



## The Prince of Wales Hospital Expansion Stage 1

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# Pre-Operation Compliance Report

February 2023

Version 1.0

Application No. SSD 9113

## Contents

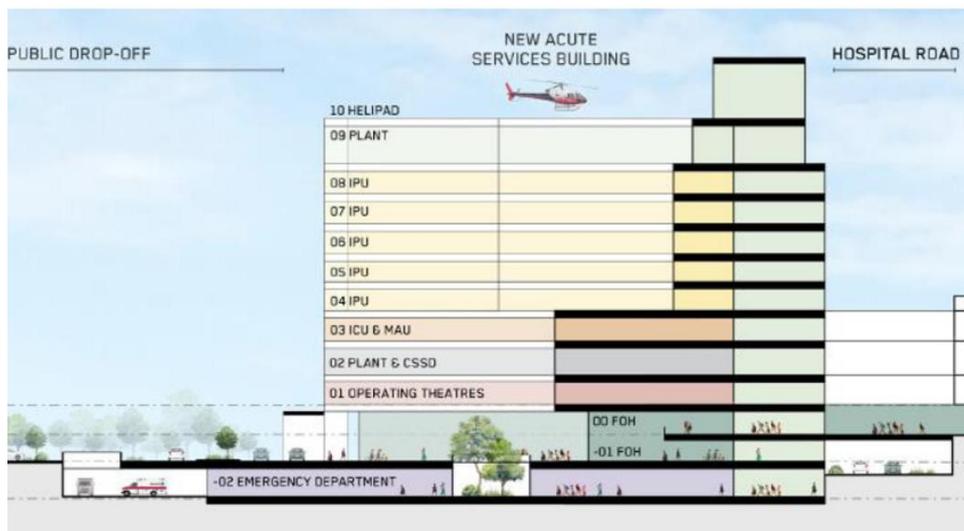
1. Executive Summary .....	2
2. Introduction.....	5
2.1 Project Name and Project Application Number .....	5
2.2 Project Address.....	5
2.3 Name of the Compliance Report.....	5
2.4 Project Phase.....	5
2.5 Project Activities Summary.....	5
2.5.1 Authorities .....	5
2.5.2 Construction Activities .....	6
2.5.3 Consultation .....	6
2.6 Development Footprint.....	6
2.7 Site Inspection.....	7
3. Compliance Status Summary.....	8
4. Non-Compliances.....	8
5. Previous Report Actions.....	9
Appendix A – Compliance Table for The Prince of Wales Hospital – SSD 9113.....	14

## 1. Executive Summary

The Prince of Wales Hospital Expansion Stage 1 (Acute Services Building) was approved on 27 February 2019 through Development Consent SSD9113. The approved development occupies a key position between the western boundary of the Randwick Hospitals Campus (RHC) and the eastern boundary of UNSW Sydney. The Project is a critically important component in the vision of the NSW Government and Randwick Health Collaboration's vision for the creation of the Randwick Health and Innovation Precinct (the Precinct).

Development Consent SSD 9113 is for the Prince of Wales Hospital Expansion Stage 1 and comprises the following scope of works:

- Bulk earthworks;
- Construction and operation of a 13 level Acute Services Building (ASB), which will include the following facilities:
  - An emergency department;
  - operating theatres;
  - central sterilising service department;
  - intensive care unit,
  - inpatient units; and
  - ambulance bays.
- Overhead pedestrian links to existing hospital buildings;
- A helipad on the uppermost roof of the building;
- Magill Street road works, Botany Street signalised intersection, internal roads and drop-off/pick-up areas; and
- Utility, site infrastructure and landscaping works.



The Project is classified as State Significant Development (SSD) by virtue of it exceeding the \$30 million threshold in Schedule 1 of the State Environmental Planning Policy (State and Regional Development) 2011 (SEPP SRD).

An application for Development Consent was lodged with the now NSW Department of Planning and Environment (the Department) in 2018 along with an accompanying Environmental Impact Statement. Development

Consent was granted on 27 February 2019 under Section 4.38 of the Environmental Planning and Assessment Act 1979 (EP&A Act), SSD9113, subject to a set of Conditions of Consent (CoCs).

Five modifications a have been lodged since consent was granted and all modification requests have been approved. A summary of the approved modifications is set out below.

Documents relating to the assessment and determination of the Project and its modifications are located at the Department's major projects website, refer <https://www.planningportal.nsw.gov.au/major-projects/project/14326>

### **Modification 1**

On 10 February 2020, SSD 9113 Modification 1 (MOD 1) was approved, which comprised the following amendment to the approved Development Consent:

- Update administrative conditions in relation to staging of the development satisfying conditions;
- Amending condition B63 in relation to the timing and location of the End of Trip Facilities; and
- Amending condition C28 reflecting the correct authority for seepage and stormwater.

This Modification Application was approved 10 February 2020.

### **Modification 2**

On 22 September 2020, SSD 9113 Modification 2 (MOD 2) was lodged with DPE and comprised the following amendments to the approved Development Consent:

- Changes to conditions D14 and D15 in relation to the timing of achieving the Green Travel Plan (GTP) Mode shift and Carparking re-allocation due to COVID-19 impacts.

This Modification Application was approved 22 December 2020.

### **Modification 3**

On 29 September 2020, a pre-modification SSD 9113 Modification 3 (MOD 3) was lodged with DPE and comprised the following amendments to the approved Development Consent:

- Minor design changes to landscaping to the building façade and plant;
- Replacement of trees on the southern side of Magill Street; Reduction to the patient bridge length and building facade to align with the built form approved under SSD-10339.

This Modification Application was approved 27 January 2021.

### **Modification Notification 4**

On 1 July 2020, SSD 9113 Modification Notification 4 (Mod 4) was lodged with DPE and comprised the following amendments to the approved Development Consent:

- Amendments to the ASB Public Link Bridge, including amending a portion of the approved design of the one (1) level public link bridge within the existing Royal Hospital for Women (RHW) floorplate to create a more direct and intuitive connection between the new ASB and existing RHC.
- Amendments to Bicycle Parking and End-of-Trip Facilities, including amending the design of the required end-of-trip facilities to cater for the broader RHC.

This Modification Application was approved 29 November 2021.

### **Modification 5**

On 21 December 2022, SSD 9113 Modification 5 (MOD 5) was lodged with DPE for scoping and comprised the following amendments to the approved Development Consent:

- Minor amendments to internal architectural fit out in previously approved warm and cold shell spaces, including the Intensive Care Unit, Inpatient Unit and Operating Theatres.
- Minor landscaping amendments and inclusion of an internal driveway to future proof connection to the SCH1/MCCCC entrance.

This Modification Application was approved 17 July 2023.

Health Infrastructure (HI) appointed Lendlease Constructions (LLC) to deliver the construction activities as Principal Contactor in accordance with the requirements of SS D9113.

A Combined Construction and Operational Staging Report was prepared by the Project and approved by DPE on 24 February 2023. This Staging Report set out how the ASB would commence operation in four stages to

align with the completion of various departments within the Building. The ASB Stage 1 is now complete and the South Eastern Sydney Local Health District (SESLHD) commenced operating all four Stages of the Project.

This Pre-Operation Compliance Report has been prepared for the Prince of Wales Hospital Expansion Stage 1 (ASB) development in order to satisfy Conditions B65 – B68 of the SSD Approval. Accordingly, A Pre-Operation Compliance Report for the development must be carried out in accordance with the *Compliance Reporting Post Approval Requirements (Department 2018)*. Please refer to the extract of the relevant conditions in Table 1 below.

ID	Condition
B65	<p><b>Compliance Reporting</b></p> <p>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.</p>
B66	<p>Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).</p>
B67	<p>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.</p>
B68	<p>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.</p>

**Table 1:** Applicable conditions under the SSD Approval

As a result, this compliance review has been undertaken in accordance with the requirements set out by DPE's Compliance Reporting Post Approval Requirements document dated June 2018.

This Pre-Operation Compliance Report is to be submitted to DPE in accordance with the timeframes set out in the Compliance Monitoring and Reporting Schedule, that is prior to the commencement of operation.

## 2. Introduction

### 2.1 Project Name and Project Application Number

The name of this project is the 'The Prince of Wales Hospital Expansion Stage 1'. Application Number: SSD9113.

### 2.2 Project Address

The site address for 'The Prince of Wales Hospital Expansion Stage 1' development is 77 Botany Street, Randwick NSW 2031.

### 2.3 Name of the Compliance Report

In accordance with the Compliance Reporting Post Approval Requirements (June 2018), this report is the 'Pre-Operation Compliance Report'.

### 2.4 Project Phase

The Prince of Wales Hospital Expansion Stage 1 development is currently within the Pre-Operation phase.

### 2.5 Project Activities Summary

In this reporting period the project has completed the following activities;

- Finalisation of the remaining construction activities on site.
- Building Commissioning and Handover activities.
- Hospital Operational Commissioning activities.

#### 2.5.1 Authorities

##### Infrastructure Approval

Infrastructure Approval for the Prince of Wales Hospital Expansion Stage 1 development was received on 27 February 2019. The following Modifications have been approved:

- Mod 1 – (approved 10 February 2020).
  - Update administrative conditions in relation to staging of the development satisfying conditions;
  - Amending condition B63 in relation to the timing and location of the End of Trip Facilities; and
  - Amending condition C28 reflecting the correct authority for seepage and stormwater.
- Mod 2 – (approved 22 December 2020).
  - Changes to conditions D14 and D15 in relation to the timing of achieving the Green Travel Plan (GTP) Mode shift and Carparking re-allocation due to COVID-19 impacts.
- Mod 3 – (approved 27 January 2021).
  - Minor design changes to landscaping to the building façade and plant;
- Mod 4 – (approved 29 November 2021).
  - Amendments to the ASB Public Link Bridge, including amending a portion of the approved design of the one (1) level public link bridge within the existing Royal Hospital for Women (RHW) floorplate to create a more direct and intuitive connection between the new ASB and existing RHC.
  - Amendments to Bicycle Parking and End-of-Trip Facilities, including amending the design of the required end-of-trip facilities to cater for the broader RHC.
- Mod 5 – (approved 17 July 2023).
  - Minor amendments to internal architectural fit out in previously approved warm and cold shell spaces, including the Intensive Care Unit, Inpatient Unit and Operating Theatres.
  - Minor landscaping amendments and inclusion of an internal driveway to future proof connection to the SCH1/MCCCC entrance.

### BCA Completion Certificate

An interim BCA completion certificate was obtained by LLC from the certifier (McKenzie Group) for the ASB on 29 September 2022. This enabled Hospital Operational Commissioning activities to commence.

A final BCA completion certificate was obtained by LLC from the certifier (McKenzie Group) for the ASB on 24 February 2023, to enable SELHD to commence operations as per the approved Staging Report.

### 2.5.2 Construction Activities

All construction activities associated with the Prince of Wales Hospital Expansion Stage 1 SSD9113 development have now been completed.

### 2.5.3 Consultation

All consultation required as part of the Prince of Wales Hospital Expansion Stage 1 SSD9113 development with community and authorities has now been completed. Evidence of the consultation has been recorded.

SELHD will continue to consult as required with the relevant community (including staff and patients) and authorities as required to ensure compliance and best practice operation of the ASB.

### 2.6 Development Footprint

Figure 1 below provide reference to the building footprint, boundaries, construction and operational disturbance areas, and adjacent relevant land uses. Figure 1 also shows the Subject Site in relation to the Future Stage to the north (subject to separate development consent SSD-10831778).



Figure 1 – Subject Site

## 2.7 Site Inspection

The images included below provides an overall indication of the status of the ASB development site.



### 3. Compliance Status Summary

The compliance status for each requirement or commitment has been assessed in accordance with the criteria in Table 2 of Compliance Reporting Post Approval Requirements (June 2018).

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

**Table 2 - Compliance Status Descriptors**

Please refer to **Appendix A - Compliance Table for The Prince of Wales Hospital Expansion Stage 1 (Acute Services Building)** for the detailed compliance assessment and commentary of the conditions.

### 4. Non-Compliances

There are no new construction non-compliances identified in this reporting report. The previous non-compliances are closed as identified in Section 5 – Table 3 below.

## 5.Previous Report Actions

A summary of previous report actions are included in Table 3 below.\

Table 1 – Non-Compliances Identified in Independent Audit #5 (12 September 2022)					
Condition of Approval	Requirement	Details of Non-compliance	Auditor Recommended Action	Action / Timing / Evidence	Status
A25	<p>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:</p> <ol style="list-style-type: none"> <li>a) make the following information and documents (as they are obtained or approved) publicly available on its website: <ol style="list-style-type: none"> <li>i. the documents referred to in condition A2 of this consent;</li> <li>ii. all current statutory approvals for the development;</li> <li>iii. all approved strategies, plans and programs required under the conditions of this consent;</li> <li>iv. regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent</li> <li>v. a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs</li> <li>vi. a summary of the current stage and progress of the development;</li> <li>vii. contact details to enquire about the development or to make a complaint;</li> <li>viii. a complaints register, updated monthly;</li> <li>ix. audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;</li> <li>x. any other matter required by the Planning Secretary;</li> </ol> </li> </ol>	<p>Plans, programs and strategies are on the website. However, not all of the latest versions were not available.</p> <p>CCR 3 was not available on the website.</p> <p>The noise, vibration and dust monitoring results up to June 2020 are on the website. No latter results are available.</p>	Update the website	<p>The website (planning portal) should be updated by the Project Team with the most recent plans, programs and strategies.</p> <p>Lendlease has provided all updated documents to Health Infrastructure to be uploaded on to the portal.</p> <p>Action to be taken: Project Team will update the portal accordingly.</p>	Closed

The Prince of Wales Hospital Expansion Stage 1 (Acute Services Building)  
Pre-Operation Compliance Report

Table 1 – Non-Compliances Identified in Independent Audit #5 (12 September 2022)					
Condition of Approval	Requirement	Details of Non-compliance	Auditor Recommended Action	Action / Timing / Evidence	Status
	and b) keep such information up to date, to the satisfaction of the Planning Secretary.				
A29	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Current stages of work (Stages 3-13) are not being delivered to the schedule provided in the Staging Report. The columns for Activity and Completion date headings in the schedule table presented in the Staging Report also appear to be in incorrect order and hence confusing.	Update Staging Report and submit to DPE for approval.	Staging reports submitted to DPE for approval to-date have included a notice of the intended project construction staging with program dates for each stage. Construction programs are fluid and can change at short notice due to delays or the need to reprogram works if a site issue has arisen that delays one component of works and requires diversion of contractor attention to another part of their scope while the issue is being resolved. Stages 3-13 are now complete. Going forward the Project Team will endeavour to work to the schedule as much as practicable.	Closed
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.	As Above	As Above	Staging reports submitted to DPE for approval to-date have included a notice of the intended project construction staging with program dates for each stage. Construction programs are fluid and can change at short notice due to delays or the need to reprogram works if a site issue has arisen that delays one component of works and requires diversion of contractor attention to another part of their scope while	Closed

The Prince of Wales Hospital Expansion Stage 1 (Acute Services Building)  
Pre-Operation Compliance Report

Table 1 – Non-Compliances Identified in Independent Audit #5 (12 September 2022)					
Condition of Approval	Requirement	Details of Non-compliance	Auditor Recommended Action	Action / Timing / Evidence	Status
				the issue is being resolved. Stages 3-13 are now complete. Going forward the Project Team will endeavour to work to the schedule as much as practicable.	
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. Stages 3 and 4 have now commenced. Notification of the start of Stages 3 and 4 have not been issued to DPIE	Evidence not provided for notification of subsequent stages 3-4 and onwards.	The construction activities relative to the approved Staging report are now completed. Going forward, the Project Team will ensure DPE is notified of the commencement of operational stages going forward.	Closed
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.	Construction Compliance Report 4 was not on website at the time of the audit.	Update Website	The website (planning portal) should be updated by the Project Team with the most recent plans, programs and strategies. Lendlease has provided all updated documents to Health Infrastructure to be uploaded on to the portal. Action to be taken: Project Team will update the portal accordingly.	Closed

The Prince of Wales Hospital Expansion Stage 1 (Acute Services Building)  
Pre-Operation Compliance Report

Table 1 – Non-Compliances Identified in Independent Audit #5 (12 September 2022)					
Condition of Approval	Requirement	Details of Non-compliance	Auditor Recommended Action	Action / Timing / Evidence	Status
C2 a)	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.	The main Botany Street site entrance door had been moved, leaving the existing sign several metres away from the access, and at the time of the audit it was obscured by temporary fencing.	Move/replace sign to main site entrance and ensure unobstructed.	The sign has now been updated and relocated next to the site entrance. All temporary fencing in this location has been removed.	Closed
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.	NML data not provided for July 2021 to June 2022. The auditor was advised that the Noise Monitoring report had not yet been completed for this period.	Complete Noise Monitoring Report to assess compliance with this condition.	Noise monitoring is now complete. The website (planning portal) should be updated by the Project Team with the most recent plans, programs and strategies. Lendlease has provided all updated documents to Health Infrastructure to be uploaded on to the portal. Action to be taken: Project Team will update the portal accordingly.	Closed
C19 a)	Vibration caused by construction at any residence or structure outside the site must be limited to: a) for structural damage, the latest version of DIN 4150-3 1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999).	Vibration data not provided for July 2021 to June 2022. The auditor was advised that the Vibration Monitoring report had not yet been completed for this period.	Complete Vibration Report to assess compliance with this condition.	Vibration monitoring is now complete. The website (planning portal) should be updated by the Project Team with the most recent plans, programs and strategies. Lendlease has provided all updated documents to Health Infrastructure to be uploaded on to the portal. Action to be taken: Project Team will update the portal accordingly.	Closed

The Prince of Wales Hospital Expansion Stage 1 (Acute Services Building)  
Pre-Operation Compliance Report

Table 1 – Non-Compliances Identified in Independent Audit #5 (12 September 2022)					
Condition of Approval	Requirement	Details of Non-compliance	Auditor Recommended Action	Action / Timing / Evidence	Status
C44 c)	In accordance with the specific requirements in the Independent Audit Post Approval requirements (Department 2018), the Applicant must: 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.	Audit 4 Report and response not available on website at the time of the audit.	Update Website	The website (planning portal) should be updated by the Project Team with the most recent plans, programs and strategies. Lendlease has provided all updated documents to Health Infrastructure to be uploaded on to the portal. Action to be taken: Project Team will update the portal accordingly.	Closed

**Table 3 – Previous Actions from Independent Audit #5**

## Appendix A – Compliance Table for The Prince of Wales Hospital – SSD 9113

Condition of Approval	Compliance Requirement	Evidence Collected	Findings and Recommendations	Status
<b>Notice of Occupation</b>				
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.	Combined Construction and Operational Staging Report submitted to DPE on 17/02/2023. This report notified in writing the date of commencement for each stage, including Stage 1 on 27/02/2023.	Notification in writing occurred ten days before date of commencement, rather than one month.	Non-compliant
<b>External Walls and Cladding</b>				
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.	The Certifying Authority has confirmed documented evidence has been provided to its satisfaction.	No further action for the Applicant.	Compliant
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.	The Certifying Authority has confirmed documented evidence has been provided to its satisfaction.	No further action for the Applicant.	Compliant
<b>Post Construction Dilapidation Report</b>				
D4	<p>Prior to occupation of the building, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:</p> <ul style="list-style-type: none"> <li>a) to ascertain whether the construction created any structural damage to adjoining and nearby buildings or infrastructure including those referenced in condition B6.</li> <li>b) to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining and nearby buildings or infrastructure, the Certifying Authority must: <ul style="list-style-type: none"> <li>i. compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and</li> </ul> </li> </ul>	<p>The Certifying Authority has confirmed documented evidence has been provided to its satisfaction.</p> <p>Email evidence sighted showing Contractor has submitted this documentation to Council.</p> <p>Monthly meetings occurring between the Applicant, Contractor and Council, where the dilapidation report is discussed.</p>	No further action for the Applicant.	Compliant

The Prince of Wales Hospital Expansion Stage 1 (Acute Services Building)  
Pre-Operation Compliance Report

Condition of Approval	Compliance Requirement	Evidence Collected	Findings and Recommendations	Status
	<ul style="list-style-type: none"> <li>ii. have written confirmation from the relevant authority/owner that there is no adverse structural damage to their infrastructure, roads and/or property</li> <li>c) to be forwarded to Council.</li> </ul>	Meeting minutes sighted.		
<b>Protection of Public Infrastructure</b>				
D5	<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <ul style="list-style-type: none"> <li>a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and</li> <li>b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.</li> </ul>	<p>Any damage caused to any applicable authority's assets in the vicinity of the site have been repaired.</p> <p>This has been confirmed in site walks and emails.</p>	No further action for the Applicant.	Compliant
<b>Protection of Property</b>				
D6	<p>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.</p>	<p>Any damage caused to any property in the vicinity of the site have been repaired.</p> <p>This has been confirmed in site walks and emails.</p>	No further action for the Applicant.	Compliant
<b>Utilities and Services</b>				
D7	<p>Prior to the commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.</p>	Compliance Certificate for water and sewerage sighted.	No further action for the Applicant.	Compliant

The Prince of Wales Hospital Expansion Stage 1 (Acute Services Building)  
Pre-Operation Compliance Report

Condition of Approval	Compliance Requirement	Evidence Collected	Findings and Recommendations	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.	The Certifying Authority has confirmed documented evidence has been provided to its satisfaction.	No further action for the Applicant.	Compliant
<b>Travel Demand Management Strategy and Green Travel Plan</b>				
D9	Prior to the commencement of operation, the Applicant shall prepare a Travel Demand Management Strategy (TDS) and Green Travel Plan (GTP) to reduce the proportion of single occupant car travel and increase the mode share of public transport and active transport for the development and the existing Randwick Health Campus. The strategy and plan shall be prepared in consultation with the Sydney Coordination Office within TfNSW and RMS, Council, and in conjunction with all stakeholders within the Randwick Health and Education Precinct.	Green Travel Plan document from 2018 and updated version from 2023 have been provided.	No further action for the Applicant.	Compliant
D10	The TDS and GTP required by condition D9 must: <ul style="list-style-type: none"> <li>a) be prepared by a suitably qualified traffic consultant;</li> <li>b) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to achieve a 4 per cent (within 6 months of commencement of operation) and ultimately an 8 per cent (by 2027) reduction of private vehicle usage by all staff and to define the direction and purpose;</li> <li>c) include specific tools and actions to help achieve the objectives and mode share targets;</li> <li>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</li> <li>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 staff and visitor to and from the site and existing Randwick Health Campus.</li> </ul>	Green Travel Plan document from 2018 and updated version from 2023 have been provided.	No further action for the Applicant.	Compliant

The Prince of Wales Hospital Expansion Stage 1 (Acute Services Building)  
Pre-Operation Compliance Report

Condition of Approval	Compliance Requirement	Evidence Collected	Findings and Recommendations	Status
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	Approved Staging Report stages this condition to 30 June 2023.	To be submitted to DPE and TfNSW.	Not triggered
<b>Heritage Interpretation Plan</b>				
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.	Interpretative Strategy and Plan developed which involves implementation via art installations around the ASB. Stakeholder consultation has been documented.	No further action for the Applicant.	Compliant
<b>Mechanical Ventilation</b>				
	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: <ul style="list-style-type: none"> <li>a) the BCA;</li> <li>b) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes;</li> <li>c) the development consent and any relevant modifications; and</li> <li>d) any dispensation granted by the NSW Fire Brigade.</li> </ul>	The Certifying Authority has confirmed documented evidence has been provided to its satisfaction.	No further action for the Applicant.	Compliant
<b>Car Parking</b>				
	<ul style="list-style-type: none"> <li>a) Prior to commencement of operation 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</li> <li>b) <ul style="list-style-type: none"> <li>i. Prior to commencement of operation a parking strategy for the entire Randwick Health and Education Precinct is to have been developed in collaboration with the Randwick Collaboration Area</li> </ul> </li> </ul>	Approved Staging Report stages this condition to 30 June 2023 as part of Operational Stage 3.	Parking strategy for the Randwick Health and Education Precinct to be developed	Not triggered

The Prince of Wales Hospital Expansion Stage 1 (Acute Services Building)  
Pre-Operation Compliance Report

Condition of Approval	Compliance Requirement	Evidence Collected	Findings and Recommendations	Status
	<p>partners, which includes measures to meet the parking demand for the development; or</p> <p>ii. Evidence must be submitted to the Planning Secretary at the end of every subsequent year (starting 2023) until 2027 demonstrating that the mode share targets described in Appendix 1 of the letter dated 9 November 2020 accompanying SSD-9113-Mod-2 are being achieved, or an ultimate mode share reduction of 8 per cent is achieved, whichever is earliest; or</p> <p>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, or as otherwise agreed by the Planning Secretary, to satisfy the parking demand of the development. The temporary car parking would be required to operate from commencement of occupation or within twelve months from when mode share shifts required by D14(b) are not achieved 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.</p>			
D15	<p>a) Within 6 months of commencement of operation, evidence is to be submitted to the Planning Secretary demonstrating that 71 existing staff car parking spaces on the Randwick Health Campus have been reallocated to visitor parking, consistent with an initial 4 per cent reduction in the use of private vehicles by staff as per condition D10(b).</p> <p>b) Evidence is to be submitted to the Planning Secretary demonstrating that a total of 134 hospital staff car parking spaces (inclusive of the 71 spaces in condition D15(a)) have been reallocated to visitor parking by 2027, consistent with an 8 per cent reduction in the use of private vehicles by staff as per condition D10(b).</p> <p>c) Evidence is to be provided to the Planning Secretary annually from 2023 that staff car parking spaces have been reallocated to visitor spaces to demonstrate the gradual reduction in the use of private vehicles by staff and mode shift targeted in the GTP until the 134 spaces have been reallocated.</p>	Approved Staging Report stages this condition to 30 June 2023 as part of Operational Stage 3.	Evidence to be collected and provided to DPE.	Not triggered

The Prince of Wales Hospital Expansion Stage 1 (Acute Services Building)  
Pre-Operation Compliance Report

Condition of Approval	Compliance Requirement	Evidence Collected	Findings and Recommendations	Status
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.	Approved Staging Report stages this condition to 30 June 2023 as part of Operational Stage 3.	Parking strategy for the Randwick Health Campus to be developed	Not triggered
<b>Infrastructure Upgrades</b>				
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.	TfNSW's verifier Sydney Connect has inspected and validated this intersection and has provided written evidence that the signal is fit for purpose. However, the Certifying Authority requires evidence directly from TfNSW. TfNSW can commence their inspections once the intersection is fully operational and all relevant easement documentation has been registered with NSW Land Registry Services.  The Project is currently awaiting executed documents from UNSW in order to lodge this easement.	Evidence to be submitted when available.	Non-compliant
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.	The Certifying Authority has confirmed documented evidence has been provided to its satisfaction.	No further action for the Applicant.	Compliant
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.	The Certifying Authority has confirmed documented evidence has been provided to its satisfaction.	No further action for the Applicant.	Compliant
<b>Shared Path</b>				
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	A 4 metre wide strip of land has been developed into a shared pedestrian / bicycle path.	No further action for the Applicant.	Compliant

The Prince of Wales Hospital Expansion Stage 1 (Acute Services Building)  
Pre-Operation Compliance Report

Condition of Approval	Compliance Requirement	Evidence Collected	Findings and Recommendations	Status
	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.	Council has confirmed this is acceptable during site walks and Monthly Meetings between the Applicant, Council and Contractor.		
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.	Kerbs, gutters, associated infrastructure, re-turf, and new footpaths have been constructed on the full length of the Botany Street and Magill Street to Council's specifications.  Council has confirmed this is acceptable during site walks and Monthly Meetings between the Applicant, Council and Contractor.	No further action for the Applicant.	Compliant
<b>Road Damage</b>				
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.	Any damage caused to Council or other Public Authority's assets in the vicinity of the site have been repaired.  This has been confirmed in site walks and emails.	No further action for the Applicant.	Compliant
<b>Fire Safety Certification</b>				
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.	Council and relevant authority has confirmed receipt of the Fire Safety Certificate.  The Fire Safety Certificate is displayed in the building, confirmed via site walks.	No further action for the Applicant.	Compliant
<b>Stormwater, Drainage and Flooding</b>				

The Prince of Wales Hospital Expansion Stage 1 (Acute Services Building)  
Pre-Operation Compliance Report

Condition of Approval	Compliance Requirement	Evidence Collected	Findings and Recommendations	Status
D24	<p>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.</p>	<p>Health Infrastructure (HI) and the project team have been in negotiations with Council since 2019.</p> <p>The stormwater drainage works have been completed to Council and evidence of this has been provided to the Certifying Authority.</p> <p>However, fully satisfying this condition is contingent on a stormwater management deed being signed between Council and Health Administration Corporation. This deed has been drafted and is currently being progressed for execution by all parties. Once executed the easement will be created and lodged with the NSW Land Registry Services.</p>	<p>Continue to progress execution of Stormwater Management Deed and Easement documentation with Council and the Applicant.</p>	Non-compliant
D25	<p>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.</p>	<p>HI and the project team have been in negotiations with Council since 2019.</p> <p>Satisfying this condition is contingent on a stormwater management deed being signed between Council and Health Administration Corporation. This deed has been drafted and is currently being progressed for execution by all parties. Once executed the easement will be created and lodged with the NSW Land Registry Services.</p>	<p>Continue to progress execution of Stormwater Management Deed and Easement documentation with Council and the Applicant.</p>	Non-compliant
D26	<p>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.</p>	<p>The Certifying Authority has confirmed documented evidence has been provided to its satisfaction.</p>	<p>No further action for the Applicant.</p>	Compliant
D27	<p>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:</p> <p>a) the stormwater must be discharged (by gravity) directly into Council's reconstructed underground drainage system located</p>	<p>The Certifying Authority has confirmed documented evidence has been provided to its satisfaction.</p>	<p>No further action for the Applicant.</p>	Compliant

The Prince of Wales Hospital Expansion Stage 1 (Acute Services Building)  
Pre-Operation Compliance Report

Condition of Approval	Compliance Requirement	Evidence Collected	Findings and Recommendations	Status
	<p>within the development site;</p> <ul style="list-style-type: none"> <li>a) 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</li> <li>b) 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;</li> <li>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;</li> <li>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;</li> <li>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;</li> <li>f) the pump system must also be designed and installed strictly in accordance with Randwick City Council's Private Stormwater Code;</li> <li>g) should a charged system be required to drain any portion of the site, the charged system must be designed such that: <ul style="list-style-type: none"> <li>i. there are suitable clear-outs/inspection points at pipe bends and junctions; and</li> </ul> </li> </ul>			

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	<ul style="list-style-type: none"> <li>ii. the maximum depth of the charged line does not exceed 1m below the gutter outlet;</li> <li>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;</li> <li>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;</li> <li>j) a sediment/silt arrester pit must be provided within the site prior to discharge of the stormwater to Council's drainage system;</li> <li>k) sketch details of a standard sediment/silt arrester pit may be obtained from Council's Drainage Engineer;</li> <li>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;</li> <li>m) the maximum depth of ponding in any above ground detention areas and/or infiltration systems with above ground storage shall be as follows (as applicable)               <ul style="list-style-type: none"> <li>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);</li> <li>ii. 300mm in landscaped areas (where child proof fencing is not provided around the outside of the detention area and sides slopes are steeper than 1 in 10);</li> <li>iii. 600mm in landscaped areas where the side slopes of the detention area have a maximum grade of 1 in 10;</li> <li>iv. 1200mm in landscaped areas where a safety fence is provided around the outside of the detention area; and</li> <li>v. above ground stormwater detention areas must be</li> </ul> </li> </ul>			

The Prince of Wales Hospital Expansion Stage 1 (Acute Services Building)  
Pre-Operation Compliance Report

Condition of Approval	Compliance Requirement	Evidence Collected	Findings and Recommendations	Status
	<p>suitably signposted where required, warning people of the maximum flood level; and</p> <p>n) childproof and corrosion resistant fastening system shall be installed on access grates over pits/trenches where water is permitted to be temporarily stored. A 'V' drain (or equally effective provisions) are to be provided to the perimeter of the property, where necessary, to direct all stormwater to the detention/infiltration area.</p>			
D28	<p>Prior to the commencement of operation, the Applicant must provide full details of any proposed private drainage easements or drainage easements over private land in favour of Council, to Council for approval.</p>	<p>HI and the project team have been in negotiations with Council since 2019. Satisfying this condition is contingent on a stormwater management deed being signed between Council and Health Administration Corporation. This deed has been drafted and is currently being progressed for execution between all parties. Once executed the easement will be created and lodged with the NSW Land Registry Services.</p>	<p>Continue to progress execution of Stormwater Management Deed and Easement documentation with Council and the Applicant.</p>	Non-compliant
<b>Groundwater</b>				
D29	<p>Prior to the commencement of operation, certification from a suitably qualified and experienced professional engineer must be submitted to the Certifying Authority and Council, confirming that the basement has been waterproofed to prevent the entry of all groundwater in the basement level/s and that any required sub-soil drainage systems have been provided in accordance with the conditions of this consent. There must be no dry weather seepage/groundwater flows discharging to Council's street gutter or underground drainage system.</p>	<p>The Certifying Authority and Council has confirmed documented evidence has been provided to its satisfaction.</p>	<p>No further action for the Applicant.</p>	Compliant
<b>Structural Inspection Certificate</b>				
D30	<p>A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority prior to the commencement of operation. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:</p> <p>a) the site has been periodically inspected and the Certifying Authority is satisfied that the structural works is deemed to comply</p>	<p>The Certifying Authority has confirmed documented evidence has been provided to its satisfaction and submitted to Council.</p>	<p>No further action for the Applicant.</p>	Compliant

The Prince of Wales Hospital Expansion Stage 1 (Acute Services Building)  
Pre-Operation Compliance Report

Condition of Approval	Compliance Requirement	Evidence Collected	Findings and Recommendations	Status
	<p>with the final design drawings</p> <p>b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s; and</p> <p>c) person/s authorised to, for the life of the development.</p>			
<b>Compliance with Food Code</b>				
D31	<p>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.</p>	<p>The Certifying Authority has confirmed documented evidence has been provided to its satisfaction.</p>	<p>No further action for the Applicant.</p>	<p>Compliant</p>
<b>Stormwater Quality Management Plan</b>				
D32	<p>Prior to the commencement of operation, an Operation and Maintenance Plan (OMP) is to be prepared and submitted to the satisfaction of the Certifying Authority, to ensure proposed stormwater quality measures remain effective. The OMP must contain the following:</p> <p>a) maintenance schedule of all stormwater quality treatment devices;</p> <p>b) record and reporting details;</p> <p>c) relevant contact information; and</p> <p>d) Work Health and Safety requirements.</p>	<p>The Certifying Authority has confirmed documented evidence has been provided to its satisfaction.</p>	<p>No further action for the Applicant.</p>	<p>Compliant</p>
<b>Rainwater Harvesting</b>				
D33	<p>A signed works-as-executed Rainwater Re-use Plan must be provided to the Certifying Authority prior to the commencement of operation.</p>	<p>The Certifying Authority has confirmed documented evidence has been provided to its satisfaction.</p>	<p>No further action for the Applicant.</p>	<p>Compliant</p>
<b>Warm Water Systems and Cooling Systems</b>				

The Prince of Wales Hospital Expansion Stage 1 (Acute Services Building)  
Pre-Operation Compliance Report

Condition of Approval	Compliance Requirement	Evidence Collected	Findings and Recommendations	Status
D34	The installation, operation and maintenance of water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and the relevant parts of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	The Certifying Authority has confirmed documented evidence has been provided to its satisfaction.	No further action for the Applicant.	Compliant
<b>Outdoor Lighting</b>				
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: <ul style="list-style-type: none"> <li>a) comply with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and</li> <li>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.</li> <li>c) 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</li> </ul>	The Certifying Authority has confirmed documented evidence has been provided to its satisfaction.	No further action for the Applicant.	Compliant
<b>Signage</b>				
D36	Way-finding signage and signage identifying the location of staff car parking must be installed prior to the commencement of operation	Way-finding signage and signage identifying the location of staff car parking has been confirmed as installed during site walks between the Contractor and Project Team.	No further action for the Applicant.	Compliant
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	Way-finding signage and signage identifying the location of staff car parking has been confirmed as installed during site walks between the Contractor and Project Team.	No further action for the Applicant.	Compliant

The Prince of Wales Hospital Expansion Stage 1 (Acute Services Building)  
Pre-Operation Compliance Report

Condition of Approval	Compliance Requirement	Evidence Collected	Findings and Recommendations	Status
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	Way-finding signage and signage identifying the location of staff car parking has been confirmed as installed during site walks between the Contractor and Project Team.	No further action for the Applicant.	Compliant
<b>Operational Waste Management Plan</b>				
D39	<p>Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Department/Certifying Authority. The Waste Management Plan must</p> <ul style="list-style-type: none"> <li>a) detail the type and quantity of waste to be generated during operation of the development;</li> <li>b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); and</li> <li>c) detail the materials to be reused or recycled, either on or off site.</li> </ul>	<p>Waste management plan sighted.</p> <p>The Certifying Authority has confirmed documented evidence has been provided to its satisfaction.</p>	No further action for the Applicant.	Compliant
<b>Ecologically Sustainable Development</b>				
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.	Not yet required.	Obtain Green Star certification when required.	Not triggered
<b>Landscaping</b>				
D41	<p>Prior to the commencement of operation, the Applicant must submit a Landscape Management Plan (LMP) prepared by a suitably qualified person, to manage the revegetation and landscaping works on-site. The LMP must:</p> <ul style="list-style-type: none"> <li>a) detail the species to be planted on-site;</li> <li>b) be consistent with the approved landscape plans as amended by condition B55;</li> <li>c) describe the monitoring and maintenance measures to manage revegetation and landscaping works; and provide for the planting of 134 trees.</li> </ul>	Landscape management plan sighted.	No further action for the Applicant.	Compliant

The Prince of Wales Hospital Expansion Stage 1 (Acute Services Building)  
Pre-Operation Compliance Report

Condition of Approval	Compliance Requirement	Evidence Collected	Findings and Recommendations	Status
D42	The Applicant must not commence operation until the Landscape Management Plan is submitted to the satisfaction of the Certifying Authority.	The Certifying Authority has confirmed documented evidence has been provided to its satisfaction.	No further action for the Applicant.	Compliant
<b>Street Trees</b>				
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.	All street tree planting has been completed. This has been confirmed by the Contractor's land scape architect and in site walks with the Contractor and Project Team.	No further action for the Applicant.	Compliant
<b>Site Audit Report and Site Audit Statement</b>				
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	Site Audit Statement has been sighted.  The Certifying Authority has confirmed documented evidence has been provided to its satisfaction.	No further action for the Applicant.	Compliant
<b>Consolidation of Lots</b>				
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.	Consolidated lot documentation sighted.  The Certifying Authority has confirmed documented evidence has been provided to its satisfaction.	No further action for the Applicant.	Compliant

