to a Crown Certificate. The Certificate includes verification of compliance with relevant building codes.	Compliant
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.	Interview R Yarad	No disputes have been escalated to DPIE to date	<i>Not Triggered</i>
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.	Interview R Yarad	All relevant endorsements/approvals required under the approval have been obtained from TfNSW.	<i>Not Triggered</i>
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.	Long Services Receipt 7/5/19, 2/8/19, 6/5/20	Payment has been made.	Compliant
Legal Notices					
A10.		Any advice or notice to the consent authority must be served on the Planning Secretary.	Interview R Yarad	No advice or notices have been issued to DPIE	<i>Not Triggered</i>
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	See relevant conditions	Consultation with agencies has been conducted	Compliant
	b)	provide details of the consultation undertaken including:			
		the outcome of that consultation, matters resolved and unresolved; and	See relevant conditions	Consultation with agencies has been conducted	Compliant
		details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	See relevant conditions	Consultation with agencies has been conducted	Compliant
Staging, Combining and Updating Strategies, Plans or Programs					
A12.		With the approval of the Planning Secretary, the Applicant may:			

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
	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);	Interview E Hicks, J Williams, R Yarad	The project is being staged, however none of the plans are being prepared on a staged basis.	<i>Not Triggered</i>
	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	Interview E Hicks, G Brown	No combined plans have been prepared.	<i>Not Triggered</i>
	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).	Management Plan Register (July 2020)	Management plans have been regularly reviewed and updated to reflect the changing site conditions and implement environmental improvement measures. However, approval to update the plan, and approval of updated plans, has not been sought from DPIE.	Non 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.	Interview E Hicks, J Williams.	No requests have been made to DPIE in relation to this condition.	<i>Not Triggered</i>
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.	See Conditions B33-B42	Several plans have been updated including the CTPMS, CWTS, WMP, SWMP, NVMSMP	Compliant
Design Modifications					
A15.		No consent is granted for the opening of Prior to the opening of Magill Street, a boom gate is to be installed at the eastern end of Magill Street to close access for vehicular access to and from to Hospital Road between 10pm and 7am seven days a week 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 boom gate, including its design and operation are to be developed in consultation with Council and submitted to the satisfaction of the Planning Secretary prior to installation. Signage is to be installed at the entry to Magill Street from Botany Street and the Emergency Department access to notify traffic travelling towards Hospital Road through Magill Street that access to Hospital Road is closed between 10pm and 7am seven days a week except to emergency vehicle. The signage is to be designed in consultation with Council and TfNSW (RMS) and submitted to the satisfaction of the Planning Secretary prior to installation.	Site inspection Email from PwC to Auditor 9/1/2020	Bollards remain in place after hours.	<i>Not Triggered</i>
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.			<i>Not Triggered</i>
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 above ground construction works.	Email from DPIE 24/9/19 RCR-BVN-ARC-50-DRW-40E- NL00771 Rev 2	A concept was developed in April and refined in September 2019. It was issued to HI and the Government Architect in September. It was issued to DPIE who support the concept.	Compliant

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
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 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	Letter from DPIE (10/2/2020)	A landscaped mound is currently proposed. DPIE approved the structure.	Compliant
A19.		The design is to include 'cool roofs' as described by the 'Urban Green Cover in NSW Technical Guidelines' (OEI 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.	CC2 Plans for Roof Works RCR- BVN-ARC-50-DRW-42B- 1100001[4] Memo 18/9/19 from BVN Letter to DPIE 2/6/2020	The proposed roofing material was submitted as part of CC2. The proposed roofing has an SRI of 81.	Compliant
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.	CC1 CC2 CC3	CC1, CC2 and CC3 issued.	Compliant
		<i>Notes: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</i>			
External Walls and Cladding					
A21.		The external walls of all buildings including addition to existing buildings must comply with the relevant requirements of the BCA.			Not Triggered
Applicability of 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.	Interview S Pappas	No conflict to date with regard to version control of documents	Compliant
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.		No relevant directions issued	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, noncompliance notification, Site audit report and independent auditing.	Review of Management plans, monitoring records, Compliance tracking program, waste register	Monitoring that is being conducted includes noise and vibration, air quality, complaints and incidents, non compliance tracking, hazardous waste monitoring.	Compliant
		<i>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.</i>			
Access to Information					

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
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:	Website checked on 25/5/19	The website was available to view at the time construction commenced.	Compliant
	a)	make the following information and documents (as they are obtained or approved) publicly available on its website:			
		the documents referred to in condition A2 of this consent;	Website		Compliant
		all current statutory approvals for the development;	Website		Compliant
		all approved strategies, plans and programs required under the conditions of this consent;	Website	Plans, programs and strategies are on the website.	Compliant
		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;	Website	The PCCR and CCR 1 reports are available on the website.	Compliant
		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;	Website	The noise, vibration and dust monitoring results for June-December 2019 are on the website	Compliant
		a summary of the current stage and progress of the development;	Website	November 2019 Community Update	Compliant
		contact details to enquire about the development or to make a complaint;	Website		Compliant
		a complaints register, updated monthly;	Website	November 2019 Complaints Register	Compliant
		audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;	Website	Audit Report 1 and 2 are on the website	Compliant
		any other matter required by the Planning Secretary; and			Not Triggered
	b)	keep such information up to date, to the satisfaction of the Planning Secretary.	Website	The latest version of the following documents were available on the website.	Compliant
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.	Induction Rev 18 (1/1/2020)	The Site Induction, which every worker must be put through, includes details of noise, hours of work, deliveries, housekeeping, unexpected finds, spill kits, emergencies, incidents, air quality measures for the project.	Compliant
Staging					
A27		The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary.	Staging Report (0.3) (24/4/2020) Letter from DPIE (6/5/2020)	A Staging Report has been prepared for the project.	Compliant
A28		A Staging Report prepared in accordance with condition A27 must:			
	a)	if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;	Staging Report Section 2	Section 2 of the Staging Report details the work involved in each stage.	Compliant
	b)	if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);		Operation is not being staged	Not Triggered

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
	c)	specify how compliance with conditions will be achieved across and between each of the stages of the project; and	Staging Report Section 2.2, Appendix A	Section 2.2 and Appendix A details how compliance will be achieved across and between each stage	Compliant
	d)	set out mechanisms for managing any cumulative impacts arising from the proposed staging.	Staging Report Section 3.1	Section 3.1 details cumulative impacts. The Staging Report considers cumulative impacts unlikely as a result of staging.	Compliant
A29		Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Site inspection	At the time of the audit, all works on site were in accordance with Stage 1 and 2. Stage 3 was yet to commence.	Compliant
A30		Where construction or operation is being staged in accordance with a Staging Report, the terms of this approval that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.	Construction Compliance Report 2 (June 2020)	The Construction Compliance Report 2 reports on compliance with Stages 1 and 2 of the project, as per the Staging Report requirements	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.	Development Consent ISS DA 10339 modified SSD 9113 in relation to Condition A15. Modification 1 to SSD 9113 modified several conditions	SSD 10339 modified Condition A15 of this consent. This work has yet to be implemented but is not required until the end of the project. Modification 1 to SSD 9113 modified several 'A' conditions relating to staging, B63 related to bicycle parking and C28 related to stormwater	Compliant
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.	Email from HI to DPE 14/6/19 notifying construction commencing on 17 th June	Commencement of construction (piling) occurred on 17 th 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.		Stage 1 and 2 works commenced before the decision to stage the construction had been made. Stage 3 has yet to commence.	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:	Design Certificate from Enstruct Group 3/5/19 relating to CC1 drawings Design Certificate from Enstruct Group 16/8/19 relating to CC2 drawings Design Certificate from Enstruct Group 4/6/2020 relating to CC3 drawings Design Certificate from SRG Global 26/5/20 relating to post-tensioned slab drawings	The letters are from a suitably qualified person and addresses the BCA and the clauses of the Consent relevant to CC1, CC2 and CC3. Note, the pre-tensioned slab design certificate is conditional upon individual design certificates being submitted to the PCA prior to their construction. Design Certificate was issued only for -01 to 01.	Compliant

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
	a)	the relevant clauses of the BCA; and	Design Certificate from Enstruct Group 3/5/19 relating to CC1 drawings Design Certificate from Enstruct Group 16/8/19 relating to CC2 drawings Design Certificate from Enstruct Group 4/6/2020 relating to CC3 drawings Design Certificate from SRG Global 26/5/20 relating to post-tensioned slab drawings	The letters are from a suitably qualified person and addresses the BCA and the clauses of the Consent relevant to CC1, CC2 and CC3. Note, the pre-tensioned slab design certificate is conditional upon individual design certificates being submitted to the PCA prior to their construction. Design Certificate was issued only for -01 to 01.	Compliant
	b)	this development consent.	Design Certificate from Enstruct Group 3/5/19 relating to CC1 drawings Design Certificate from Enstruct Group 16/8/19 relating to CC2 drawings Design Certificate from Enstruct Group 4/6/2020 relating to CC3 drawings Design Certificate from SRG Global 26/5/20 relating to post-tensioned slab drawings	The letters are from a suitably qualified person and addresses the BCA and the clauses of the Consent relevant to CC1, CC2 and CC3. Note, the pre-tensioned slab design certificate is conditional upon individual design certificates being submitted to the PCA prior to their construction. Design Certificate was issued only for -01 to 01.	Compliant
<u>External Walls and Cladding</u>					
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.			Not Triggered
B5.		The Applicant must provide a copy of the documentation to give to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.			Not Triggered
<u>Protection of Public and Private Property and Infrastructure</u>					
B6.		Before the commencement of construction, the Applicant must:			
	a)	consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affect infrastructure;	Consultation PowerPoint presentations Interview R Yarad	All services were relocated as part of early works. The sewer work done prior to this project has not yet been handed over to Council. None are required to be relocated for the SSD work. Planned outages are expected during construction in relation to connecting services.	Not Triggered
	b)	prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths);	Dilapidation Report public roads (20/09/2018)	The Dilapidation Reports include notes on roads and road infrastructure	Compliant

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
	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;	Dilapidation Reports for Magill St, May St, Botany St, High St sensitive receivers (various dates)	The Dilapidation Reports include adjoining and nearby residences	Compliant
	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.	Report from Enstruct 31/5/19	Report from enstruct identifies vibration limitations for sensitive receivers within proximity to the project.	Compliant
	e)	submit a copy of the dilapidation report and engineers report to the Certifying Authority and Council.	Dilapidation Reports emailed to Certifier John Flanagan on 31/5/19	Submitted to Council on USB during stakeholder meeting	Compliant
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 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 80A(6) of the Environmental Planning and Assessment Act 1979.	Security bank guarantee 20/5/19		Compliant
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.			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.	Dilapidation Reports	Nothing specific was noted during the dilapidation surveys. No damage has been reported to date.	Compliant
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:	Spoil Management Plan (SMP) and Remedial Action Plan (RAP) Interim Audit Advice #5, Senversa (31/7/19)	The SMP differentiates between the storage and separation of contaminated material from non-contaminated material. The RAP identifies how contaminated material will be handled and disposed of. The EPA accredited Auditor is satisfied that Condition B10 is met by these documents.	Compliant
	a)	includes procedures to differentiate between the handling of contaminated soil/material and construction material to ensure clear separation of handling;	Spoil Management Plan	The SMP includes a plan showing clear separation of construction activities from the remaining remediation work.	Compliant
	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	The RAP and SMP	The RAP includes procedures for the importing of VENM. The SMP identifies where this is to be delivered to.	Compliant
	c)	includes a procedure for recording the volume and type of contaminated material leaving the site and its destination.	Remedial Action Plan (RAP)		Compliant
Unexpected Contamination Procedure					

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
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	Unexpected Contaminated Finds Protocol Interview R Yarad	An Unexpected Finds Protocol has been prepared. To date, no unexpected contaminated land has been uncovered.	Compliant
<u>Utilities and Services</u>					
B12.		Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	AusGrid Certified drawings (SC11992) (19/9/19) AMD 1	Construction of utilities has not yet commenced. Ausgrid certified the electrical design plan SC11992 Rev0. Ausgrid approval for the substation design	Not Triggered
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.	Letter from Jemena (25/9/19) Email from Telstra (9/7/19) and Letter from Telstra (25/9/19) Letter from Ausgrid (18/7/19)	Confirmation of gas, electricity and telecommunications availability have been received	Compliant
<u>Community Communication Strategy</u>					
B14.		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:	CCS Community notifications (July to December) Out of Hours notifications - Low Impact (12/12/19) High Street pedestrian closure Community Notification (January 2020) High Street pedestrian closure Council Notification (9/1/2020) Complaints Register Communications Register	Activities under the CCS that have been conducted to date include: - Monthly community notifications (January to June, on website). - Complaints Management - Responding to communications - CIG Meetings (fortnightly) - Stakeholder group briefings with UNSW and POWH	Compliant
	a)	identify people to be consulted during the design and construction phases;	Community Communications Strategy		Compliant
	b)	set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;	Community Communications Strategy		Compliant
	c)	provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;	Community Communications Strategy		Compliant
	d)	set out procedures and mechanisms:	Community Communications Strategy		Compliant

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
		through which the community can discuss or provide feedback to the Applicant;	Community Communications Strategy		Compliant
		through which the Applicant will respond to enquiries or feedback from the community; and	Community Communications Strategy		Compliant
		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.	Community Communications Strategy		Compliant
B15.		The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than two weeks before the commencement of any work.	CCS Emailed to DPE 27/5/2019	Submitted to DPE 3 weeks before construction commenced. Current version June 2019	Compliant
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.	Letter from DPE 5/6/19	Work did not commence until 17/6	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 land, in order to determine the presence/absence of any Aboriginal archaeological remains within surviving archaeologically sensitive dune deposits;	Email from Mary Dallas to LL 21/5/19 stating all excavation work has been completed.	Excavation work conducted March to May 2019 by Mary Dallas.	Compliant
	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;	Interview R Yarad	Mary Dallas Archaeologists conducted monitoring in October 2019	Compliant
	c)	any Aboriginal archaeological monitoring, test or salvage excavations should be designed and developed with reference to any historical archaeological requirements and approvals;	Test pitting methodology, Mary Dallas Archaeologists		Compliant
	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		Report not yet complete.	Not Triggered
	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.		Report not yet complete. It is noted the Staging Report defers this requirement until prior to occupation.	Not Triggered
Ecologically Sustainable Development					

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
B18.		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.	GBCA Tax Invoice #GA4699DA-A-38478 GBCA Acknowledgement email (8/10/19) Letter from DPIE 22/10/19	Submission made to GBCA for Greenstar Rating (8/10/19). This is within 6 months of commencement. It is noted that subsequently, DPIE has approved the use of the NSW Health Engineering Services Guidelines in lieu of the GBCA.	Compliant
<u>Outdoor Lighting</u>					
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.			Not Triggered
<u>Access for People with Disabilities</u>					
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.	Interview G Brown Accessibility Design Review, Rev D, McKenzie Group (19/9/19) Accessibility Design Review for CC3, McKenzie Group (18/3/20) Access Compliance Certificate, McKenzie Group, (18/3/20)	Under the Staging Report, the Accessibility Design Reviews will be staged. However, for Stage 1, the ADR was not submitted in the required timeframe. CC2 - BCA Report Rev C CC3 - ADR conducted by McKenzie Group has been completed.	Non Compliant
<u>Stormwater, Drainage and Flood Management</u>					
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.	Civil Design Certification (ACOR, 13/9/19) BVN Architectural Statement (11/6/2020)	ACOR provided a civil design certification demonstrating that the habitable floors are compliance with this condition. BVN provided an Architectural Statement likewise. ACOR engineers are suitably qualified	Compliant
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 (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	Letter from Enstruct Structural Certificate 25/9/19 as part of CC2 Flooding Certification from BMT 24/9/19	Enstruct provided certification that the ground floor does not require design for hydrostatic pressures from flooding as BMT confirmed there is no stormwater/floodwater entering the site or impacting the ground floor slab.	Not Triggered
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	Structural Design Certificate as part of CC1 Letter from Enstruct Structural Certificate 25/9/19 as part of CC2 Flooding Certification from BMT 24/9/19	CC1 address structural design for the building footings. CC2 addresses design for the ground floor. BMT confirmed there is no stormwater/floodwater entering the site or impacting the ground floor slab. Enstruct certified this report.	Compliant

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
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	Structural Design Certificate as part of CC1 Interview E Hicks	CC1 address structural design for the building footings. Most piling has been to rock	Compliant
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.	Wagstaff letter (26/9/19) Wagstaff letter (22/1/20) Email to Certifying Authority (26/5/20)	Certificate from engineer certifying the retention wall piles comply with this condition (26/9/19). Certificate from engineer certifying the foundation piles comply with this condition (22/1/20)	Compliant
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 Council's comments are also to be submitted to the Planning Secretary.	Letter from Lend Lease to Certifier 26/9/19 CC2 was issued pursuant to the provision of B26	RCC were unwilling to provide a letter of endorsement for the stormwater and drainage design. Evidence of consultation with RCC was provided to the Certifier.	Compliant
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.	Interview R Yarad Site inspection	Pre-existing drainage in Eurimbla Avenue remained in operation until the new drainage system was operational. Operation was in two stages. Council have been involved in the design and construction of the new stormwater system, which is now in operation.	Compliant
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:	General Arrangement Plan issued for construction RCR-ACR-CV-50-DWG-DD-101 Rev 2 CC2 Civil Design Report (ACOR)	Stormwater design was issued to the CA as part of CC2, in accordance with the Staging Plan.	Compliant
	a)	be designed by a suitably qualified and experienced person(s);	General Arrangement Plans (Acor)	Acor engineers are suitably qualified	Compliant
	b)	be generally in accordance with the conceptual design in the EIS;	General Arrangement Plans (Acor)	The General Arrangement Plans show the location of services generally in accordance with the EIS Concept Design	Compliant
	c)	be in accordance with applicable Australian Standards; and		The Certifying Authority provided CC2	Compliant
	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.		The Certifying Authority provided CC2. ACOR noted that the design was conducted generally in accordance with the intent of the Managing Urban Stormwater: Council Handbook Guideline.	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.	Dewatering Management Plan (Douglas Partners Geotechnical Report Project 72505.13.R.011 Rev0.DMP)	Submitted as part of CC1 and relevant for CC2	Compliant

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
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 satisfaction of the Certifying Authority demonstrating that the following requirements must be satisfied:	CC2	The groundwater drainage system was issued as part of CC2.	Compliant
	a)	the design and construction of the basement level/s must preclude the need for dewatering after construction;	Interview E Hicks Interview R Yarad	No dewatering system is required during operation. Subsoil and stormwater drains will drain groundwater.	Compliant
	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;	Dewatering Management Plan (Douglas Partners Geotechnical Report Project 72505.13.R.011 Rev0.DMP)	Under slab (subsurface) and retention wall (spoon drain) drainage systems have been designed to exceed the estimated groundwater seepage at the site. The seepage is estimated at 3,000-30,000L/day. The subsurface drainage is designed to drain 45,000-900,000L/day	Compliant
	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;	Design drawings Central Plumbing, peer-reviewed by Acor, RCR-CP-HY-50-DRW-DR-B200001 Issue 2 and RCR-CP-HY-50-DRW-DR-B200004 Issue 1 Hydraulic Design Statement, Central Plumbing (25/9/19)	All stormwater and groundwater drains are underground.	Compliant
	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;	Interview R Yarad Site inspection	No groundwater has been intercepted as yet as a result of construction methods.	Compliant
	e)	groundwater management systems:			
		are to be designed to be easily maintained; and	Interview R Yarad Hydraulic Design Statement, Central Plumbing (25/9/19)	The spoon drain is accessible from the B2 level.	Compliant
		should have a design life of 100 years; and	E-Memo from McKenzie Group (7/2/2020)	Drainage system is designed for Integrity Level 4, which is estimated at around 50 years. The Certifier prepared a letter in support of the design life.	Non Compliant
	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.	Interview S Pappas	The basement is not below a water table. However, Enstruct have designed the basement. Enstruct are qualified engineering designers.	Not Triggered
B31.		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 experienced structural engineer must certify that the design of the basement remains adequate for the site conditions.			Not Triggered
Environmental Management Plan Requirements					
B32.		Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:	CEMP (see condition B33);		

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
	a)	detailed baseline data;	Construction TPMSP (see condition B35); Construction NVMSP (see condition B37); Construction WMSP (see condition B38); Construction SWMSP (see condition B39); ACHMSP (see condition B40)	See relevant plan	Compliant
	b)	details of:			
		the relevant statutory requirements (including any relevant approval, licence or lease conditions);		See relevant plan	Compliant
		any relevant limits or performance measures and criteria; and		See relevant plan	Compliant
		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;		See relevant plan	Compliant
	c)	a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;		See relevant plan	Compliant
	d)	a program to monitor and report on the:		See relevant plan	Compliant
		impacts and environmental performance of the development;		Noise Monitoring Airborne asbestos Monitoring Vibration Monitoring Contaminated Material Testing and Monitoring	Compliant
		effectiveness of the management measures set out pursuant to paragraph (c) above;		See relevant plan	Compliant
	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;		See relevant plan	Compliant
	f)	a program to investigate and implement ways to improve the environmental performance of the development over time;		See relevant plan	Compliant
	g)	a protocol for managing and reporting an		See relevant plan	Compliant
		incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);		See relevant plan	Compliant
		complaint;		See relevant plan	Compliant
		failure to comply with statutory requirements; and		See relevant plan	Compliant
	h)	a protocol for periodic review of the plan.		See relevant plan	Compliant
		Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans			Not Triggered
Construction Environmental Management Plan					
B33.		The Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following:	CEMP	CEMP has been prepared and is in place.	Compliant
	a)	Details of:			
		hours of work;	CEMP s5.3.1		Compliant
		24-hour contact details of site manager;	CEMP Appendix 2	Site manager is identified in the CEMP	Compliant

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
		management of dust and odour to protect the amenity of the neighbourhood;	CEMP s3.0 and s5	The CEMP identifies dust and odour and this is further dealt with in a subplan	Compliant
		stormwater control and discharge;	CEMP s3.0 and s5	The CEMP identifies stormwater management and this is further dealt with in a subplan	Compliant
		measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;	CEMP s3.0 and s5	The CEMP identifies traffic and road management and this is further dealt with in a subplan	Compliant
		groundwater management plan including measures to prevent groundwater contamination;	CEMP s3.0 and s5	The CEMP identifies groundwater management and this is further dealt with in a subplan	Compliant
		external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting;	CEMP s3.0 and s5	The CEMP broadly identifies security lighting requirements.	Compliant
		community consultation and complaints handling;	CEMP s3.0 and s5	The CEMP identifies community consultation and complaints management broadly and this is further dealt with in a subplan	Compliant
		measures to ensure the ongoing safe operation of the existing helipad on the site identified in the review undertaken in accordance with Condition B49;	DD Aviation Report v1.8	A Helicopter Management Plan has been prepared by Avipro.	Compliant
	b)	Construction Traffic and Pedestrian Management Sub-Plan (see condition B35);	See B35		Compliant
	c)	Construction Noise and Vibration Management Sub-Plan (see condition B37);	See B37		Compliant
	d)	Construction Waste Management Sub-Plan (see condition B38);	See B38		Compliant
	e)	Construction Soil and Water Management Sub-Plan (see condition B39);	See B39		Compliant
	f)	Aboriginal Cultural Heritage Management Sub-Plan (see condition B40);	See B40		Compliant
	g)	Flood Emergency Response (see condition B41);	See B41		Compliant
	h)	an unexpected finds protocol for contamination and associated communications procedure;	EHS Management System Rev 4		Compliant
	i)	an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;	EHS Management System Rev 4		Compliant
	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	RAP	The classification of ENM and VENM is conducted under the RAP and verified by the EPA Site Auditor.	Compliant
B34.		The Applicant must not commence construction of the development until the CEMP is approved by the Certifying Authority and a copy submitted to the Planning Secretary.	CC1 Email to DPE 19/7/19	Issued to Certifying Authority in CC1. Issued to DPE via email.	Compliant
B35.		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:	CC1, CC2, CC3 TfNSW Email 30/5/19, 27/9/19. Light Rail email 2/7/19	The current CTPMP applies to the CC1, CC2 and CC3. TfNSW Sydney Coordination Office endorsed the final, v2 and v3 CTPMSP. TfNSW (Light Rail) specifically provided additional conditions in subsequent email.	Compliant
	a)	be prepared by a suitably qualified and experienced person(s);	CTPMSP	Arup prepared the CTPMS. They are suitably qualified and experienced.	Compliant
	b)	specify:			
		location of the proposed work zone/s;	CTPMSP s5.3 Site inspection	The CTPMS shows the location of the project. The work zone on site corresponds to that detailed in the CTPMS	Compliant

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
		location of any crane;	CTPMP s5.4 Site inspection	Proposed crane locations are noted in V2 of the CTPMS	Compliant
		details of any lane or road closures;	CTPMP s4.3 Site inspection	Procedures for road closures are in the CTPMS. Traffic control was in operation during the site visit.	Compliant
		construction hours; and	CTPMP s5.3	Construction hours are in the CTPMS	Compliant
		construction program;	CTPMP s5.3 Site inspection	Construction program is detailed in the CTPMS. The work detailed in the CTPMS corresponds to what was occurring at the time of the audit	Compliant
	c)	detail size and type of construction vehicles including a swept path analysis demonstrating no encroachment into oncoming traffic lanes;	CTPMP s5.3 Site inspection	Details are included in the CTPMS. The main gates were observed to have adequate swept paths for the vehicles entering the site.	Compliant
	d)	haulage and heavy vehicle routes including marshalling area/s and operations to ensure no heavy vehicle queuing prior to site entry;	CTPMP s4.5 CTPMP s4.7 Site inspection	The offsite Marshalling area on Bunnerong Road is no long being used. The only offsite marshalling area is High Street. Onsite marshalling area has been established. Concrete truck marshalling area is on site and was observed to be in use during the audit. A backup concrete truck marshalling area is on High Street. Virtual Superintendent was used during excavation stage.	Compliant
	e)	estimated number of construction vehicle movements including measures to significantly minimise the number of movements during the defined peak traffic periods;	TMP s4.4 Gate records	The TMP estimated up to 120 vehicles per day during the concrete work (TMP 4.4). During the audit, a major concrete pour was occurring, it is estimated around 80 deliveries were received. Gate records were inspected. 2 Oversized deliveries (the piling rigs) have occurred to date	Compliant
	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;	TMP s4.5 Site inspection	High Street is not being used for construction vehicles.	Not Triggered
	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;	CTPMS s8.0 Site inspection	The CTPMS includes a range of measures to manage worker vehicles. At the current stage, off site parking arrangements with the ATC have been established.	Compliant
	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;	CTPMS s11 Site inspection	Pedestrian access is not impeded around the site.	Compliant
	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;	TMP s4.8	Cumulative impacts are identified in the TMP	Compliant
	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;	TMP s4.8	Cumulative impacts are identified in the TMP	Compliant

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
	k)	consideration of potential impacts on general traffic, cyclists, pedestrians, bus services and light rail construction and operation within the vicinity of the site;	TMP s4.0 Email from TfNSW 7/2/19	The bus stop on the corner of High and Botany Streets was moved to the north to avoid construction conflicts. TfNSW was consulted and involved in this activity.	Compliant
	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 operations, pedestrians and cyclists, and ensure road safety and network efficiency during construction;	CTPMS and TMP Site inspection	The TMP identifies these impacts and identifies mitigation strategies. The site has very limited interaction with the surrounding transport network, confined to several construction gates only. Pedestrian access has been maintained around the site.	Compliant
	m)	include a Driver Code of Conduct to:	TMP Appendix 7.2		Compliant
		minimise the impacts of earthworks and construction on the local and regional road network;	TMP Appendix 7.2		Compliant
		minimise conflicts with other road users;	TMP Appendix 7.2		Compliant
		minimise road traffic noise; and	TMP Appendix 7.2		Compliant
		ensure truck drivers use specified routes;	TMP Appendix 7.2		Compliant
	n)	include a program to monitor the effectiveness of these measures;	Gate logs	Feedback on measures to manage impacts to light rail, street parking and haulage is being sought fortnightly from key stakeholders including light rail, TfNSW and Council.	Compliant
	o)	consultation strategy for liaison with surrounding stakeholders; and	CTPMS s9.1 and TMP s4.6 Email correspondence	Evidence of consultation with TfNSW and RCC was noted	Compliant
	p)	if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.	Project Website	A number of community information notices have been issued by the project regarding traffic disruptions and changes.	Compliant
B36.		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.	CC1, CC2 TfNSW Email 30/5/19 and 27/9/19.		Compliant
B37.		The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:			
	a)	be prepared by a suitably qualified and experienced noise expert;	CNVMSPP	Acoustic Studio prepared the report	Compliant
	b)	describe procedures for achieving the noise management levels in EPA's <i>Interim Construction Noise Guideline</i> (DECC, 2009);	Noise monitoring records	C15 sets noise limits to the ICNG. The CNVMSP estimates that these limits will be exceeded. Monitoring required under B32 has verified that the limits are being exceeded.	Compliant
	c)	describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;	Site inspection, interview E Hicks. Piling and Excavation Fact Sheet 21/5/19	Piling – selection of a CFA rig which is quieter than normal piling. Vibration monitoring and sms alert @4mm/s. Community engagement and information. Rock breaking - Respite during rock breaking. Rock sawing precedes the breaking which reduces the force required by the breaker.	Compliant
	d)	include strategies that have been developed with the community for managing high noise generating works;	Interview E Hicks. Community consultation activities	A range of community engagement and consultation activities was undertaken for the project. Works at the site have been underway for some time (relating to other approvals), and many noise management measures have been developed through learnings from these activities	Compliant

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
	e)	describe the community consultation undertaken to develop the strategies in condition B37(d); and	CNVMSP	Section 9.6 of the CNVMSP details the community consultation undertaken and the strategies developed as a result of the consultation.	Compliant
	f)	include a complaints management system that would be implemented for the duration of the construction.	CNVMSP Complaints Register		Compliant
B38.		The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:			
	a)	detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;	CWMSP Interview E Hicks	Separation of waste occurs offsite at the Bingo Waste Facility.	Compliant
	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.	RAP	The Remediation Action Plan (RAP) identifies hazardous waste removal procedures. Note, hazardous waste removal is being conducted under a separate, unrelated approval.	Compliant
B39.		The Applicant must prepare a Construction Soil and Water Management Plan (CSWMP) and the plan must address, but not be limited to the following:	CSWMP	A CSWMP has been prepared. In accordance with Lend Lease naming conventions, this plan is known as the Stormwater and Erosion Management Plan.	Compliant
	a)	be prepared by a suitably qualified expert, in consultation with Council;	CSWMP Document Control Minutes of RCC/HI meeting 24/7/19 (Item 3.3) and email from PwC to auditor (9/1/2020)	Prepared by Tracey Wallbridge, Environmental Manager LL EHS Team.	Compliant
	b)	describe all erosion and sediment controls to be implemented during construction;	Site inspection	Controls in place include rumble grid, wheel washing, street sweeper, onside detention, sediment basins on demand, sediment fencing and controls on pits.	Compliant
	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.	Douglas Partners Preliminary Geotechnical Investigations Report (February 2018)	No acid sulfate soils on site.	Not Triggered
	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);	CSWMP Site inspection	The plan includes measures to manage wet weather events. It is noted that it was raining at the time of the audit. The stormwater management on site was operating as described in the CSWMP.	Compliant
	e)	detail all off-Site flows from the Site; and	CSWMP		Compliant
	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).	Site inspection, interview E Hicks	During high rainfall events, water accumulates along the southern border. Clay soils prevent seepage into the groundwater. Measures implemented here include retention of the bank between the site and Magill Road, and the sinking of wells (geo lined) to encourage seepage into the groundwater.	Compliant

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
B40.		The Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) must address, but not be limited to, the following:			
	a)	be prepared by a suitably qualified and experienced expert in consultation with the Registered Aboriginal Parties;	ACHMP	Prepared by MDCA	Compliant
	b)	incorporate the recommendations of the <i>Aboriginal Cultural Heritage Assessment Report</i> , prepared by Mary Dallas Consulting Archaeologists, dated October 2018; and	Section 3 of ACHMP		Compliant
	c)	be submitted to the satisfaction of the Planning Secretary prior to construction of any part of the development.	Letter DPE 14/6/2019		Compliant
B41.		The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following:	Emergency Response Plan 2.5 (23/5/19)	A consolidated construction Emergency Response Plan is in place. This includes flood emergency during construction.	Compliant
	a)	be prepared by a suitably qualified and experienced person(s);	Document Control	Prepared by EHS Coordinator	Compliant
	b)	address the provisions of the <i>Floodplain Risk Management Guideline</i> (OEH, 2007);	Floodplain Risk Management Guideline (OEH, 2007)	These guidelines provide guidance on an appropriate level of flood damage (adjustable with time) and more consistent residential flood damage calculations. The guideline is not relevant to this stage of the project.	Not Triggered
	c)	include details of:			
		the flood emergency responses for both construction and operation phases of the development;	Emergency Response Plan	The ERP only addresses construction-phase flood emergency response.	Compliant – Construction Not Triggered – Operation
		predicted flood levels;	ABS Project Summary Flood Report (BMT October 2018)	Modelling of flood levels has been conducted for the operational phase of the project	Compliant
		flood warning time and flood notification;	FERSP	The site managers are subscribed to the National Alert System (sms/email)	Compliant
		assembly points and evacuation routes;	FERSP		Compliant
		evacuation and refuge protocols; and	FERSP		Compliant
		awareness training for employees and contractors.	FERSP		Compliant
<u>Construction Worker Transportation Strategy</u>					
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:	CWTS Rev 2 Email from TfNSW 27/9/19	Evidence of consultation with TfNSW for the CWTS v2 was contained in an email correspondence.	Compliant
	a)	Initiatives that would help discourage construction workers driving to the precinct and parking;	Site inspection	No on site parking for workers	Compliant
	b)	Provision of secure storage areas for construction worker tools and equipment on site;	Site Inspection	Containers and storage sheds are located on site.	Compliant
	c)	Measures to encourage the use of the ample public and active transport available within the vicinity of the site;	CWTS	The site is part of the PoW <i>Green Travel Plan</i> to encourage use of public transport.	Compliant
	d)	Details of the operation of off-site construction worker parking location/s, including how workers would be shuttled to the development site.	CWTS	A parking arrangement with the Australian Turf Club has been entered into. Worker travel from the ATC to site is via the light rail and/or a shuttle bus service.	Compliant
<u>Construction Parking</u>					

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
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.	Site Inspection	Truck parking on site was observed	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.	Site inspection	A parking arrangement with the Australian Turf Club has been entered into.	Compliant
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):	Letter RMS 25/9/19	RMS have approved in principal the preliminary design of TCSs. Final approval of the detailed design is currently underway.	Compliant
	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;	TCS Design Drawing DS0000/000000 Issue A Letter from RMS (25/9/2019)	B-Line prepared the TCS design. RMS approved 'in principal' the TCS design	Compliant
	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 ;	TCS Design Drawing DS0000/000000 Issue A Letter from RMS (25/9/2019)	B-Line prepared the TCS design. RMS approved 'in principal' the TCS design	Compliant
	c)	the Applicant will be required to enter into a Works Authorisation Deed (WAD) for the abovementioned works;		Detailed design is still underway	Not Triggered
	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;		Detailed design is still underway	Not Triggered
	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.		Detailed design is still underway	Not Triggered
B46.		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.	Email to Council 19/11/19	Consultation with Council occurred late 2019. It was proposed to install 'no parking' signs during construction and 'no stopping' signs during operation. This is part of Stage 3 (Design) and Stage 4 (construction) stage.	Not Triggered
Intersection Works - Upgrade of Botany Street and Magill Street					
B47.		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.	Email to Council 18/3/19. Public Domain Signs and Linemarking Sheet 1. RCR-ARC-CV-02-DWG-DD-301 Rev 1	The intersection design has been submitted for Council approval. Council have yet to provide approval for the work. The work has not yet commenced. This is part of Stage 3 (Design) and Stage 4 (construction) stage.	Not Triggered
Construction Approval					

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
B48.		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:	Light Rail email 2/7/19 TfNSW email 27/9/19	The light rail was operational at the time of the audit.	Compliant
	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	Site inspection	There was no interaction between the project and the light rail at the time of the inspection	Compliant
	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.	Site inspection Complaints register Interview E Hicks	No evidence of flooding impacts on light rail was found during the audit.	Compliant
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.	DD Aviation Report v1.8 (AviPro 12/9/2018) CASA Approval 4/4/2019 CC3	Report prepared. It was issued as part of CC3 Note, a Statutory Approval from CASA was obtained for the tower crane 2.	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.	DD Aviation Report v1.8 (AviPro 12/9/2018) CC3	The report has been prepared. It was issued as part of CC3. Work on the helipad has not commenced.	Compliant
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 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.	Survey Report - DRAFT - Helicopter Landing Site, PDA Surveyors (23/3/2020) Email correspondence, AviPro (24/3/2020) Construction Certificate 3	A 3D survey was completed by PDA Surveyors. Flight paths have been identified in the survey report. AviPro conducted a review of the report and were satisfied it meets CAAP 92. Submitted to the Certifier as part of CC3. Will be issued to DPIE once CC3 is issued.	Not Triggered
Operational Noise - Design of Mechanical Plant and Equipment					

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
B52.		Prior to commencement of construction, the Applicant must incorporate the noise mitigation recommendations in the <i>Noise and Vibration Impact Assessment</i> , 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 <i>Noise and Vibration Impact Assessment</i> , dated 8 August 2018 and prepared by Acoustic Studio.	Statement of Compliance from Acoustic Studio (19/9/19)	Acoustic Studio provided a statement of compliance against this condition. The statement is based on Acoustic Studios undertaking additional review and verification work during the finalisation of detailed design drawings	Compliant
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.	ARD (December 2018) S140 Permit 2018/s140/035 Email to DPE 19/7/19	ARD prepared by Casey and Lowe. S140 Permit to Excavate issued by Heritage Council. ARD issued to PDE via email	Compliant
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.	Confirmation of submission to DPIE 9/6/2020 Confirmation of submission to Council 1/6/2020 Confirmation of submission to Council 2/6/2020	The Historical Archaeology Excavation Report (May 2020) was issued to OEH, DPIE and Council in early June 2020. The Staging Report notes that this report can be submitted upon its completion (sometime during Stage 2 or 3) and not within 6 months of commencement of construction. It was submitted during Stage 2 works.	Compliant
Landscaping and Habitat Improvement					
B55.		Prior to commencement of landscape construction works, the Applicant must amend the approved landscape plans to incorporate the following:			Not Triggered
	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;			Not Triggered
	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			Not Triggered
	c)	provide for a range of artificial nest boxes are to be installed, suitable for native fauna likely to utilise the site.			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.			Not Triggered
Street Trees					

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
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 commencement of operations, and replacement of street trees if required within the 12 month maintenance period.			Not Triggered
<u>Construction and Demolition Waste Management</u>					
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.	Presentation to TfNSW (9/10/19)	TMC consulted and notified during the selection of haulage and transport routes.	Compliant
<u>Mechanical Ventilation</u>					
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 – Mechanical ventilation in buildings and AS/NZS 3666.1:2011 Air handling and water systems of buildings– Microbial control to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the installation of these systems.	Mechanical Design Compliance Certificate, Fredon Air, 5/6/2020	Mechanical Design Compliance Certificate addresses Part F4.5 of the BCA, AS 1668.2-2012 and AS/NZS 3666.1:2011.	Compliant
<u>Rainwater Harvesting</u>					
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.	Hydraulic Design Statement, Central Plumbing (25/9/19) Hydraulic Design Statement, ACOR, (21/2/2020)	Central Plumbing (using ACOR staff) provided a Hydraulic Design Statement which includes details of the rainwater harvesting and reuse system. Hydraulic Design Statement for CC3 was issued.	Compliant
<u>Operational Noise</u>					
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 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.	Operational Noise Model Review for Magill Street, Acoustic Logic (28/1/2020)	A review of the Operational noise model was conducted for Magill Street by Acoustic Logic. It found that operation noise levels are modelled to remain below the EIS prediction.	Compliant
<u>Car Parking and Service Vehicle Layout</u>					
B62.		Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority within six months of commencement of construction:	ARUP Report 4/12/19 Lend Lease submittal record LL-GCOR-014319 Email from PCA 29/1/19	ARUP have completed a statement of compliance of this Condition. This was completed within 6 months of commencement of construction. This was provided to the Certifying Authority on 23/1/2020 who were satisfied with the report. This is within the Staging Report submission timeframe.	Compliant
	a)	all vehicles must enter and leave the Site in a forward direction;	ARUP Report 4/12/19		Compliant

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
	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;	ARUP Report 4/12/19		Compliant
	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 AUSTROADS;	ARUP Report 4/12/19		Compliant
	d)	the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed;	ARUP Report 4/12/19		Compliant
	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	ARUP Report 4/12/19		Compliant
	f)	all internal driveways and carpark areas must be designed for two way traffic movements.	ARUP Report 4/12/19		Compliant
Bicycle and End-of-Trip Facilities					
B63.		Compliance with the following requirements for secure bicycle parking and end-of-trip facilities within the site basement level (B3) of the adjacent main hospital carpark , must be submitted to the satisfaction of the Certifying Authority prior to the commencement of Façade and Landscaping works: above ground construction work ;			Not Triggered
	a)	the provision of a minimum 50 staff and 20 visitor bicycle parking spaces;			Not Triggered
	b)	the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 <i>Parking facilities - Bicycle parking</i> , and be located in easy to access, well-lit areas that incorporate passive surveillance;			Not Triggered
	c)	the provision of end-of-trip facilities for staff in accordance with the requirements contained in the current, relevant version of Green Star relevant provisions of the BCA ;			Not Triggered
	d)	appropriate pedestrian and cyclist advisory signs are to be provided; and			Not Triggered
	e)	all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.			Not Triggered
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.			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.	Document Control – Preconstruction Compliance Report (22/5/19) The Certifying Authority was a co-author of the Pre-construction Compliance Report and Program	The Program is included in the first Compliance Report. The Report was submitted to DPE on 13/6/19. Final report, following review and changes, issued on 19/7/19.	Compliant

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
B66.		Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	Preconstruction Compliance Report (22/5/19) Email to DPIE (14/6/19) Construction Compliance Report 1 (29/5/2020) Email to DPIE (16/3/2020 and 2/6/2020) Construction Compliance Report 2 (11/6/2020) Automated Response from DPIE (11/6/2020)	Pre-construction compliance report was completed. It was issued to DPIE on 14/6/19. Construction compliance report 1 was completed and issued to DPIE on 16/3/2020. DPIE noted the non-compliance with the submission date. DPIE requested changes made, and an extension of time was granted to HI (to 29/5/2020) to revise the CCR 1 report. The report was re-issued on 2/6/2020. There is an open non-compliance in relation to not meeting the submission timeframes for CCR 1 Construction Compliance Report 2 was completed and issued to DPIE on 11/6/2020, within the required timeframe.	Compliant
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.	Project website	Pre-construction compliance report and Construction Compliance Report 1 are both available on the project website	Compliant
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.			Not Triggered
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.	All documents are stored electronically.	All documents are stored electronically. This audit found all documents are readily available upon request.	Compliant
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, but not limited to the details of the Builder, Certifying Authority and Structural Engineer.	Site inspection	Site notices were observed at all gates visited by the auditor. As the main works have not yet been awarded to Lend Lease, only the builder's contact details are noted on the Site Notice.	Compliant
	b)	is to satisfy all but not be limited to, the following requirements:			
		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;	Site Inspection	Sign is 1200x900mm	Compliant
		the notice is to be durable and weatherproof and is to be displayed throughout the works period;	Site Inspection	The sign is waterproof	Compliant
		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	Site Inspection	All details are noted.	Compliant
		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.	Site Inspection	Signs are located at site entrances at eye level, on gates or hoarding.	Compliant

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
Operation of Plant and Equipment					
C3.		All plant and equipment used on site, or to monitor the performance of the development must be:			
	a)	maintained in a proper and efficient condition; and	Site Inspection	No evidence of any vehicles having improper maintenance or being in poor condition	Compliant
	b)	operated in a proper and efficient manner.	Site Inspection	All vehicles were observed to be operating in a proper and efficient manner	Compliant
Construction Hours					
C4.		Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:			
	a)	between 7am and 6pm, Mondays to Fridays inclusive; and	Interview R Yarad	No evidence of any unauthorised out of hours work was found	Compliant
	b)	between 8am and 5pm, Saturdays. No work may be carried out on Sundays or public holidays.	Interview R Yarad	No evidence of any unauthorised out of hours work was found	Compliant
C5.		Activities may be undertaken outside of the hours in condition C4 if required:			
	a)	by the Police or a public authority for the delivery of vehicles, plant or materials; or	Interview R Yarad	The piling rigs and tower cranes (oversized) were escorted to site outside of standard working hours.	Compliant
	b)	in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or		No emergency out of hours work to date.	Not Triggered
	c)	where the works are inaudible at the nearest sensitive receivers; or			Not Triggered
	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.	Interview R Yarad Community Notice	One out of hours approval was obtained from DPIE for the erection of the tower cranes (30/10/19). Tower Crane 1 was erected during standard working hours. Tower Crane 2 was erected during standard working hours at a later date due to unfavourable winds on the approved date. DPIE was notified of the date change. Residents were notified of potential out of hours work. ADD PUBLIC ORDER VARIATION	Compliant
C6.		Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Community notices	The community has been notified of the out of hours deliveries.	Not Triggered
C7.		Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:			
	a)	9am to 12pm, Monday to Friday;	Interview R Yarad	No evidence of any unauthorised out of hours work was found	Compliant
	b)	2pm to 5pm Monday to Friday; and	Interview R Yarad	No evidence of any unauthorised out of hours work was found	Compliant
	c)	9am to 12pm, Saturday.	Interview R Yarad	No evidence of any unauthorised out of hours work was found	Compliant
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).	See Conditions B33-B42 Site inspection	The works are being carried out in accordance with the most recent version of the Management Plans. Plans that have been updated since the last audit include the CTPMS, CWTS, WMP, SWMP, NVMS	Compliant
Construction Traffic					

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
C9.		All construction vehicles (excluding worker vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping.	Site Inspection	Marshalling areas have been nominated. Vehicles were observed to be contained wholly within the site	Compliant
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.	Interview E Hicks Site inspection	Construction vehicles are not using High Street	Compliant
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.	ROLs	No new ROLs have been required during the audit period.	Compliant
Safework 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.	Site inspection	Hoarding is present around the perimeter of the site. Lockable gates were observed	Compliant
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;	Site Inspection	Hoarding is present around the perimeter of the site. No 3 rd party advertising was observed.	Compliant
	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	Site Inspection	Graffiti has required cleaning. None was observed during the audit.	Compliant
	c)	the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	Interview E Hicks. Email from Council 27/9/18	A s68 Exemption was received and no application to Council was required. Council requested consultation with their hoarding officer.	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 circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.	Site inspection	All public ways were observed to be unobstructed by the project	Compliant
Construction Noise Limits					
C15.		The development must be constructed to achieve the construction noise management levels detailed in <i>the Interim Construction Noise Guideline</i> (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.	Noise monitoring records (January to June 2020)	NML's were exceeded regularly during the audit period. Some exceedances of the Highly Noise Affected limit also occurred, although not always attributable to the project. The noise levels from the construction of the project however generally correlate with the modelled noise emissions in the noise and vibration impact assessment.	Non compliant
C16.		The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C4.		See Condition C4.	Compliant

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
C17.		The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	Site inspection	A range of audible alarms including quakkers were observed to be in use on site.	Compliant
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.	Complaints register Noise monitoring records	See C15	Compliant
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 <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and</i>	Monthly construction noise and vibration Unattended Monitoring Report (January - May 2020)	There were no exceedances of the DIN 4150-3 levels during the audit period up to 31 May 2020	Compliant
	b)	for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> (DEC, 2006) (as may be updated or replaced from time to time).	Monthly construction noise and vibration Unattended Monitoring Report (January - May 2020)	No exceedances were noted in the monitoring report	Compliant
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.	Interview R Yarad	No vibratory rollers have been used within 30m of residential buildings	Compliant
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.			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;	Letter Council 2/11/18	Trees outside the scope of the Consent have been removed. Approval from Council was obtained.	Compliant
	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 Council;	Site inspection	Currently retained trees exist between the site compound and the hoarding along Hospital Road. These trees are protected.	Compliant
	c)	all trees on the site that are not approved for removal must be suitably protected during construction; and	Site inspection	Trees outside the hoarding to be retained were protected from damage	Compliant
	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.	Interview E Hicks		Compliant
Dust Minimisation					
C23.		The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Site inspection	No dust was observed during the site inspection	Compliant

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
C24.		During construction, the Applicant must ensure that:			
	a)	exposed surfaces and stockpiles are suppressed by regular watering;	Site inspection	No watering is required at the moment.	Compliant
	b)	all trucks entering or leaving the site with loads have their loads covered;	Interview E Hicks	Trucks are required to have their loads covered	Compliant
	c)	trucks associated with the development do not track dirt onto the public road network;	Site inspection	Measures are in place to minimise dirt tracking including a wheel wash facility, rumble grid and street sweeper	Compliant
	d)	public roads used by these trucks are kept clean; and	Site inspection	Public roads were observed to be clean	Compliant
	e)	land stabilisation works are carried out progressively on site to minimise exposed surfaces.			Not Triggered
<u>Air Quality Discharges</u>					
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.	Monitoring Report	1 dust monitor is in place along Hospital Road. Exceedances were recorded which have all been attributed to bushfire smoke.	Compliant
<u>Erosion and Sediment Control</u>					
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.	Site inspection	Erosion and sediment controls were observed to be in place	Compliant
<u>Imported Soil</u>					
C27.		The Applicant must:			
	a)	ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;	Interview E Hicks	Only VENM and ENM has been brought to site for the piling platform.	Compliant
	b)	keep accurate records of the volume and type of fill to be used; and	Douglas Partners Memo 24/7/19	Douglas Partners tested the imported fill for contamination. No contamination was found.	Compliant
	c)	make these records available to the [Department/Certifying Authority] upon request.			Not Triggered
<u>Disposal of Seepage and Stormwater</u>					
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. Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the Certifying Authority. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	CC2	The Stormwater and Erosion Management Plan has been approved by the Certifier. A discharge of stormwater into council's stormwater was required on 15th February (this modified Condition is dated 10 February) during a large rain event. This was required as an emergency measure to protect the site. No prior written approval from Council was obtained.	Non Compliant
<u>Unexpected Finds Protocol - Aboriginal Heritage</u>					

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
C29.		In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impact 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.			Not Triggered
<u>Unexpected Finds Protocol - Historic Heritage</u>					
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.			Not Triggered
<u>Waste Storage and Processing</u>					
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.	Site Inspection	Waste skips and bins are located across the site. Housekeeping was observed to be good.	Compliant
C32.		Any waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Waste Management Plan and Register		Compliant
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.	Site Inspection	Wheel washing facilities and a rumble grid are located at the site gate used by heavy vehicles.	Compliant
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.	Interview E Hicks	Concrete washout occurs within designated areas	Compliant
<u>Handling of Asbestos</u>					
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.	Interview R Yarad	No asbestos has been found	Compliant
<u>Consultation during Construction</u>					
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:	Presentations on 14/5/19 24/7/19 Interview R Yarad	TTCC has not invited Lend Lease to any further meetings since 24/7/19	Compliant
	a)	Update of construction activities;	Presentations on 14/5/19 24/7/19	The presentations reviewed included an update of activities	Compliant
	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;	Presentations on 14/5/19 24/7/19	The presentations reviewed included dates and timing of upcoming construction activities	Compliant

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
	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;	Presentations on 14/5/19 24/7/19	The presentations discussed road closures	Compliant
	d)	Update of the CPTMP if any changes to the original CPTMP is required;	Interview R Yarad	There have been no meetings since the CPTMP was updated	Not Triggered
	e)	Safety incidents as a result of construction activities associated with pedestrian and public transport movements surrounding the site;	Presentations on 14/5/19 24/7/19	No safety incidents were relevant to the presentations reviewed	Not Triggered
	f)	The details of the coordination of work activities to manage cumulative construction traffic from developments under construction within the precinct to minimise impacts on the road network; and	Presentations on 14/5/19 24/7/19	Details of impacts to other developments were included	Compliant
	g)	Actions by the applicant for the safety and traffic management issues raised by TfNSW and its internal stakeholders and Roads and Maritime Services.	Presentations on 14/5/19 24/7/19	Details of previous actions undertaken were included	Compliant
		The Applicant maintain minutes and actions of meetings for distribution to all attendees.	Minutes of presentations on 14/5/19 24/7/19		Compliant
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.	Fact sheets Interview E Hicks	The 1800 number is included on fact sheets. The builders direct number is located on the hoarding notice boards. PoW, UNSW, TMC, SCO and TfNSW have direct contact details of site staff	Compliant
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.	Fact sheets Website Communications Log	Evidence of regular communication with the community was observed	Compliant
Independent Environmental Audit					
C39.		Propose 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.	DPE letter approving Auditor 23/5/19		Compliant
C40.		No later than four weeks before the date notified for the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	Audit Program submitted with Auditor Approval letter 13/5/19		Compliant
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:	Audit Program		Compliant
	a)	An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and	Audit Program	The 1st audit was conducted 6 weeks after commencement of construction	Compliant
	b)	A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.	Audit Program	The second and third audits were conducted within 6 months of the first audit.	Compliant

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
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.	Audit Program		Compliant
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		This condition could not be audited	
	b)	the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).		This condition could not be audited	
C44.		In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must:			Not Triggered
	a)	review and respond to each Independent Audit Report prepared under condition C38 of this consent;	Proponent Response to IA Findings 27/9/19	Action Plan was prepared and sent to DPIE and Certifying Authority	Compliant
	b)	submit the response to the Department and the Certifying Authority; and	Confirmation email from DPIE 21/1/2020 Email from HI 16/3/2020	PWC sent final Audit Report 1 to DPIE and Certifying Authority 21/1/2020 Audit Report 2 was submitted to DPIE on 5/2/2020 and the Responses on the 20/2/2020. This was within 6 months of the submission of the Audit 1 Report and Responses (27/9/19) to DPIE. It is noted however that it was greater than 6 months since the completion of the Audit Report 1. This condition is considered to have satisfactorily completed for the Audit Report 2 and Responses.	Compliant
	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.		The 1st and 2nd Audit Reports and the responses are both available on the website	Compliant
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.			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.	Incident Register	No incidents have occurred to date	Not Triggered
C47.		Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1 .			Not Triggered
Non-Compliance Notification					

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
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.	Construction Compliance Report 1 Construction Compliance Report 2	This audit has not found any non-compliances that have not been notified to DPIE	Compliant
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.		No notifications have been issued	Not Triggered
C50.		A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Incident Register	No incidents have occurred to date	Not Triggered
Revision of Strategies, Plans and Programs					
C51.		Within three months of:			
	a)	the submission of a compliance report under condition B65;	Management Plan Register (July 2020)	The Construction compliance report was submitted on 18/3/20. A review of the management plans was conducted in March 2020 and submitted with CC3.	Compliant
	b)	the submission of an incident report under condition C46;	Incident Register	No incident report has been submitted	Not Triggered
	c)	the submission of an Independent Audit under condition C44; or	Management Plan Register (July 2020)	The final Independent Audit Report was submitted in January 2020. The quarterly review of the management plans were conducted in March 2020. Any updated plans were submitted as part of CC3.	Compliant
	d)	the issue of a direction of the Planning Secretary under condition A2 which requires a review,	Interview R Yarad	A review of the CNVMP is being conducted in relation to Directive from DPIE.	Not Triggered
		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.	Management Plan Register (July 2020)	Notification to DPIE and the Certifying Authority did not occur prior to the March management review	Non Compliant
C52.		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.	CC3 (19/6/2020) Management Plan Register (July 2020)	A quarterly review of the management plans was conducted in March 2020. The updated CEMP, CWTS, NVMP, SWM and WMP were issued with CC3 and approved by the Certifier. They are yet to be approved by DPIE.	Non Compliant
		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.			
Intersection Works - Upgrade of Botany Street and Magill Street					
C53.		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.			Not Triggered
Part D - Prior to Occupation or Commencement of Use					
Notification of Occupation					

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
D1.		The date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before occupation. If the operation of the development is to be staged, the Department must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.			<i>Not Triggered</i>
<u>External Walls and Cladding</u>					
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.			<i>Not Triggered</i>
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.			<i>Not Triggered</i>
<u>Post-construction Dilapidation Report</u>					
D4.		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:			<i>Not Triggered</i>
	a)	to ascertain whether the construction created any structural damage to adjoining and nearby buildings or infrastructure including those referenced in condition B6 .			<i>Not Triggered</i>
	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:			<i>Not Triggered</i>
		compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and			<i>Not Triggered</i>
		have written confirmation from the relevant authority/owner that there is no adverse structural damage to their infrastructure, roads and/or property.			<i>Not Triggered</i>
	c)	to be forwarded to Council.			<i>Not Triggered</i>
<u>Protection of Public Infrastructure</u>					
D5.		Unless the Applicant and the applicable authority agree otherwise, the Applicant must:			<i>Not Triggered</i>
	a)	repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and			<i>Not Triggered</i>
	b)	relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.			<i>Not Triggered</i>
<u>Protection of Property</u>					
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.			<i>Not Triggered</i>
<u>Utilities and Services</u>					
D7.		Prior to occupation of the building, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the <i>Sydney Water Act 1994</i> .			<i>Not Triggered</i>

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
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 frontage 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.			<i>Not Triggered</i>
<u>Travel Demand Management Strategy and Green Travel Plan</u>					
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 Randwick Health and Education Precinct. 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.			<i>Not Triggered</i>
D10.		The TDS and GTP required by condition D9 must:			<i>Not Triggered</i>
	a)	be prepared by a suitably qualified traffic consultant;			<i>Not Triggered</i>
	b)	include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose;			<i>Not Triggered</i>
	c)	include specific tools and actions to help achieve the objectives and mode share targets;			<i>Not Triggered</i>
	d)	include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the TDS and GTP; and			<i>Not Triggered</i>
	e)	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 students and staff to and from both schools at appropriate times throughout the academic year.			<i>Not Triggered</i>
D11.		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.			<i>Not Triggered</i>
<u>Heritage Interpretation Plan</u>					
D12.		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.			<i>Not Triggered</i>
<u>Mechanical Ventilation</u>					

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
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:			<i>Not Triggered</i>
	a)	the BCA;			<i>Not Triggered</i>
	b)	AS 1668.2-2012 <i>The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and other relevant codes;			<i>Not Triggered</i>
	c)	the development consent and any relevant modifications; and			<i>Not Triggered</i>
	d)	any dispensation granted by the NSW Fire Brigade.			<i>Not Triggered</i>
Car Parking					
D14.		Prior to the commencement of operation:			<i>Not Triggered</i>
	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			<i>Not Triggered</i>
	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			<i>Not Triggered</i>
	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 NSW Government 31 Prince of Wales Hospital Expansion Stage 1 Department of Planning and Environment (SSD 9113) from occupation until 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.			<i>Not Triggered</i>
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.			<i>Not Triggered</i>
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.			<i>Not Triggered</i>
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.			<i>Not Triggered</i>

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
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.			<i>Not Triggered</i>
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.			<i>Not Triggered</i>
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 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.			<i>Not Triggered</i>
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.			<i>Not Triggered</i>
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.			<i>Not Triggered</i>
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.			<i>Not Triggered</i>
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 easement and the onsite stormwater detention systems must be met by the Applicant.			<i>Not Triggered</i>

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
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.			<i>Not Triggered</i>
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			<i>Not Triggered</i>
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:			<i>Not Triggered</i>
	a)	the stormwater must be discharged (by gravity) directly into Council's reconstructed underground drainage system located within the development site;			<i>Not Triggered</i>
	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) 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;			<i>Not Triggered</i>
	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;			<i>Not Triggered</i>
	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;			<i>Not Triggered</i>
	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;			<i>Not Triggered</i>
	f)	the pump system must also be designed and installed strictly in accordance with Randwick City Council's Private Stormwater Code;			<i>Not Triggered</i>
	g)	should a charged system be required to drain any portion of the site, the charged system must be designed such that:			<i>Not Triggered</i>

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
		there are suitable clear-outs/inspection points at pipe bends and junctions; and			<i>Not Triggered</i>
		the maximum depth of the charged line does not exceed 1m below the gutter outlet;			<i>Not Triggered</i>
	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;			<i>Not Triggered</i>
	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 150mm 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;			<i>Not Triggered</i>
	j)	a sediment/silt arrestor pit must be provided within the site prior to discharge of the stormwater to Council's drainage system;			<i>Not Triggered</i>
	k)	sketch details of a standard sediment/silt arrestor pit may be obtained from Council's Drainage Engineer;			<i>Not Triggered</i>
	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;			<i>Not Triggered</i>
	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):			<i>Not Triggered</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);			<i>Not Triggered</i>
		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);			<i>Not Triggered</i>
		600mm in landscaped areas where the side slopes of the detention area have a maximum grade of 1 in 10;			<i>Not Triggered</i>
		1200mm in landscaped areas where a safety fence is provided around the outside of the detention area; and			<i>Not Triggered</i>
		above ground stormwater detention areas must be suitably signposted where required, warning people of the maximum flood level; and			<i>Not Triggered</i>
	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.			<i>Not Triggered</i>
D28.		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.			<i>Not Triggered</i>
Groundwater					

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
D29.		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.			<i>Not Triggered</i>
Structural Inspection Certificate					
D30.		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:			<i>Not Triggered</i>
	a)	the site has been periodically inspected and the Certifying Authority is satisfied that the structural works is deemed to comply with the final design drawings; and			<i>Not Triggered</i>
	b)	the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.			<i>Not Triggered</i>
	c)	person/s authorised to, for the life of the development.			<i>Not Triggered</i>
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.			<i>Not Triggered</i>
Stormwater Quality Management Plan					
D32.		Prior to occupation of the building, an Operation and Maintenance Plan (OMP) is to be prepared to ensure proposed stormwater quality measures remain effective. The OMP must contain the following:			<i>Not Triggered</i>
	a)	maintenance schedule of all stormwater quality treatment devices;			<i>Not Triggered</i>
	b)	record and reporting details;			<i>Not Triggered</i>
	c)	relevant contact information; and			<i>Not Triggered</i>
	d)	Work Health and Safety requirements.			<i>Not Triggered</i>
Rainwater Harvesting					
D33.		A signed works-as-executed Rainwater Re-use Plan must be provided to the Certifying Authority prior to occupation of the building.			<i>Not Triggered</i>
Warm Water Systems and Cooling Systems					
D34.		The installation, operation and maintenance of warm water systems and water cooling systems (as defined under the <i>Public Health Act 2010</i>) must comply with the <i>Public Health Act 2010</i> , Public Health Regulation 2012 and Parts 1 and 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 <i>Air handling and water systems of buildings – Microbial control – Operation and maintenance</i> and the NSW Health Code of Practice for the Control of Legionnaires' Disease.			<i>Not Triggered</i>
Outdoor Lighting					

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
D35.		The Applicant must ensure the installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers. Outdoor lighting must:			<i>Not Triggered</i>
	a)	comply with the latest version of AS 4282-1997 - <i>Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997); and			<i>Not Triggered</i>
	b)	be mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network. Upon installation on 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.			<i>Not Triggered</i>
		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.			<i>Not Triggered</i>
<u>Signage</u>					
D36.		Way-finding signage and signage identifying the location of staff car parking must be installed prior to the commencement of operation.			<i>Not Triggered</i>
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.			<i>Not Triggered</i>
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.			<i>Not Triggered</i>
<u>Operational Waste Management Plan</u>					
D39.		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:			<i>Not Triggered</i>
	a)	detail the type and quantity of waste to be generated during operation of the development;			<i>Not Triggered</i>
	b)	describe the handling, storage and disposal of all waste streams generated on site, consistent with the <i>Protection of the Environment Operations Act 1997</i> , <i>Protection of the Environment Operations (Waste) Regulation 2014</i> and the <i>Waste Classification Guideline</i> (Department of Environment, Climate Change and Water, 2009); and			<i>Not Triggered</i>
	c)	detail the materials to be reused or recycled, either on or off site.			<i>Not Triggered</i>
<u>Ecologically Sustainable Development</u>					
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.			<i>Not Triggered</i>
<u>Landscaping</u>					
D41.		Prior to occupation of the building, the Applicant must submit a Landscape Management Plan prepared by a suitably qualified person, to manage the revegetation and landscaping works on- site. The plan must:			<i>Not Triggered</i>
	a)	detail the species to be planted on-site;			<i>Not Triggered</i>

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
	b)	be consistent with the approved landscape plans as amended by condition B55;			<i>Not Triggered</i>
	c)	describe the monitoring and maintenance measures to manage revegetation and landscaping works; and			<i>Not Triggered</i>
	d)	provide for the planting of 134 trees.			<i>Not Triggered</i>
D42.		The Applicant must not commence operation until the Landscape Management Plan is submitted to the satisfaction of the Certifying Authority.			<i>Not Triggered</i>
Street Trees					
D43.		Prior to occupation of the building, the Applicant is to complete all planting outlined in the street tree planting strategy required by condition B57.			<i>Not Triggered</i>
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			<i>Not Triggered</i>
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.			<i>Not Triggered</i>

APPENDIX B DPE AUDITOR AGREEMENT LETTER



Planning & Environment

Claire Muir
Planning Advisor
Health Infrastructure
Level 14, 77 Pacific Highway
North Sydney NSW 2060

Contact: Khalid Abubaker
Phone: 02 8572 1096
Email: compliance@planning.nsw.gov.au

Dear Ms Muir

Prince of Wales Hospital Expansion Stage 1 (SSD 9113) Condition C39

Reference is made to a submission, dated 13 May 2019, seeking the agreement of the Secretary of the Department of Planning and Environment (the Department) of a suitability of qualified, experienced and independent audit team to undertake independent audits of the Prince of Wales Hospital Expansion Stage 1 (SSD 9113) ("Project").

In accordance with Schedule 2, Part C, Condition C39 and the *Independent Audit Post Approvals Requirements* (Department 2018), the Secretary has agreed to Mr Erwin Budde as Auditor for the Project.

Please ensure this correspondence is appended to the Independent Audit Report.

The Independent Audit must be prepared, undertaken and finalised in accordance with the *Independent Audit Post Approval Requirements* (Department 2018). Failure to meet these requirements will require revision and resubmission.

If you have any questions, please contact Khalid Abubaker on the details listed above.

Yours sincerely

Kate Moore

AI Principal Compliance Officer (Social Infrastructure)

As nominee of the Secretary

23/05/2019

APPENDIX C CONSULTATION WITH AGENCIES

Erwin Budde

From: Elizabeth Williamson <Elizabeth.Williamson@planning.nsw.gov.au>
Sent: Thursday, 25 June 2020 1:22 PM
To: Erwin Budde
Subject: RE: Randwick Campus Redevelopment Audit

Good afternoon Erwin,

Thank you for consulting with the Department of Planning, Industry and Environment (Department) on the scope of the audit.

Please ensure the audit is conducted in accordance with Condition C43 of Development Consent SSD 9113 and Condition C39 of Development Consent 10339, which require the audit to be carried out in accordance with the Independent Audit Post Approval Requirements.

In addition to the above, the Department requests that you also focus on assessing compliance with the Conditions relating to noise and vibration.

If you have any questions, please do not hesitate to contact me on the details provided below.

Kind regards,

Elizabeth Williamson
Senior Compliance Officer

Planning & Assessment | Department of Planning, Industry and Environment

T 02 8289 6610 | M 0447 041 325 | E elizabeth.williamson@planning.nsw.gov.au

Locked Bag 5022 | PARRAMATTA NSW 2124

www.dpie.nsw.gov.au



The Department of Planning, Industry and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

From: Erwin Budde <erwin.b@nghconsulting.com.au>
Sent: Monday, 15 June 2020 9:35 AM
To: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>
Subject: Randwick Campus Redevelopment Audit

Dear compliance team,

As the approved Auditor of the Randwick Campus Redevelopment projects, I will be conducting the following audits in the next 4 weeks:

1. The 3rd Independent Environmental Audit of the RCR Acute Services Building (SSD 9133)
2. The 1st Independent Environmental Audit of the RCR Addition to the Acute Services Building (SSD 10339)

The site audits for these projects will be held concurrently, as they are being delivered by the same contractor.

Two separate reports will be prepared.

In accordance with the PAR (2018), please let me know if you have any specific areas of concern or focus for the audit.

Yours sincerely.

Erwin

ERWIN BUDDE
DIRECTOR
MEIANZ, CEnvP

M. 0414 713 242
D1. 02 6923 1504 **D2.** 07 3129 7604
E. erwin.b@nghconsulting.com.au


BEGA · BRISBANE · CANBERRA · GOLD COAST · NEWCASTLE · SYDNEY · WAGGA WAGGA
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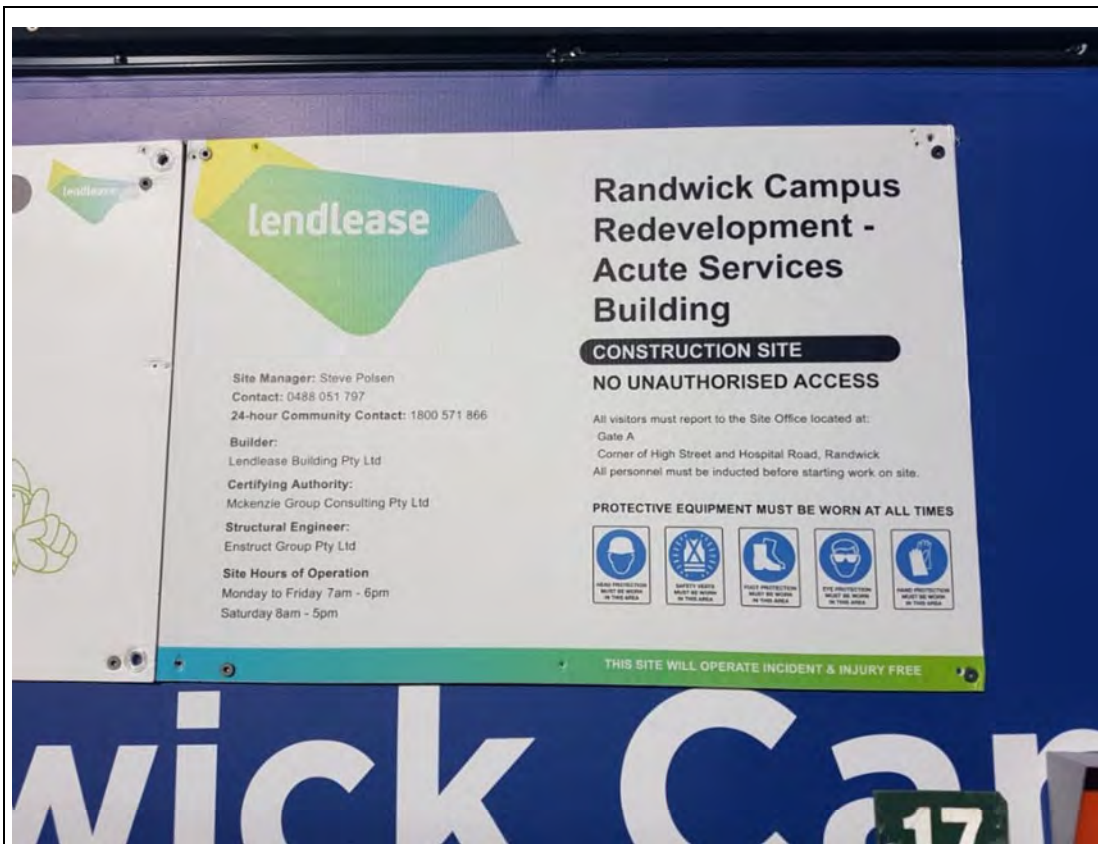
Due to precautions around COVID-19, I am currently working from home. Email and mobile are best to contact me. Thanks for your patience

APPENDIX D DECLARATION

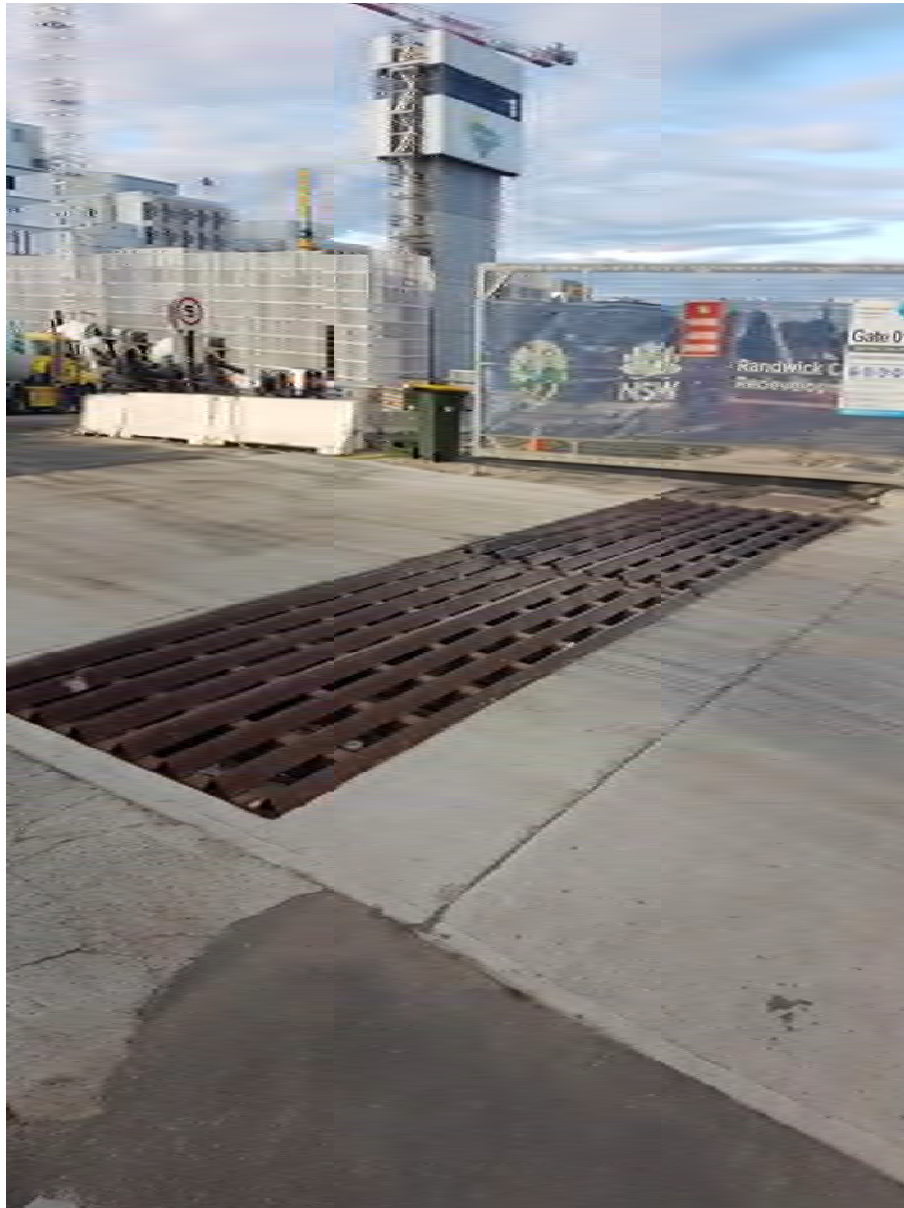
Project Name	Prince of Wales Hospital Redevelopment
Consent No.	SSD 9113
Description of Project	Construction of a new Acute Services Building
Project Address	High Street, Botany Road, Hospital Road, Magill Street, Randwick
Proponent	Heath Infrastructure
Construction contractor	Lend Lease
Title of Audit	Independent Audit
Date	23 rd and 24 th June 2020
<p>I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge:</p> <ul style="list-style-type: none"> the audit has been undertaken in accordance with relevant condition(s) of consent and the <i>Independent Audit Post Approval Requirements (Department 2018)</i>; the findings of the audit are reported truthfully, accurately and completely; I have exercised due diligence and professional judgement in conducting the audit; I have acted professionally, objectively and in an unbiased manner; I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child; I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child; neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so. <p>Notes:</p> <p>a) Under section 10.6 of the <i>Environmental Planning and Assessment Act 1979</i> a person must not include false or misleading information (or provide information for inclusion in) in a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and</p> <p>b) The <i>Crimes Act 1900</i> contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both)</p>	

Name of Auditor	Erwin Budde
Signature	
Qualification	B. Sc (Hons), Masters of Environmental Engineering Management, Certified Exemplar Global Principal Environmental Auditor.
Email Address	Erwin.b@nghconsulting.com.au
Company	NGH Pty Ltd
Company Address	18/21 Mary Street, Surry Hills, NSW 2010

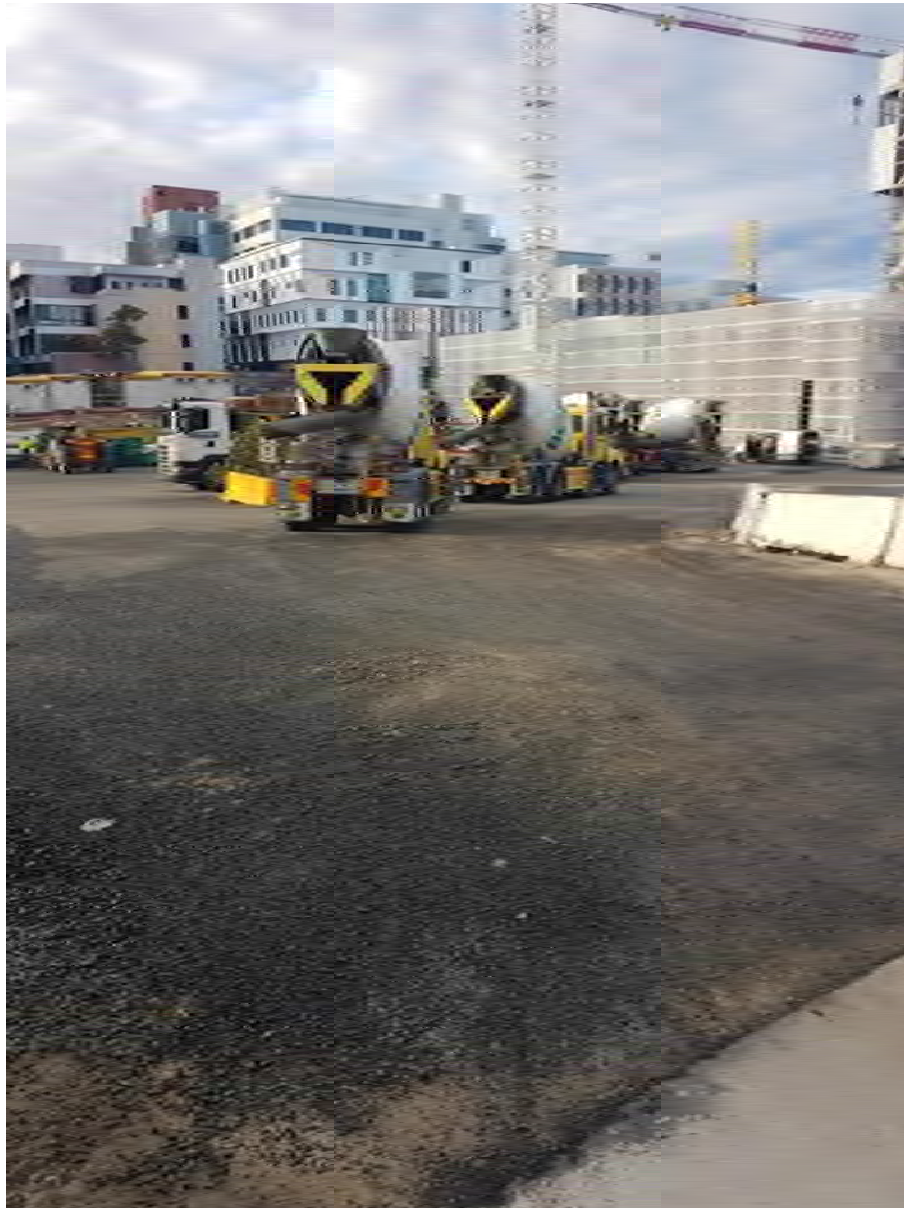
APPENDIX E SITE INSPECTION PHOTOS



Signage at Gate B



Environmental controls at main vehicle entrance gate



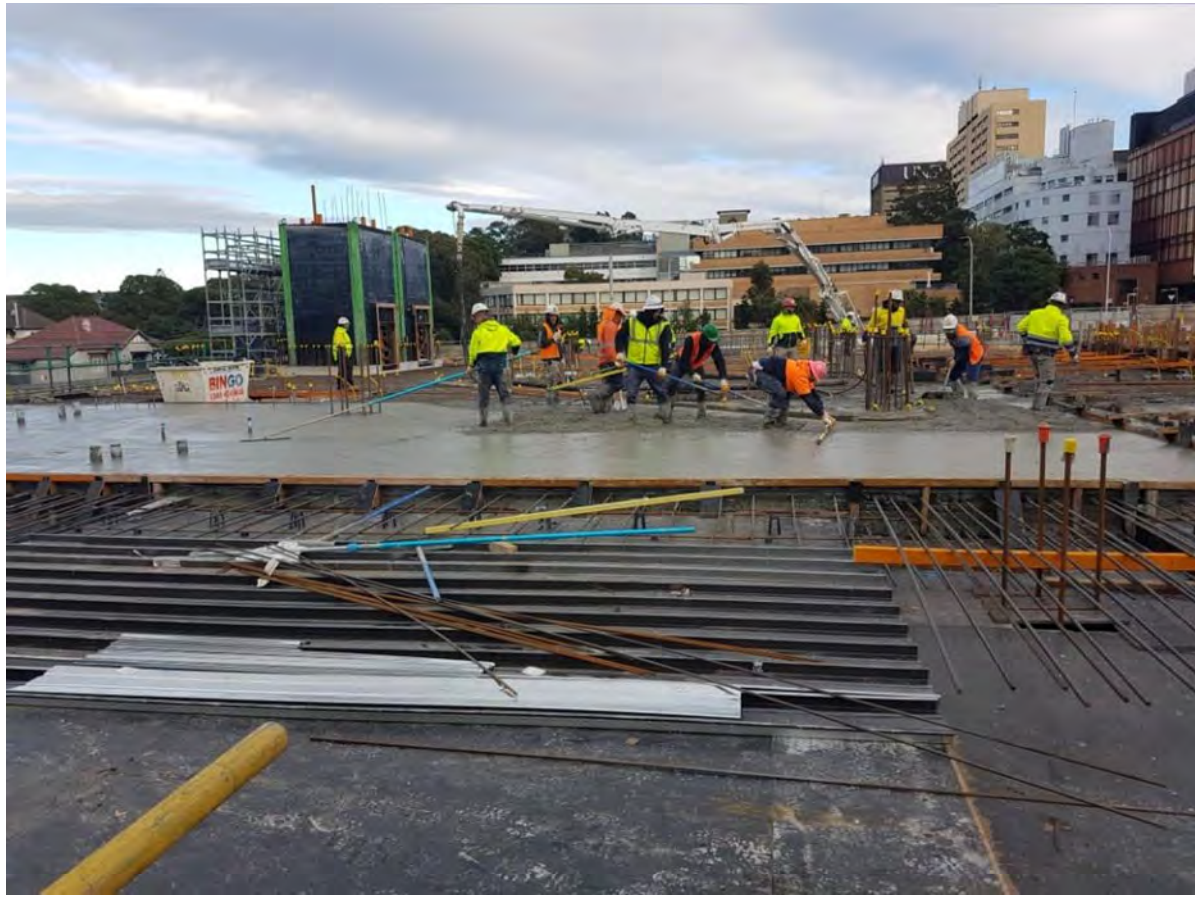
Concrete trucks marshalling on site during major pour



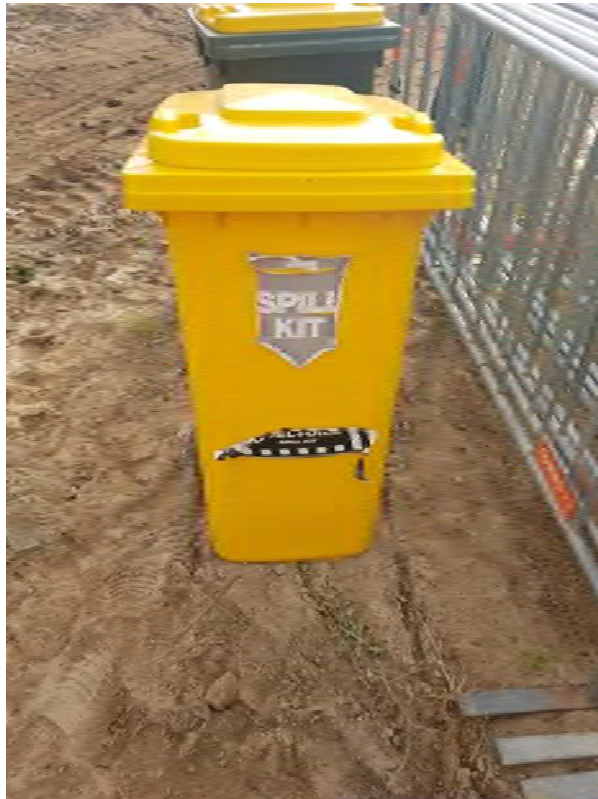
Construction site looking east



Groundwater interception drain



Concrete pour



Spill kit and chemical bund



Waste bins