



INDEPENDENT AUDIT REPORT

Randwick Campus Redevelopment SSD 9113

November 2022

Audit Number: 5



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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 led by Erwin Budde, Exemplar Global Certified Principal Environmental Auditor. Erwin has over 22 years experience as an environmental professional and 18 years of auditing experience. Erwin was Approved as the Independent Environmental Auditor by the Department of Planning, Industry and Environment (the Department) (Appendix B). The site audit inspection was undertaken by Will Weir. Will has over 25 years experience as an environmental engineer and is highly experienced environmental auditor.

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), Modification 2 (20/12/2020), Modification 3 (27/01/2021) and Modification 4 (29/11/2021), and in accordance with the requirements of the Independent Audit Post Approval Requirements, June 2018 (Department 2018).

1.4. AUDIT SCOPE

This is the fifth 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 (8th June 2021) up to the date of the current site audit (12 September 2022). As this is the fifth audit, the audit and audit responses are required to be submitted to the Department by 12 November 2022.

2. AUDIT METHODOLOGY

2.1. AUDITOR APPROVAL

The Department agreed to the nomination of Erwin Budde as the Lead 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. Review of Modification 2 to SSD 9113 (22/12/2020)
5. Review of Modification 3 to SSD 9113 (27/01/2021)
6. Review of Modification 4 to SSD 9113 (29/11/2021)
7. Reviewing the Independent Audit – Post Approval requirements (June 2018)
8. Consultation with agencies
9. A desktop audit of documentation issued for Crown Certificates 4 and 5
10. A desktop review of the approved Environmental Management Plan
11. 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 Certificates 6 and 7.

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 12th September at 8.00am on site. Present at the opening meeting were:

- Fahad Bari, Senior Project Engineer, Lendlease
- Luka Krivacic, Senior Manager, PricewaterhouseCoopers

A closing meeting was held on 12th September 2022 at 4pm on site. Present at the closing meeting were:

- Fahad Bari, Senior Project Engineer, Lendlease
- Luka Krivacic, Senior Manager, PricewaterhouseCoopers

2.4. AUDIT INTERVIEWS

Interviews were held with project staff including:

- Fahad Bari, Senior Project Engineer, Lendlease
- Luka Krivacic, Senior Manager, PricewaterhouseCoopers

No interview requests were not granted.

2.5. SITE INSPECTION

A site inspection was conducted on 12th September 2022 (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, George Mobayed and Alex Karki
- Randwick City Council

No responses have been received at the time of writing this report.

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) as Modified by Modifications 1, 2, 3 and 4
 - Development Consent SSD 10339, Schedule 3, Modification to SSD 9113
 - Approved Plans, SSD 9113 (27/2/19)
 - **Works Authorisation Deed (WAD) for Intersection, 16/3/2022 (signed) Botany St and Samuels Ave Intersection new signals Randwick 10/02/22**
 - **Road Occupancy Licence (ROL) 1893294 for Aug 2022**
- 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)
 - Construction Compliance Report 3 (14/12/2020)
 - **Construction Compliance Report 4 (15/7/2021)**
 - **Construction Compliance Report 5 (6/5/2022)**
- Staging Report (Rev 3) (24/4/2020)
- Staging Report, **Rev 5 (15/12/2020)**
- **DPIE approval of Staging Report (letter), 30/08/2021**
- Complaints Register (June 2021)
- 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)
- Crown Building Work Certificate No 19/124846-4 (CC3), McKenzie Group (19/6/20)
- Crown Building Work Certificate No 19/124846-4 (CC4), McKenzie Group (9/11/20)
- Crown Building Work Certificate No 19/124846-4 (CC5), McKenzie Group (7/5/21)
- **Crown Building Work Certificate No 21/124846-11 (CC6), McKenzie Group (26/7/21)**
- **Crown Building Work Certificate No 22/124846-14 (CC7), McKenzie Group (21/1/22)**
- Construction and Environment Management Plan prepared by Lend Lease (**Rev 6, September 2021**) and the following associated subplans:
 - Construction Traffic and Pedestrian Management Subplan V03 prepared by Lend Lease (**Rev 7, September 2021**)
 - Construction Worker Transportation Strategy V02 prepared by Lend Lease (Rev 4, 1/5/2020)
 - Main Works Construction Noise and Vibration Management Plan prepared by Acoustic Logic (**Rev 3.0, 15/9/2021**).
 - Stormwater and Erosion (CSWMP) Management Plan prepared by Lend Lease (**Rev 3.0, 15/9/2021**)
 - Waste Management Plan prepared by Lend lease (**Rev 3.2, 25/5/2021**)
 - Hazardous Chemicals Management Plan prepared by Lend Lease (**Rev 4.16 17/2/2022**)

- Heritage and Archaeological Management Plan prepared by Lend Lease (**Rev 2.14, 17/6/2022**)
- 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 3.5, 21/5/2021)
- 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)
- Contamination Management Plan prepared by Lend Lease (Rev 3, 17/3/2021)
- Asbestos Management Plan prepared by Lend Lease (Rev 2.10 17/3/2021)
- 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)
 - **Access Design Review prepared by McKenzie Group Consulting (QLD), 20/5/2021**
 - **Access Consultants Certificate prepared by McKenzie Group Consulting (QLD), 24/5/2021 for CC6**
 - **Access Design Review for SCH Link Bridge prepared by Mckenzie Group Consulting (QLD), 19/3/2022**
 - **Access Consultants Certificate prepared by McKenzie Group Consulting (QLD), 19/2/2022 for CC7**
 - 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
 - Mechanical Design Compliance Certificate, Fredon Air, 7/10/2020
 - Awning/Roofing and External Wall System Disclosure Statement (Design), Awning/Roofing and External Wall Concepts (Type A & B Construction), Gavin McPherson, 7/9/2020
 - **Awning Roofing & External Wall System Disclosure Statement prepared by Surface Design, 9/6/2021**
 - **External Wall System Disclosure Statement prepared by FES Consulting Engineers, 3/6/2022**
 - Design Certificate from Enstruct Group 4/9/20 relating to CC4 drawings
 - Design Verification Certificate, End of Trip Facilities (Team 2 Architects, 23/4/21)

- Civil Design Certification Rev 4 prepared by Acor Consultants (16/07/21)
- Design Certificate for Structural works prepared by Enstruct Group, 5/4/2021 for CC6
- Design Certificate for Structural works prepared by Enstruct, 15/6/2022 for CC7
- Ausgrid assessment - 24/11/2021 - Level 1 project assessment. AN-11992
- 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)
 - Structural Drawings as referenced in Design Certificate prepared by Enstruct (5/5/2021)
 - Structural Drawings as referenced in Design Certificate prepared by Enstruct (15/6/2022)
 - Plans for Landscaping works prepared by Aspect Studios provided in CC6 (26 July 2021)
 - Plans for Facade works prepared by Onsite Group provided in CC7
 - 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)
- Report – Development Consent 51 (AviPro, 15/8/2020)
- 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)
- Automated Response from DPIE for submission of Audit Report 3 and Responses (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)
- Email from R Yarad to RCC regarding the commissioning of end state stormwater system (25/5/2021)
- Email from TfNSW approving the final intersection design (15/4/21)
- Email from RCC regarding streetscape design (11/5/2021)
- Email from DPIE confirming receipt of Audit Report 3 and Responses (27/7/20)
- Letter to DPIE notifying non-compliances reported in CCR 3 (29/7/2020)
- Email to McKenzie Group notifying of Management Plan reviews (9/9/2020)
- Email to McKenzie Group notifying of Management Plan reviews (10/12/2020)
- Letter to DPIE notifying management plan review (27/12/2020)
- Post Approval Receipt for notification of management plan review (17/12/2020)
- Post Approval Receipt for notification of management plan review (31/03/2021)
- Post Approval Receipt for submission of documentation under B5 (25/6/2020)
- Post Approval Receipt for submission of documentation under B52 (25/6/2020)
- Council approval of works letter dated 4/2/2022 for B47
- DPIE letter dated 27/07/2022 for approval of out of our work – C5
- Letter to DPIE reporting non-compliance dated 6/7/2022 – C46, C48 and C49
- <http://randwickcampusredevelopment.health.nsw.gov.au/Projects/Acute-services-building>
- Community Updates (July 19 to May 21)
- **Project induction Rev 31 (28/5/21)**
- Proponent Response to Independent Audit Findings, Audit 1, Audit 2, Audit 3
- 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)
 - **Long Service Levy Receipt prepared by Long Service Corporation (2 Oct 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 2020 to March 2021 (Acoustic Studio and Acoustic Logic)
- Gate records for January to June 2021
- Management Plan Register (June 2021)

3.2. COMPLIANCE PERFORMANCE

A total of 125 Conditions of Approval were found to be relevant to the stage of construction. The project was found to be non-compliant with 16 of these (Table 3-1). Of these:

- 9 are new non compliances
- 2 are non compliances from previous audits which have not been closed out
- 4 are non compliances from previous audits 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	64	48	0
Number of Non-compliances	4 (3 new, 1 old)	6 (3 new, 3 old)	7 (4 new, 2 ongoing, 1 old)	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

The auditee has responded and closed out all 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
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> <p>a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ul style="list-style-type: none"> 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; 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; a complaints register, updated monthly; audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; <p>b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>	<p>Construction Compliance Report 4 (July 2021) not on website</p> <p>The noise, vibration and dust monitoring results up to June 2021 are on the website. Last 12 months to June 2022 were not yet reported at the time of Audit 5.</p> <p>Only up to May 2022 Complaints Register on website at time of audit 5</p> <p>Audit Report 4 (June 2021) and applicants response was not on website at the time of Audit 5.</p> <p>Not all of the latest version of the documents were available on the website.</p>	Update the website
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	Update Staging Report and submit to DPIE for approval.

Condition of Approval	Requirement	Details of Non-compliance	Recommended Action
		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.	
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
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.	Evidence not provided for notification of subsequent stages 3-4 and onwards.	Demonstrate notification of commencement of stages and ensure this occurs for subsequent stages.
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
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.	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.
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	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.

Condition of Approval	Requirement	Details of Non-compliance	Recommended Action
	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.		
C19	Vibration caused by construction at any residence or structure outside the site must be limited to: a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and	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.
C44	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

3.5. PREVIOUS AUDITS

Previous independent audits were conducted in July 2019, January 2020 and July 2020. The status of the non compliances and the recommended actions are detailed below. **Red text** indicates updates following this audit.

Table 3-3 Status of previous Independent Audit non compliances

Condition of Approval	Raised at Audit	Recommended Action	Status
A12	July 2020	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	OPEN Management plans are being reviewed quarterly with revisions submitted to the Certifier and DPIE. Approval from DPIE for the updated Management Plans has not been received.
A25	July 2019 June 2021	Noise, vibration and dust monitoring records should be included on the website Plans, programs and strategies are on the website. However, not all of the latest versions were not available. CCR 3 was not available on the website. The noise, vibration and dust monitoring results up to June 2020 are on the website. No latter results are available	OPEN CCR3 available on website The noise, vibration and dust monitoring results up to June 2020 are on the website. No latter results are available
B2	June 2021	Notify DPIE of the commencement of Stages 3 and 4. Ensure notification of future stages is conducted in accordance with this condition.	OPEN Evidence of notification not provided
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

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Condition of Approval	Raised at Audit	Recommended Action	Status
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.
C46	June 2021	One incident, the discharge of stormwater following the March 2021 rainfall event. Notify DPIE of the incident.	Closed CCR5 reported that the incident was reported to HI on 29 March 2021 with a request to report it to DPIE. No evidence has been provided to-date to demonstrate if this was actioned. All non compliances raised during the previous audit have been notified to DPIE.
B51	June 2021	"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 deemed that the design exceeds CAAP 92. Consultation with a range of stakeholders was noted in the report Submitted to the Certifier as part of CC4. This has not yet been submitted to DPIE.	CLOSED This has since been submitted to DPIE
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.

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Condition of Approval	Raised at Audit	Recommended Action	Status
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 recommendations: 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

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Condition of Approval	Raised at Audit	Recommended Action	Status
			compliance with the predicted internal NML's.
C19	July 2019	DPIE should be notified of the vibration non compliances	CLOSED DPIE were notified.
C28	July 2020	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.	OPEN The applicant has provided Council with an updated Stormwater Management Plan which includes permanently connecting the site's stormwater system to Council's stormwater system. Council has yet to approve the revision. This Action remains Open due to the March 2021 unauthorised emergency discharge event and the ongoing need for Council Approval.
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.
C46	June 2021	One incident, the discharge of stormwater following the March 2021 rainfall event. No evidence of DPIE notification was found.	CLOSED DPIE was notified through the submission of the Independent Audit Report
C48	January 2020	Notify DPIE (through Condition C48) of non-compliance. Review the procedure for notifying DPIE of non-compliances.	CLOSED DPIE was notified through the submission of the Independent Audit Report
C51	July 2020	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	CLOSED Management plans are being reviewed quarterly with revisions submitted to the Certifier and DPIE.
C52	July 2020	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.	OPEN Management plans are being reviewed quarterly with revisions submitted to the Certifier and DPIE. The Certifier approved changes through the issue of CCs. DPIE have yet to approve any changes.

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)
- Contamination Management Sub Plan Rev 3.1 prepared by Lendlease dated 17 June 2021
- 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. Hazardous Products Management Sub Plan Rev 4.11 prepared by Lendlease dated 17 June 2021
- 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)
- Air Quality Management Sub Plan Rev 2.13 prepared by Lendlease dated 17 June 2021
- Stormwater Erosion and Sedimentation Management Sub Plan Rev 2.11 prepared by Lendlease dated 17 June 2021
- 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)
- Stormwater Erosion and Sedimentation Management Sub Plan Rev 2.11 prepared by Lendlease dated 17 June 2021
- 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.

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

There was no feedback from consultation to be addressed in this report.

3.10. COMPLAINTS

5 complaints had been recorded on the complaints register during the audit period from 1 July 2021 to 31 May 2022. The complaints relating to SSD9113 were for the following issues:

- Noise/vibration related complaints (total of 11)
- Worker conduct (1)
- Traffic/Parking (total of 10)
- Air Quality (1)
- Waste (1)

These complaints were reviewed. Action was taken on all complaints, including follow-up consultation with the complainant. All complaints have been closed out.

3.11. INCIDENTS

One incident occurred during the previous audit period. Following heavy rainfall (>350mm), the site discharged stormwater from the holding tanks directly to the street (ie Council's stormwater system). Whilst the rainfall event exceeded the blue book requirements for managing stormwater, it was deemed non-compliant with Condition C46 and was therefore raised as an incident.

No incidents were reported during the audit period.

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. Subsequent reviews of the CNVMP including additional monitoring confirm this.

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. Gate records for traffic movements were not made available for this audit period. However, the current site activities for the audit period would be expected to result in significantly lower vehicle movements. 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 12th September 2022 commencing 8.30am. The inspection was conducted with the Senior Project Engineer. The inspection covered the whole site. Work areas associated with the Approved Project at the time of the inspection included façade, fitout, footbridge and rooftop work, including helipad and landscaping of the Botany Street forecourt area. The major structural components of the project are now largely complete, with fitout work occurring in various stages. The Emergency Department (basement) fitout has been progressed, with major plant and equipment installed and finishes to floors, walls and joinery continuing throughout upper levels. A significant amount of plant has been installed on level 2. Major services are continuing to be installed throughout the building. The Helipad was nearing completion at the time of the audit, while the footbridge was being fitted out.

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. The gate on Magill Street is being used occasionally in conjunction with the Gate on Hospital Road.

Surface runoff is directed into the underground storage tank along the southern boundary. A temporary holding tank (containerised) is also in place for additional storage and treatment. The stormwater is not yet connected to Council's stormwater system, however a request has been made to RCC.

Noise loggers were observed in place in the designed areas outside the site along Botany Street. Vibration monitors remain in place.

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. The auditor did observe a shipping container in the forecourt area used to store Flammable 2 materials. The Dangerous Goods placard appeared to have been removed, or fallen off, and relocated to the nearby site entrance building wall. This was discussed on site and immediately rectified.

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 #5 (Rev 1, 6/04/2022) was reviewed. At the time of the report, 2 previously raised non-compliances had been closed and 10 remained Open.

3.16. CONTINUAL IMPROVEMENT OPPORTUNITIES

An opportunity was discussed during the site inspection to consider undertaking a review of all Hazardous Chemicals storage to ensure appropriate Dangerous Goods placards identification is in place on storages and appropriate segregation of incompatible materials is in practice.

3.17. KEY STRENGTHS

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

1. The project has implemented a Management Plan Tracking Matrix which is working well to ensure management plan updates are recorded, and to ensure the required notifications are occurring.
2. 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.
3. The Project's compliance team is well organised, with information readily available.
4. Engagement with the community continues to be strong, particularly the adjacent hospital, UNSW and residences.
5. 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.
6. Housekeeping and site cleanliness was generally excellent.
7. The landscaping works underway in the Botany Street forecourt are appeared to be progressing well and in accordance with the Landscape Plans, including the selection of native plant species.
8. Response to any community complaints appears to be taken seriously and enacted in a timely manner.

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
A25	Update the website
B67	
C44	
A29/A30	Update the Staging Plan to reflect current and project schedule of works.
B2	Demonstrate notification of commencement of stages to DPIE and ensure this occurs for subsequent stages.
C2	Move/replace sign to main site entrance and ensure unobstructed.
C15/C19	Complete Noise and Vibration Report to assess compliance with this condition.

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 as amended by the Section 4.55(1A) Modification Application prepared by Health Infrastructure dated 22 September 2020 and supplementary information dated 9 November 2020 and 18 December 2020; and amended by Section 4.55(1A) Modification Application prepared by health Infrastructure dated 28 September 2020 and supplementary information dated 20 January 2021; and	Site inspection	The project is generally being carried out in accordance with the EIS and RTS	Compliant

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
	d)	in accordance with the approved plans in the table below:	<p>Approved Plans Construction Certificate 3 Construction Certificate 4 Construction Certificate 5 Interview C Hull Site inspection</p> <p>Construction Certificate 6 Construction Certificate 7 Interview Fahad Bari</p>	<p>The project is working off the majority of the building plans at the time of the audit (except the Bridges plans). The Landscaping plans have not yet been triggered either.</p> <p>The project is being carried out generally in accordance with these plans. Recent modifications to the Plans include the integration of facade changes to accommodate the IASB (DSSD 10339, Mod 3). Note - piling for the bridges was included in CC2 and CC3 for SSD10339.</p> <p>The Certifier agreed to an extension of a flue to the roof, which exceeds the building height allowances. The Certifier advised this does not require a modification as it does not contribute to the building height requirements.</p> <p>Landscaping Plans being followed</p>	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
	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.	Compliant
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.	<p>Interview E Hicks</p> <p>Interview Fahad Bari</p>	No inconsistencies have been identified to date	Not Triggered
<u>Limits of Consent</u>					
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 2019	<p>Work commenced on 17 June 2019</p> <p>Works have commenced within 5 years of the date of consent.</p>	Compliant
<u>Prescribed Conditions</u>					

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
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 Crown Certificate 4 Crown Certificate 5 Crown Certificate 6 Crown Certificate 7	The project is subject to a Crown Certificate. The Certificate includes verification of compliance with relevant building codes.	Compliant
<u>Planning Secretary as Moderator</u>					
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 Interview Fahad Bari	No disputes have been escalated to DPIE to date	Not Triggered
A8.		Should endorsement/approval from the Coordinator General, Transport Coordination, or Sydney Light Rail Project Team within TfNSW, as required by conditions B36, B42, B48, or D11 of this consent, not be received within 30 days of consultation, the matter may be escalated by the Applicant to the Planning Secretary with evidence of consultation for approval, for endorsement/approval.	Interview R Yarad Interview Fahad Bari	All relevant endorsements/approvals required under the approval have been obtained from TfNSW.	Not Triggered
<u>Long Service Levy</u>					
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, 2/10/20 18/6/2021	Payment has been made. Note: Payment for both CC4 and CC5 was made with the issue of CC4. Payment for CC6 and CC7 was made with CC6.	Compliant
<u>Legal Notices</u>					
A10.		Any advice or notice to the consent authority must be served on the Planning Secretary.	Interview R Yarad Interview Fahad Bari	No advice or notices have been issued to DPIE	Not Triggered
<u>Evidence of Consultation</u>					
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
<u>Staging, Combining and Updating Strategies, Plans or Programs</u>					
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 Interview Fahad Bari	The project is being staged, however none of the plans are being prepared on a staged basis.	Not Triggered
	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 Interview Fahad Bari	No combined plans have been prepared.	Not Triggered
	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, June 2021)	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 received from DPIE. Plans have since been submitted for approval.	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.	Not Triggered
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 CEMP (Rev 4), CWTSP (Rev 4), CMSP (Rev 3.1), ERMPSP (Rev 3.4), HPMSP (Rev 4.11), NVMSPP (Rev 2.10), SERSMSP (Rev 2.11), WMSP (Rev 2.12) and CTPMSP (Ver 6, Rev 2).	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 Interview - Fahad Bari	Bollards remain in place after hours. A modification to the approval is being prepared to remove the requirement for a 'boom gate' as it not considered feasible to the operation of the hospital, particularly regarding emergency vehicle access.	Not Triggered

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
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.	Awning/Roofing and External Wall System Disclosure Statement (Design), Awning/Roofing and External Wall Concepts (Type A & B Construction), Gavin McPherson, 7/9/2020 Awning Roofing & External Wall System Disclosure Statement prepared by Surface Design, 9/6/2021 External Wall System Disclosure Statement prepared by FES Consulting Engineers, 3/6/2022		Compliant
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
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) Interview - Fahad Bari Site Inspection	A landscaped mound is currently proposed. DPIE approved the structure. A pre-formed architectural concrete wall with external facing brick pattern is in place, and was prior to commencement of landscaping.	Compliant
A19.		The design is to include 'cool roofs' as described by the 'Urban Green Cover in NSW Technical Guidelines' (OEH 2015). Details demonstrating compliance are to be submitted to the Certifying Authority and the Planning Secretary prior to the commencement of above ground construction works.	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 CC4 CC5 CC6 CC7	CC1, CC2, CC3, CC4 and CC5 issued. CC6 and CC7 issued.	Compliant

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
		<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.	<p>Awning/Roofing and External Wall System Disclosure Statement (Design), Awning/Roofing and External Wall Concepts (Type A & B Construction), Gavin McPherson, 7/9/2020</p> <p>Awning Roofing & External Wall System Disclosure Statement prepared by Surface Design, 9/6/2021</p> <p>External Wall System Disclosure Statement prepared by FES Consulting Engineers, 3/6/2022</p>		Compliant
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.	<p>Interview S Pappas</p> <p>Interview Fahad Bari</p>	<p>No conflict to date with regard to version control of documents</p> <p>The auditor was advised that the NT/C - SAI Global website is regularly accessed to keep up to date with standards</p>	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.	<p>Interview Fahad Bari</p>	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.	<p>Review of Management plans, monitoring records, Compliance tracking program, waste register</p>	Monitoring that is being conducted includes noise and vibration, air quality, complaints and incidents, non compliance tracking, hazardous waste monitoring.	Compliant

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
		<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>			
<u>Access to Information</u>					
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 Check on 13 September 2022	Plans, programs and strategies are on the website. However, not all of the latest versions were not available.	Non 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 Check on 13 September 2022	The PCCR, CCR 1 and CCR 2 reports are available on the website. CCR 3 was not available on the website. Construction Compliance Report 4 (July 2021) not on website	Non 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 Check on 13 September 2022	The noise, vibration and dust monitoring results up to June 2020 are on the website. No latter results are available. The noise, vibration and dust monitoring results up to June 2021 are on the website. Last 12 months to June 2022 were not yet reported at the time of Audit 5.	Non compliant
		a summary of the current stage and progress of the development;	Website	Updates from June 2021 are on the website	Compliant
		contact details to enquire about the development or to make a complaint;	Website		Compliant
		a complaints register, updated monthly;	Website Check on 13 September 2022	Only up to May 2022 Complaints Register on website at time of audit 5	Non compliant

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
		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 Check on 13 September 2022	Audit Report 1,2 and 3 and Responses are on the website Audit Report 4 (June 2021) and applicants response was not on website at the time of Audit 5.	Non 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 Check on 13 September 2022	Not all of the latest version of the documents were available on the website.	Non 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 31 (28/5/2021) Daily Builders Brief	The Site Induction and Daily Builders Brief, 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 (Rev 3) (24/4/2020) Letter from DPIE (6/5/2020) Staging Report (Rev 5) (15/12/2020) DPIE approval of Staging report (letter), 30/08/2021	A Staging Report has been prepared for the project. An update to the staging report was lodged 9/12/2020. Comments have been received and adjustments have been made, with an updated report has been lodged.	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
	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

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
	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.	<p>Site inspection</p> <p>Interview Fahad Bari</p> <p>Staging Report (Rev 5) (15/12/2020)</p>	<p>At the time of the audit, all works on site were in accordance with Stage 1 and 2. Stage 3 was yet to commence.</p> <p>Current stages of work (Stages 3-13) are not being delivered to the scheduled dates provided in the Staging Report. It is also noted that the columns for the Activity and Completion date headings in the schedule table presented in the Staging Report appear to be in incorrect order and hence confusing.</p>	Non 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.	<p>Construction Compliance Report 2 (June 2020)</p> <p>Construction Compliance Report 3 (June 2020)</p> <p>Construction Compliance Report 3 (December 2020)</p> <p>Construction Compliance Report 4 (June 2021)</p> <p>Construction Compliance Report 5 (May 2022)</p> <p>Interview Fahad Bari</p> <p>Staging Report (Rev 5) (15/12/2020)</p>	<p>The Construction Compliance Report 2 reports on compliance with Stages 1 and 2 of the project, as per the Staging Report requirements. The Construction Compliance Report 3 reports on compliance with Stages 1, 2, 3 and 4 of the project, as per the Staging Report requirements.</p> <p>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.</p>	Non compliant
Advisory Notes					

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
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. Modifications 1, 2 and 3 to SSD 9113 modified several conditions Modification 4 to SSD 9113 modified condition B63	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 Modification 2 to SSD 9113 modified the requirements of D14 and D15 to achieve the Green Travel Plan mode shift and car parking reallocation. Modification 3 to SSD 9113 modified minor changes to the facade, mechanical plant and landscaping to align with the IASB SSD project (10339). Modification 4 to SSD 9113 modified condition B63 makes changes to the provision of Bicycle End of Trip Facilities.	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 2019	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.	Interview Fahad Bari	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.	Non Compliant
Certified Drawings					

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
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 4/6/20 relating to CC3 drawings CC4 Design Certificate from SRG Global 26/5/20 relating to post-tensioned slab drawings Design Certificate for Structural works prepared by Enstruct Group, 5/4/2021 CC6 Design Certificate for Structural works prepared by Enstruct, 15/6/2022 CC7	The letters are from a suitably qualified person and address the BCA and the clauses of the Consent relevant to CC1, CC2, CC3 and CC4.	Compliant
	a)	the relevant clauses of the BCA; and	As above	The letters are from a suitably qualified person and address the BCA and the clauses of the Consent relevant to CC1, CC2, CC3, CC4 CC5, CC6 and CC7.	Compliant
	b)	this development consent.	As above	The letters are from a suitably qualified person and address the BCA and the clauses of the Consent relevant to CC1, CC2, CC3, CC4, CC5, CC6 and CC7.	Compliant
External Walls and Cladding					
B4.		Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA.	Awning/Roofing and External Wall System Disclosure Statement (Design), Awning/Roofing and External Wall Concepts (Type A & B Construction), Gavin McPherson, 7/9/2020 CC4 Awning Roofing & External Wall System Disclosure Statement prepared by Surface Design, 9/6/2021 CC6 External Wall System Disclosure Statement prepared by FES Consulting Engineers, 3/6/2022 CC7		Compliant

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
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.	Post Approval Receipt (25/6/2020)	CC3, which included the external wall evidence, was provided to DPIE This is within 7 days of CC3 being issued (19/6/2020). Evidence of submission of CC6 and CC7 within the seven day timeframe was not provided to the auditor.	Not compliant
Protection of Public and Private Property and Infrastructure					
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
	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 instruct 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

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
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					
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
Utilities and Services					
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 Ausgrid assessment - 24/11/2021 Level 1 project assessment. AN-11992	Construction of utilities has not yet commenced. Ausgrid certified the electrical design plan SC11992 Rev0. Ausgrid approval for the substation design. Ausgrid assessment - 24/11/2021 - Level 1 project assessment. AN-11992	Compliant

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
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. Gas is being delivered from the existing hospital.	Compliant
Community Communication Strategy					
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 2020 to June 2021) 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 Website	Activities under the CCS that have been conducted to date include: - Monthly community notifications (July 2020 to June 2021, on website). - Complaints Management - Responding to communications - CIG Meetings (fortnightly) - Stakeholder group briefings with UNSW and POWH - community liaison officer (sustainability manager) for up to date impacts to community. - Monthly community notifications (July 2021 to August 2022, on website).	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
		through which the community can discuss or provide feedback to the Applicant;	Community Communications Strategy		Compliant

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
		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 DPIE 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	Interview Fahad Bari	Report not yet complete. The auditor was advised the report is in preparation.	Not Triggered

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
	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.	<i>Not Triggered</i>
Ecologically Sustainable Development					
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.	<p>GBCA Tax Invoice #GA4699DA-A-38478</p> <p>GBCA Acknowledgement email (8/10/19)</p> <p>Letter from DPIE 22/10/19</p>	<p>Submission made to GBCA for Greenstar Rating (8/10/19). This is within 6 months of commencement.</p> <p>It is noted that subsequently, DPIE has approved the use of the NSW Health Engineering Services Guidelines in lieu of the GBCA.</p>	Compliant
Outdoor Lighting					
B19.		Prior to commencement of construction, all outdoor lighting within the site must comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority.	Install Certified Electrical Services - Lighting Design	AS4282 - 2019 - main entrance to building, noting updated standard used.	Compliant
Access for People with Disabilities					

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
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.	<p>Interview G Brown</p> <p>Accessibility Design Review, Rev D, McKenzie Group (19/9/19)</p> <p>Accessibility Design Review for CC3, McKenzie Group (18/3/20)</p> <p>Access Compliance Certificate, McKenzie Group, (18/3/20)</p> <p>Access Design Review prepared by McKenzie Group Consulting (QLD), 20/5/2021</p> <p>Access Consultants Certificate prepared by McKenzie Group Consulting (QLD), 24/5/2021 for CC6</p> <p>Access Design Review for SCH Link Bridge prepared by McKenzie Group Consulting (QLD), 19/3/2022</p> <p>Access Consultants Certificate prepared by McKenzie Group Consulting (QLD), 19/2/2022 for CC7</p>	<p>Under the Staging Report, the Accessibility Design Reviews will be staged. However, for Stage 1, the ADR was not submitted in the required timeframe.</p> <p>CC2 - BCA Report Rev C</p> <p>CC3 - ADR conducted by McKenzie Group has been completed.</p> <p>CC4 - note CA wants to see the MP for staffing to 'close the loop'</p>	Compliant
Stormwater, Drainage and Flood Management					

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
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 instruct, 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) awning/Roofing and External Wall System Disclosure Statement (Design), Awning/Roofing and External Wall Concepts (Type A & B Construction), Gavin McPherson, 7/9/2020	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 The façade Disclosure Statement references compliance of facade openings to B21	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 Awning/Roofing and External Wall System Disclosure Statement (Design), Awning/Roofing and External Wall Concepts (Type A & B Construction), Gavin McPherson, 7/9/2020	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. The façade Disclosure Statement references compliance of facade openings to B22	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

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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 Email from R Yarad to RCC 25/5/2021	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. A revised stormwater plan has been prepared and issued to RCC for consultation on 25 May 2021	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

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	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
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

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
	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);		
	a)	detailed baseline data;	Construction TPMSP (see condition B35); Construction NVMS (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

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		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
		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

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
		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, CC4, CC5 and CC6 TfNSW Email 30/5/19, 27/9/19. TfNSW Email 21 March 2020 Light Rail email 2/7/19	The current CTPMP applies to the CC1, CC2, CC3, CC4 and CC5. The current CTPMP (Ver 6, Rev2) applies to CC6. TfNSW Sydney Coordination Office endorsed the final, v2 and v3 CTPMSP. TfNSW Action 20 March 2020, 21 March 2020 email from TfNSW, accepting updates. TfNSW (Light Rail) specifically provided additional conditions in subsequent email.	Compliant

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
	a)	be prepared by a suitably qualified and experienced person(s);	CTPMP	Arup prepared the CTPMS. They are suitably qualified and experienced.	Compliant
	b)	specify:			
		location of the proposed work zone/s;	CTPMP 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
		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 longer being used. The only offsite marshalling area is High Street. Onsite marshalling area has been established. <i>All marshalling was occurring on-site at time of audit.</i> 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. <i>All concrete truck marshalling was occurring on-site at time of audit.</i> 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 <i>Interview Fahad Bari</i> Gate records	The TMP estimated up to 120 vehicles per day during the concrete work (TMP 4.4). Gate Records for the period January-June 2021 show peak movements of around 100 heavy vehicles, with an average around 30 per day. <i>Gate records were not provided or sighted for the audit period, however based on site activities during the audit period the auditor was advised that traffic has reduced significantly for these latter stages of work.</i> 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

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
	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
	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

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
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;	CNVMS	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
	e)	describe the community consultation undertaken to develop the strategies in condition B37(d); and	CNVMS	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.	CNVMS 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

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
B39.		The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) 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. Adequate Erosion and Sediment Control measures were observed to be in place and maintained at the time of the audit.	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
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

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
	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
Construction Worker Transportation Strategy					
B42.		The applicant shall prepare a Construction Worker Transportation Strategy (CWTS) in consultation with the Sydney Coordination Office within TfNSW and Roads and Maritime Services. The applicant shall submit a copy of the final plan to the Coordinator General, Transport Coordination for endorsement, prior to the commencement of any work on site. The Plan needs to specify, but not limited to, the following:	CWTS Email from TfNSW 27/9/19	Evidence of consultation with TfNSW for the CWTS 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
Construction Parking					
B43.		Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles but excluding construction worker vehicles, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	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

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
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 Email TfNSW 15/4/21	RMS approved in principal the preliminary design of TCSs in September 2019. Final approval of the detailed design has been issued (15/4/21). The Works Authorisation Deed is currently being finalised.	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) Email TfNSW 15/4/21	B-Line prepared the TCS design. RMS approved 'in principal' the TCS design TfNSW approved the final 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) Email TfNSW 15/4/21	B-Line prepared the TCS design. RMS approved 'in principal' the TCS design TfNSW approved the final TCS design	Compliant
	c)	the Applicant will be required to enter into a Works Authorisation Deed (WAD) for the abovementioned works;	WAD for Intersection, 16/3/2022 (signed) Botany St and Samuels Ave Intersection new signals Randwick 10/02/22	A WAD is currently being negotiated. The WAD has been negotiated and approved.	Compliant
	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;	WAD for Intersection, 16/3/2022 (signed) Botany St and Samuels Ave Intersection new signals Randwick 10/02/22	Negotiations occurred with TfNSW as part of the WAD negotiations	Compliant
	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.		Work is yet to commence.	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. During Covid, parking for hospital workers is being provided along Botany Street by Council. Consultation with Council is not yet completed, therefore DPIE notification is pending.	Compliant
Intersection Works - Upgrade of Botany Street and Magill Street					

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
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 Council approval, letter dated 4 Feb 2022	The intersection design has been submitted for Council approval. Council have yet to provide approval for the work. Council has provided approval for the work.	Compliant
Construction Approval					
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 R Yarad	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 commenced (building roof, safety net). Work on the helipad was nearing completion oot the time of the audit.	Compliant
Proposed Helipad Operations					

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
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.	Report - Development Consent B51 (AviPro 15/8/2020) Survey Report - Helicopter Landing Site, PDA Surveyors (23/3/2020) Email correspondence, Avipro (24/3/2020) Report - Development Consent B51 (Avipro, 15/8/2020) Construction Certificate 4 Interview Fahad Bari	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 deemed that the design exceeds CAAP 92. Consultation with a range of stakeholders was noted in the report Submitted to the Certifier as part of CC4. This has not yet been submitted to DPIE. This has since been submitted to DPIE.	Non compliant
<u>Operational Noise - Design of Mechanical Plant and Equipment</u>					
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) Mechanical Design Compliance Certificate, Fredon Air (7/10/20)	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. Acoustic Logic built their design specification on the modelling conducted by Acoustic Studio. Compliance with the specification is provided by the Mechanical Compliance Certificate.	Compliant
<u>Historic Archaeology</u>					
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

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
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:	SSD9113 CoA B55-B57 and SSD10339 CoA B23, updated Landscape Plans (19 July 2021), DPIE document receipt sighted (undated)		Compliant
	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;	Landscape Plans (19 July 2021)		Compliant
	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	Landscape Plans (19 July 2021)		Compliant
	c)	provide for a range of artificial nest boxes are to be installed, suitable for native fauna likely to utilise the site.	Landscape Plans (19 July 2021)		Compliant
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.	Landscape Plans (19 July 2021)		Compliant
Street Trees					
B57.		Prior to commencement of landscape construction works, the Applicant is to develop a street tree planting strategy in consultation with Council and Magill Street residents to the satisfaction of Council and submitted to the Planning Secretary for information, 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.	Landscape Plans (19 July 2021)	Email correspondence with Council	Not Triggered
Construction and Demolition Waste Management					
B58.		The Applicant must notify the RMS Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site, prior to the commencement of the removal of any waste material from the site.	Presentation to TfNSW (9/10/19)	TMC consulted and notified during the selection of haulage and transport routes.	Compliant
Mechanical Ventilation					

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
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, Fredon Air, 7/10/2020 CC3 and CC4	Mechanical Design Compliance Certificates address Part F4.5 of the BCA, AS 1668.2-2012 and AS/NZS 3666.1:2011.	Compliant
Rainwater Harvesting					
B60.		Within six months of commencement of construction, the Applicant must ensure that a rainwater reuse/harvesting system for the development is developed for the site. A rainwater re-use plan for the irrigation of landscaped areas must be prepared and certified by an experienced hydraulic engineer.	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
Operational Noise					
B61.		Within six months of commencement of construction, revised operational noise modelling must be undertaken based on the scenario of Magill Street remaining closed to through traffic to determine the likely operational noise levels. Should the results reveal that noise levels at sensitive receivers as described in the EIS Noise and Vibration Impact Assessment, dated 8 August 2018, and prepared by 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
Car Parking and Service Vehicle Layout					
B62.		Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority within six months of commencement of construction:	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
	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

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
	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.		<p>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:</p> <p>Evidence of compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority prior to the commencement of Façade and Landscaping works:</p>	Design Verification Certificate, End of Trip Facilities (Team 2 Architects, 23/4/21)	<p>Team 2 Architects provided a Design Verification Statement for the End of Trip Facilities. This was provided on 23 April 2021. Note this is after the façade works had commenced.</p> <p>A new Design Verification Certificate is required to confirm compliance with the modified condition B63.</p>	Non Compliant
	a)	<p>the provision of a minimum 50 staff and 20 visitor bicycle parking spaces;</p> <p>the provision of a minimum 200 staff bicycle parking spaces within the basement level (B3) of the adjacent main hospital carpark;</p>	Design Verification Certificate, End of Trip Facilities (Team 2 Architects, 23/4/21)	A new Design Verification Certificate is required to confirm compliance with the modified condition B63 a)	Compliant
	b)	<p>the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 Parking facilities – Bicycle parking, and be located in easy to access, well lit areas that incorporate passive surveillance;</p> <p>the provision of a minimum of 64 visitor bicycle parking spaces provided across a minimum of eight easily accessible locations on the hospital campus;</p>	Design Verification Certificate, End of Trip Facilities (Team 2 Architects, 23/4/21)	A new Design Verification Certificate is required to confirm compliance with the modified condition B63 b)	Compliant
	c)	<p>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;</p> <p>the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance;</p>	Design Verification Certificate, End of Trip Facilities (Team 2 Architects, 23/4/21)	A new Design Verification Certificate is required to confirm compliance with the modified condition B63.	Compliant

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
	d)	appropriate pedestrian and cyclist advisory signs are to be provided, and the provision of end-of-trip facilities for staff in accordance with the relevant provisions of the BCA;	Design Verification Certificate, End of Trip Facilities (Team 2 Architects, 23/4/21)	A new Design Verification Certificate is required to confirm compliance with the modified condition B63.	Compliant
	e)	all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority. the provision of appropriate pedestrian and cyclist advisory signs, including clear wayfinding signage for the visitor bicycle parking areas; and	Design Verification Certificate, End of Trip Facilities (Team 2 Architects, 23/4/21)	A new Design Verification Certificate is required to confirm compliance with the modified condition B63.	Compliant
	f)	all works/regulatory signposting associated with the proposed facilities are to be at no cost to the relevant roads authority.		Signs not yet installed.	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.	Email from RCC 11/5/2021 Interview R Yarad	Design drawings have been submitted to Council for comment. Several rounds of comments have been received and addressed.	Compliant
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 DPIE 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).	<p>Preconstruction Compliance Report (22/5/19)</p> <p>Email to DPIE (14/6/19)</p> <p>Construction Compliance Report 1 (29/5/2020)</p> <p>Email to DPIE (16/3/2020 and 2/6/2020)</p> <p>Construction Compliance Report 2 (11/6/2020)</p> <p>Automated Response from DPIE (11/6/2020)</p> <p>Construction Compliance Report 3 (14/12/2020)</p> <p>Automated Response from DPIE (14/12/2020)</p> <p>Construction Compliance Report 4 (15/6/2021)</p> <p>Construction Compliance Report 5 (6/5/2022)</p>	<p>Pre-construction compliance report was completed. It was issued to DPIE on 14/6/19.</p> <p>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.</p> <p>There is an open non-compliance is in relation to not meeting the submission timeframes for CCR 1</p> <p>Construction Compliance Report 2 was completed and issued to DPIE on 11/6/2020, within the required timeframe.</p> <p>Construction Compliance Report 3 was completed and issued to DPIE on 14/12/2020. However, the wrong report was attached. This was rectified on 11/1/21.</p>	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.	Website	<p>Pre-construction compliance report and Construction Compliance Reports 1 and 2 are available on the project website</p> <p>Construction Compliance Report 3 was not available on the website</p> <p>Construction Compliance Report 4 was not on website at the time of the audit.</p> <p>Construction Compliance Report 5 is on the website.</p>	Non 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					

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
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 (where 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	<p>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.</p> <p>The main Botany Street site entrance door had been moved, leaving the sign several metres away from the access, and at the time of the audit it was obscured by temporary fencing.</p>	Non 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
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	<p>No evidence of any vehicles having improper maintenance or being in poor condition.</p> <p>The auditor also observed contractors digital system for tracking all plant and equipment, including active service stickers on plant and vehicles, and tagging of electricals.</p>	Compliant

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
	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 Interview Fahad Bari	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 Interview Fahad Bari	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			Compliant
	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 DPIE letter dated 27/07/2022 Interview Fahad Bari	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. Approved construction of signalised intersection on Botany Street at the UNSW 'Gate 11' entry/exit road out of hours. Approved out of hours approval for crane works for the footbridge construction to minimise local disruption.	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 (as above)	Compliant
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 Interview Fahad Bari	No evidence of any unauthorised out of hours work was found	Compliant

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
	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 Interview Fahad Bari	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					
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.	ROL 1893294 for Aug 2022	No new ROLs have been required during the audit period. ROL for Intersection upgrade - Botany Road The auditor was advised more ROL will be required for completion of intersection.	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	Grffiti 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					

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
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 the <i>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 (July 2020 to March 2021)	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. 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.	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
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	Three noise-related complaints were received during the period - 2 relating to the bollards on Magill St and one relating to out of hours works. All three have been addressed and closed out. Four noise-related complaints were received during the period July 2021 to May 2022 - 2 relating to out of hours works. All four have been addressed and closed out.	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)</i> ; and	Monthly construction noise and vibration Unattended Monitoring Report (July 2020 to April 2021)	There were no exceedances of the DIN 4150-3 levels during the audit period up to 31 May 2021 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.	Non compliant

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
	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) Interview Fahad Bari	The auditor was advised that no exceedances were noted in the reporting period.	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 Interview Fahad Bari	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
<u>Tree Protection</u>					
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 Interview Fahad Bari		Compliant
<u>Dust Minimisation</u>					
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
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. Water dust suppression in use at main entrance to marshalling area.	Compliant
	b)	all trucks entering or leaving the site with loads have their loads covered;	Interview E Hicks Site inspection	Trucks are required to have their loads covered	Compliant

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
	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
Air Quality Discharges					
C25.		The Applicant must install and operate equipment in line with best practice to ensure that the development complies with all load limits, air quality criteria/air emission limits and air quality monitoring requirements as specified in the EPL applicable to the site.	Monitoring Report	1 dust monitor is in place along Hospital Road. No exceedances have been recorded during the audit period. Active use of water suppression at Gate 1 construction access.	Compliant
Erosion and Sediment Control					
C26.		All erosion and sediment control measures, must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment.	Site inspection	Erosion and sediment controls were observed to be in place, particularly on Botany Street and Magill Streets. All stormwater is directed to the underground tanks. A temporary holding container is also being used during heavy rainfall events.	Compliant
Imported Soil					
C27.		The Applicant must:			
	a)	ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;	Interview E Hicks Interview Fahad Bari	Only VENM and ENM has been brought to site for the piling platform. Topsoil for landscaping.	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
Disposal of Seepage and Stormwater					
C28.		Any seepage or rainwater collected on site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the Protection of the Environment Operations Act 1997. 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 Interview R Yarad Email from R Yarad to RCC (25/5/2021) Interview Fahad Bari	The Stormwater and Erosion Management Plan has been approved by the Certifier. A discharge of stormwater into council's stormwater was required following a high rainfall period 17-23 March 2021. This was required as an emergency measure to protect the site. No prior written approval from Council was obtained. It is noted that following a similar event in early 2020, the project reissued the Stormwater Management Plan to RCC for approval which included a discharge trigger. No response was received from RCC. Furthermore, a revised stormwater plan has been submitted to RCC in May 2021 for approval. No further discharges during the audit period.	Non Compliant

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
<u>Unexpected Finds Protocol - Aboriginal Heritage</u>					
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.	Interview Fahad Bari	No unexpected heritage finds have occurred	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.	Interview Fahad Bari	No unexpected heritage finds have occurred	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 generally 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. No longer required as bulk earthworks completed.	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 Interview Fahad Bari Site Inspection	Concrete washout occurs within designated areas	Compliant
<u>Handling of Asbestos</u>					

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
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 Interview Fahad Bari	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 Interview Fahad Bari	TTCC has not invited Lend Lease to any further meetings since 24/7/19 The auditor was advised that there has been some ongoing correspondence, but no request for meetings.	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
	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
<u>Builders Details</u>					
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
<u>Community Engagement</u>					

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
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, and fourth audit were conducted within 6 , 12 and 18 months of the first audit.	Compliant
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:			

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
	a)	review and respond to each Independent Audit Report prepared under condition C4038 of this consent;	Proponent Response to IA Findings 27/9/19 Proponent response IA Findings	Action Plan was prepared and sent to DPIE and Certifying Authority Audit 4 Action Plan 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 Automated Response from Portal Email from DPIE 27/7/2020	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 and for Audit 3 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.	Website	All Audit Reports and the responses are available on the website Audit 4 Report and response not available on website at the time of the audit	Non 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 Interview Fahad Bar	One incident, the discharge of stormwater following the March 2021 rainfall event. No evidence of DPIE notification was found. CCR4 reported that the incident was reported to HI on 29 March 2021 with a request to report it to DPIE. No evidence has been provided to-date to demonstrate if this was actioned. CCR5 reported that the Incident was reported to DPIE on 24 Feb 20 – ref: SSD-9113-PA-5. Post approval document was confirmed received by DPIE on 17th June 2020 No other incidents required to be reported.	Non compliant
C47.		Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1 .			Not Triggered

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
Non-Compliance Notification					
C48.		The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	Construction Compliance Report 1 Construction Compliance Report 2 Construction Compliance Report 3 Letter to DPIE 29/7/2020 Letter to DPIE 6/7/2021	Non compliances noted in CCR 3, CCR4 and CCR5 were 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.	Letter to DPIE 29/7/2020 Letter to DPIE 6/7/2021	The notification provided on 29/7/2020 complies with this requirement The notification provided on 6/7/2021 complies with this requirement	Compliant
C50.		A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Incident Register	The non-compliance with C28 in March 2021 was notified as an incident.	Compliant
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, June 2021) Interview Fahad Bari	Construction Compliance Report 2 was submitted on 18/3/20. A review of the management plans was conducted in March 2020 and submitted with CC3. Construction Compliance Report 3 was submitted on 14/12/2021. A review of the management plans was conducted in December 2020 and March 2021 Construction Compliance Report 4 was completed 15 July 2021. Construction Compliance Report 5 was completed 6 May 2021. Management Plans are updated Quarterly.	Compliant
	b)	the submission of an incident report under condition C46;	Incident Register Interview Fahad Bari	An incident was reported on 29/3/2021. The Management Plans are currently under review. The plans were subsequently reviewed and have undertaken numerous further reviews.	Compliant

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
	c)	the submission of an Independent Audit under condition C44; or	Management Plan Register (July 2021, June 2022)	The first 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. The third Independent Audit Report was submitted in July 2020. The Management Plans were reviewed in September 2020. The fourth Independent Audit Report was submitted in July 2021. The Management Plans were reviewed quarterly.	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 was conducted in June 2020 in relation to Directive from DPIE in March and April 2020.	Compliant
		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, June 2021) Letter to DPIE (29/7/2020) Email to McKenzie Group (9/9/2020) Email to McKenzie Group (10/12/2020) Post Approval Receipt (17/12/2020) Letter to DPIE (27/12/2020) Post Approval Receipt (31/03/2021)	Notification to DPIE and the Certifying Authority did not occur prior to the March 2020 management review. Notification to DPIE and the Certifying Authority was conducted prior to the September 2020, December 2020 and March 2021 reviews.	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 and Certifying Authority for approval within six weeks of the review.	CC3, CC4, CC5 and CC6 Management Plan Register (July 2020, June 2021) Post Approval Receipt (25/6/2020)	Quarterly reviews of Management Plans have been conducted since March 2020. Several have required changes. The Certifier approved management plans through the issue of CC3, CC4, CC5 and CC6. DPIE was provided copies of revised MPs updated in June 2020. DPIE did not provide any return correspondence approving the updates.	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.	Refer condition B47	WAD	Compliant
Part D - Prior to Occupation or Commencement of Use					

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
Notification of Occupation					
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.			Not Triggered
External Walls and Cladding					
D2.		Prior to the occupation of the building, the Applicant must provide the Certifying Authority with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.			Not Triggered
D3.		The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.			Not Triggered
Post-construction Dilapidation Report					
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:			Not Triggered
	a)	to ascertain whether the construction created any structural damage to adjoining and nearby buildings or infrastructure including those referenced in condition B6 .			Not Triggered
	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:			Not Triggered
		compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and			Not Triggered
		have written confirmation from the relevant authority/owner that there is no adverse structural damage to their infrastructure, roads and/or property.			Not Triggered
	c)	to be forwarded to Council.			Not Triggered
Protection of Public Infrastructure					
D5.		Unless the Applicant and the applicable authority agree otherwise, the Applicant must:			Not Triggered
	a)	repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and			Not Triggered
	b)	relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.			Not Triggered
Protection of Property					

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
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.			Not Triggered
<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> .			Not Triggered
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.			Not Triggered
<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.			Not Triggered
D10.		The TDS and GTP required by condition D9 must:			Not Triggered
	a)	be prepared by a suitably qualified traffic consultant;			Not Triggered
	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;			Not Triggered
	c)	include specific tools and actions to help achieve the objectives and mode share targets;			Not Triggered
	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			Not Triggered

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
	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.			Not Triggered
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.			Not Triggered
<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.			Not Triggered
<u>Mechanical Ventilation</u>					
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:			Not Triggered
	a)	the BCA;			Not Triggered
	b)	AS 1668.2-2012 <i>The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and other relevant codes;			Not Triggered
	c)	the development consent and any relevant modifications; and			Not Triggered
	d)	any dispensation granted by the NSW Fire Brigade.			Not Triggered
<u>Car Parking</u>					
D14.		Prior to the commencement of operation:			
	a)	a parking strategy for the entire Randwick Health and Education Precinct is to have been developed in collaboration with the Randwick Collaboration Area partners, which includes measures to meet the parking demand for the development; or			

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
	b)	notwithstanding the requirements of D14(a) above, if a precinct wide strategy is not able to be delivered within the specified timeline, the Applicant must demonstrate that parking demand has reduced (consistent with the mode share shift of an eight per cent reduction in the use of private vehicles by staff across the Randwick Health Campus as forecast in Supplementary Information received from Arup, dated 20 February 2019) following the opening of the CSELR and implementation of a GTP across the existing Randwick Health Campus, thus negating the need for on-site car parking for the development; or			
	c)	should the requirements of neither D14(a) or (b) above be delivered, temporary car parking is to be provided in the vicinity of the site for 216 vehicles to satisfy the parking demand of the development. The temporary car parking would be required to operate from occupation until 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.			
	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			Not Triggered
	b)	(i) 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 submit evidence to the Planning Secretary within 6 months of commencement of operation that parking demand has reduced consistent with a mode share shift of 4 per cent reduction in the use of private vehicles by staff across the Randwick Health Campus 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; and			
		(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			Not Triggered
	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.			Not Triggered

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
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.			
	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			Not Triggered
	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).			Not Triggered
	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.			Not Triggered
D16.		Prior to the commencement of operation, a parking strategy for the management of parking on the existing Randwick Health Campus is required to better manage allocation of parking and demand of shift rotations. A copy of the parking strategy is to be submitted to the Planning Secretary and Council for information.			Not Triggered
Infrastructure Upgrades					
D17.		Prior to the commencement of operation, the Applicant must complete the construction of a Traffic Control Signal at the intersection of Botany Street and the ASB access as required by condition B45 to the satisfaction of RMS, and evidence is to be submitted to the Certifying Authority.			Not Triggered
D18.		Prior to the commencement of operation, the Applicant must install/construct any infrastructure (e.g. no stopping zones) required as an outcome of the discussions undertaken as part of condition B46 to the satisfaction of Council and RMS (where relevant) and evidence is to be submitted to the Certifying Authority.			Not Triggered
D19.		Prior to the commencement of operation, the Applicant must complete the upgrade of the Magill Street and Botany Street intersection as required by condition B47 to the satisfaction of Council, and evidence is to be submitted to the Certifying Authority.			Not Triggered
Shared Path					

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
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>

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
	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;			Not Triggered
	f)	the pump system must also be designed and installed strictly in accordance with Randwick City Council's Private Stormwater Code;			Not Triggered
	g)	should a charged system be required to drain any portion of the site, the charged system must be designed such that:			Not Triggered
		there are suitable clear-outs/inspection points at pipe bends and junctions; and			Not Triggered
		the maximum depth of the charged line does not exceed 1m below the gutter outlet;			Not Triggered
	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;			Not Triggered
	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;			Not Triggered
	j)	a sediment/silt arrestor pit must be provided within the site prior to discharge of the stormwater to Council's drainage system;			Not Triggered
	k)	sketch details of a standard sediment/silt arrestor pit may be obtained from Council's Drainage Engineer;			Not Triggered
	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;			Not Triggered
	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):			Not Triggered
		150mm in uncovered open car parking areas (with an isolated maximum depth of 200mm permissible at the low point pit within the detention area);			Not Triggered

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
		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);			Not Triggered
		600mm in landscaped areas where the side slopes of the detention area have a maximum grade of 1 in 10;			Not Triggered
		1200mm in landscaped areas where a safety fence is provided around the outside of the detention area; and			Not Triggered
		above ground stormwater detention areas must be suitably signposted where required, warning people of the maximum flood level; and			Not Triggered
	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.			Not Triggered
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.			Not Triggered
<u>Groundwater</u>					
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.			Not Triggered
<u>Structural Inspection Certificate</u>					
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:			Not Triggered
	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			Not Triggered
	b)	the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.			Not Triggered
	c)	person/s authorised to, for the life of the development.			Not Triggered
<u>Compliance with Food Code</u>					

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
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.			Not Triggered
<u>Stormwater Quality Management Plan</u>					
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:			Not Triggered
	a)	maintenance schedule of all stormwater quality treatment devices;			Not Triggered
	b)	record and reporting details;			Not Triggered
	c)	relevant contact information; and			Not Triggered
	d)	Work Health and Safety requirements.			Not Triggered
<u>Rainwater Harvesting</u>					
D33.		A signed works-as-executed Rainwater Re-use Plan must be provided to the Certifying Authority prior to occupation of the building.			Not Triggered
<u>Warm Water Systems and Cooling Systems</u>					
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 <i>AS/NZS 3666.2:2011 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.			Not Triggered
<u>Outdoor Lighting</u>					
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:			Not Triggered
	a)	comply with the latest version of AS 4282-1997 - <i>Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997); and			Not Triggered
	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.			Not Triggered
		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.			Not Triggered

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
Signage					
D36.		Way-finding signage and signage identifying the location of staff car parking must be installed prior to the commencement of operation.			Not Triggered
D37.		Bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas prior to the commencement of operation.			Not Triggered
D38.		'Do not drink' signage on non-potable water to new hose taps and irrigation systems for landscaped areas must be installed within the site prior to the commencement of operation.			Not Triggered
Operational Waste Management Plan					
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:			Not Triggered
	a)	detail the type and quantity of waste to be generated during operation of the development;			Not Triggered
	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			Not Triggered
	c)	detail the materials to be reused or recycled, either on or off site.			Not Triggered
Ecologically Sustainable Development					
D40.		Within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star As Built rating unless updated NSW Health Engineering Services Guidelines are accepted by the Planning Secretary. Evidence of the certification or other evidence as agreed with the Planning Secretary in updated NSW Health Engineering Services Guidelines, must be provided to the Certifying Authority and the Planning Secretary.			Not Triggered
Landscaping					
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:			Not Triggered
	a)	detail the species to be planted on-site;			Not Triggered
	b)	be consistent with the approved landscape plans as amended by condition B55;			Not Triggered
	c)	describe the monitoring and maintenance measures to manage revegetation and landscaping works; and			Not Triggered
	d)	provide for the planting of 134 trees.			Not Triggered
D42.		The Applicant must not commence operation until the Landscape Management Plan is submitted to the satisfaction of the Certifying Authority.			Not Triggered

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	Audit Status
<u>Street Trees</u>					
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>
<u>Site Audit Report and Site Audit Statement</u>					
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>
<u>Consolidation of Lots</u>					
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

From: [Erwin Budde](#)
To: compliance@planning.nsw.gov.au
Cc: [Elizabeth Williamson](#)
Subject: Prince of Wales Hospital Audits
Date: Thursday, 4 August 2022 11:43:46 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

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:

- The 5th Independent Environmental Audit of the RCR Acute Services Building (SSD 9133)
- The 4th 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.

As per previous audits, and 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
CHIEF EXECUTIVE OFFICER
MAICD, MEIANZ, CEnvP
M. 0414 713 242 **D.** 07 3129 7604
E. erwin.b@nghconsulting.com.au
T3, Level 7, 348 Edward Street
Spring Hill QLD 4000

NSW · ACT · QLD · VIC
WWW.NGHCONSULTING.COM.AU



From: [Erwin Budde](#)
To: [Randwick City Council](#)
Cc: [Will Weir](#)
Subject: Prince of Wales Hospital Audits
Date: Thursday, 4 August 2022 11:43:50 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Dear sir/madam,

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

- The 5th Independent Environmental Audit of the RCR Acute Services Building (SSD 9133)
- The 4th 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.

As per previous audits, and 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
CHIEF EXECUTIVE OFFICER
MAICD, MEIANZ, CEnvP
M. 0414 713 242 **D.** 07 3129 7604
E. erwin.b@nghconsulting.com.au
T3, Level 7, 348 Edward Street
Spring Hill QLD 4000

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From: [Erwin Budde](#)
To: [George Mobayed](#); [Alex Karki](#)
Cc: [Will Weir](#)
Subject: Prince of Wales Hospital Audits
Date: Thursday, 4 August 2022 11:44:23 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

Hi Alex & George,

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

- The 5th Independent Environmental Audit of the RCR Acute Services Building (SSD 9133)
- The 4th 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.

As per previous audits, and 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 BUDDÉ
LEAD AUDITOR
MAICD, MEIANZ, CEnvP
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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	30 November 2022


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:

- the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Post Approval Requirements (Department 2018)*;
- 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.

Notes:

a) Under section 10.6 of the *Environmental Planning and Assessment Act 1979* a person must not include false or misleading information (or provide information for inclusion in) 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

b) The *Crimes Act 1900* contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both)

Name of 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



Bollards at Maggill Street, Screening Wall and Footbridge



Obscured notice located away from site entrance, Botany Street



Western facades and forecourt landscaping



Flammable 2 storage missing placard



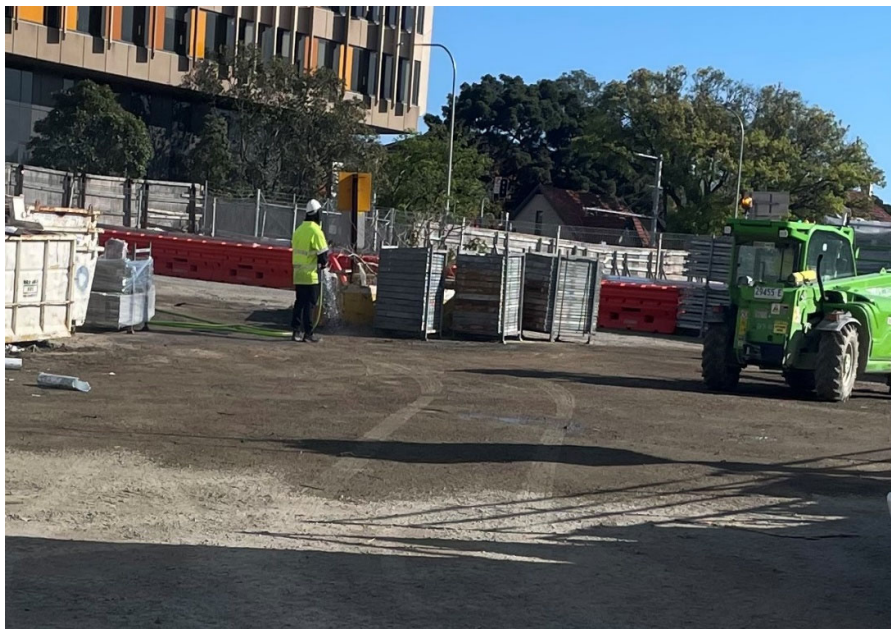
Monitoring equipment in place



Northern façade and closed access



Removed graffiti



Dust suppression ay entrance to marshalling area from Botany Street



Forecourt landscaping and traffic controls



Rooftop works