

# RANDWICK CAMPUS REDEVELOPMENT DEVELOPMENT CONSENT DA NUMBER: SSD 9113

## Construction Compliance Report #2



STRICTLY CONFIDENTIAL

## VERSION CONTROL

Based on Construction Compliance Report #1 dated 19 May 2020.

Iterations of Construction Compliance Report #2 are listed in the table below.

Rev	Date	Details / Description	Reviewer
01	11 June 2020	Compliance Report #2– Preparation for Independent Audit & CC3 for Stage 3 Works	[REDACTED] [REDACTED]
02			

## Compliance Report Declaration Form

Compliance Report Declaration Form

Project Name	Randwick Campus Redevelopment
Project Application Number	SSDA 9113
Description of Project	Prince of Wales : Acute Services building
Project Address	Land bounded by Botany St, Magill St, Hospital Rd & High Street - Randwick.
Proponent	Health Infrastructure
Title of Compliance Report	Construction Compliance Report #2 : Jan 2020 to Jun 2020
Date	11 June 2020

I declare that I have reviewed relevant evidence and prepared the contents of the attached Compliance Report and to the best of my knowledge:

- the Compliance Report has been prepared in accordance with all relevant conditions of consent,
- the Compliance Report has been prepared in accordance with the Compliance Reporting Post Approval Requirements,
- the findings of the Compliance Report are reported truthfully, accurately and completely,
- due diligence and professional judgment have been exercised in preparing the Compliance Report, and
- the Compliance Report is an accurate summary of the compliance status of the development.

Notes:

- 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) 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
- 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 Authorised Reporting Officer	[REDACTED]
Title	Construction Manager
Signature	
Qualification	Bachelor of Engineering & Project Management
Company	Lendlease Building
Company Address	Lendlease - level 14, Tower Three, International Towers Sydney, Exchange Place, 300 Barangaroo Avenue, Sydney 2000



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## 1.0 INTRODUCTION

### 1.1 Context - Purpose of this Report

The purpose of this report is to satisfy conditions covered in B65 to B68 of SSD 9113 State Significant Development Consent Approval.

The Construction Compliance Report (CCR) has been prepared for the work occurring under SSD9113 – Acute Services Building a component of the Randwick Campus Redevelopment Project Stage 1.

This Construction Compliance Report has been prepared in accordance with Condition B66 Compliance Monitoring and Reporting Program Schedule, in accordance with Section 2.1 of the Compliance Reporting Post Approval Requirements (Department 2018).

The Report demonstrates that Construction requirements for ongoing works under the Consent have been satisfied.

This report is the second CCR for SSD9113.

Detailed status update of Condition compliance can be found in the Construction Compliance Matrix in Section 5.

### 1.2 Background

#### 1.2.1 Project Name and Application Number

**Application Number** - SSD 9113

**Approved Modifications:** Modification 1

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

Refer to Appendix 2.

#### 1.2.2 Project Addresses

Table 1 Project Details

<b>Project Name</b>	Randwick Campus Redevelopment Prince of Wales: <b>Acute Services Building (ASB)</b>
<b>Project Application Number</b>	SSD 9113
<b>Client</b>	Health Infrastructure
<b>Project Site Address</b>	Land bounded by Botany Street to the west, Magill Street to the south and Hospital Road to the east and High Street to the north. Part Lot 1 DP870820 (Randwick Hospital Campus): Lot 6 DP13997 (71 Botany Street, Randwick) Lot A DP167106 (73 Botany Street Randwick) Lot B DP167106 (75 Botany Street, Randwick) Lot C DP167106 (77 Botany Street, Randwick) Lot D DP167106 (79 Botany Street, Randwick) Lot A DP33161 (81 Botany Street, Randwick) Lot B DP33161 (83 Botany Street, Randwick) Lot C DP33161 (85 Botany Street, Randwick) Lot D DP33161 (87 Botany Street, Randwick) Lot E DP33161 (89 Botany Street, Randwick) Lot F DP33161 (91 Botany Street, Randwick) Lot 1 DP741639 (93 Botany Street, Randwick)

	<p>Lot 2 DP1134643 (95 Botany Street, Randwick)                  Lot A DP439101 (97 Botany Street, Randwick)                  Lot B DP439101 (99 Botany Street, Randwick)                  Lot 3 DP302329 (101 Botany Street, Randwick)                  Part Lot 2 DP13995 (27 Eurimbla Avenue, Randwick)                  Lot 3 DP13995 (29 Eurimbla Avenue, Randwick)                  Lot 4 DP13995 (31 Eurimbla Avenue, Randwick)                  Lot 5 DP13995 (33 Eurimbla Avenue, Randwick)                  Lot 6 DP13995 (35 Eurimbla Avenue, Randwick)                  Lot 7 DP13995 (37 Eurimbla Avenue, Randwick)                  Lot 8 DP13995 (39 Eurimbla Avenue, Randwick)                  Lot 9 DP13995 (41 Eurimbla Avenue, Randwick)                  Lot 10 DP13995 (43 Eurimbla Avenue, Randwick)                  Lot 11 DP13995 (45 Eurimbla Avenue, Randwick)                  Lot 12 DP13995 (47 Eurimbla Avenue, Randwick)                  Lot 13 DP12909 (34 Eurimbla Avenue, Randwick)                  Lot 14 DP12909 (36 Eurimbla Avenue, Randwick)                  Lot B DP441943 (38 Eurimbla Avenue, Randwick)                  Lot A DP441943 (40 Eurimbla Avenue, Randwick)                  Lot 1 DP1182570 (42 Eurimbla Avenue, Randwick)                  Lot 2 DP1182570 (44 Eurimbla Avenue, Randwick)                  Lot 23A DP434935 (46 Eurimbla Avenue, Randwick)                  Lot 23B DP434935 (48 Eurimbla Avenue, Randwick)                  Lot 1 DP522596 (50 Eurimbla Avenue, Randwick)                  Lot 2 DP533596 (52 Eurimbla Avenue, Randwick)                  Lot 1 DP501682 (54 Eurimbla Avenue, Randwick)                  Lot 2 DP501682 (56 Eurimbla Avenue, Randwick)                  Lot 3 DP 513339 (58 Eurimbla Avenue, Randwick)                  Lot 4 DP513339 (60 Eurimbla Avenue, Randwick)                  Lot 19 DP7745 (62 Eurimbla Avenue, Randwick)                  Lot 18 DP7745 (64-64A Eurimbla Avenue, Randwick, Randwick)                  Lot 52 DP7745 (64R Eurimbla Avenue – Pedestrian walkway, Randwick)                  Lot 1 DP748060 (66 Eurimbla Avenue – also known as 6 Magill Street, Randwick)                  Lot 11 DP806091 (66A Eurimbla Avenue, Randwick)                  Lot 1 DP307266 (2 Magill Street, Randwick)                  Lot 12 DP806091 (4 Magill Street, Randwick)                  Lot Dp975640 (8-8A Magill Street, Randwick)                  Lot 1 DP11351 (10 Magill Street, Randwick)                  Lot 2 DP11351 (12 Magill Street, Randwick)                  Lot 3 DP11351 (14 Magill Street, Randwick)</p>
<b>Name of Compliance Report</b>	Construction Compliance Report # 2 (CCR#2)
<b>Dates covered by this Report</b>	January 2020 to June 2020
<b>Activities during reporting period covered by Report</b>	<p>Stage 1 works (CC1): Piling, bulk excavation &amp; onsite detention (OSD) tank in emergency department (ED).</p> <p>Stage 2 works (CC2): L01 slab, structure to I01, trenching, in-ground services, lift pits, pile caps, stormwater main works, cores &amp; jump form – ongoing.</p> <p>Stage 3 works not commenced, however CC3 relating to these works is targeted for Mid-June 2020.</p>



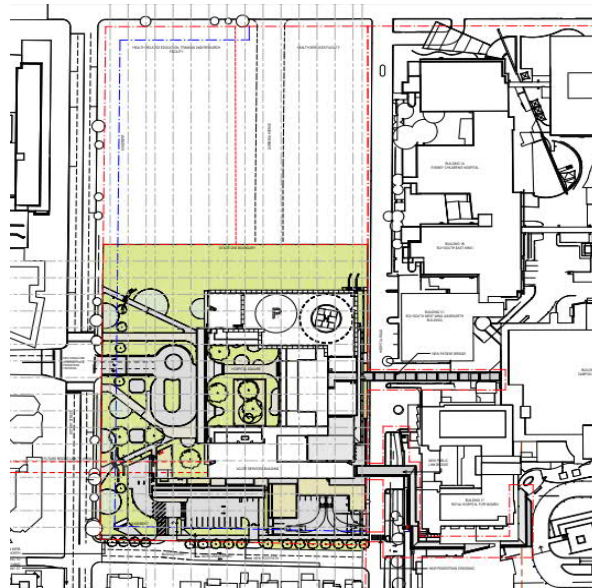
### 1.3 Project Description

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

The Project scope includes a new 13 storey Acute Services Building of approximately 50,000 m<sup>2</sup> and associated Early Works including demolition, services diversion and relocations to allow construction of the new acute services building. The new ASB will comprise of the following uses:

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

Figure 1 below – red dashed line indicates the perimeter of the Randwick Campus Redevelopment; the coloured part of the plan indicates the extent of ASB.



### 1.4 Purpose of this report

SSD 9113 Schedule 2 Conditions of Consent (CoC) B65 to B68 require the development and submission of a Compliance Monitoring and Reporting Program and Compliance Reports, prepared in accordance with the

Department of Planning and Environment (the Department / DPIE) document entitled Compliance Reporting Post Approval Requirements (2018).

Condition B65-68 states:

- B65. *No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.*
- B66. *Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).*
- B67. *The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and Certifying Authority in writing at least seven days before this is done.*
- B68. *Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.*

This is Construction Compliance Report #2 addresses all requirements to be satisfied during the construction and aligned with the phasing of works Stages 1 to 4as per the approved Staging Report.

### 1.5 Project Phase

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

Table 2 Crown Certificates & related scope

Crown Certificate	Description of Works	Status
<b>Stage 1</b>	Bulk Excavation, piling and ED OSD	Date of Issue - 31st May 2019 Build Cert no 19/124846-3
<b>Stage 1</b>	L01 Slab, Structure to L01, Trenching, in-ground services, Lift Pits, Pile caps, stormwater main works, cores & jump form, in-ground Services	Date of Issue - 14th Oct 2019 Build Cert no 19/124846-4
<b>Stage 3</b>	Remainder of all Structure L2 up to roof, B2 to L1 services and fit out including BCA, DDA & FER	Submit CC documentation May-June 2020 (earlier target date was Mid-March 2020) For late -June Approval
<b>Stage 4</b>	All Façades, L2 to Roof services & remainder fit out, external works and landscaping including JV3 modelling	Submit CC documentation Mid-July 2020 (earlier target date was Mid-June 2020) For early August 2020 approval



## 2.0 COMPLIANCE REPORTING

This Construction Compliance Report has been carried out in accordance with the *Compliance Reporting Post Approval Requirements* (Department 2018). Details and Status of Compliance to each of the Conditions of Consent are recorded in the Table of Compliance provided in Section 5: Construction Compliance Matrix.

### 2.1 Reporting Timing

Construction Reports will to be prepared and submitted to the Planning Secretary as per the Schedule of Compliance issued to DPIE in June 2019 set out in Table 3 below, which aligns with related program of Independent Audits for the Project .

Construction Compliance Report #2 covers the period January 2020 to June 2020.

*Table 3 Schedule of Compliance*

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

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

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

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

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

### 2.2 Compliance Status Descriptors

The status of each compliance requirement applicable during the reporting period has been recorded using the relevant descriptors in Table 4 below, as required by the Department's Compliance Reporting Post Approval Requirements (2018) document. No other terms are to be or have been used to describe the compliance status.

Table 4 Compliance Status Descriptor

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

## 2.3 Key Project Personal

Table 5 - Summary of key project personnel:

Organisation	Position	Representative	Contact Details
<b>Health Infrastructure NSW</b>	Senior Project Director	[REDACTED]	[REDACTED]
<b>Head Contractor Lendlease Building</b>	Senior Construction Manager	[REDACTED]	[REDACTED]
<b>Project Manager PwC</b>	Project Director	[REDACTED]	[REDACTED]
<b>Certifying Authority</b>	McKenzie Group	[REDACTED]	[REDACTED]
<b>Phone</b>	24/7 Community Contact		1800 571 866
<b>Project Email</b>	randwickcampusredevelopment@health.nsw.gov.au		
<b>Project Website</b>	<a href="http://www.randwickcampusredevelopment.health.nsw.gov.au">www.randwickcampusredevelopment.health.nsw.gov.au</a>		
<b>Postal Address</b>	Randwick Campus Redevelopment Health Infrastructure PO BOX 1060 North Sydney NSW 2060		

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

## 2.4 Compliance Summary

### 2.4.1 Summary

Compliance to the Conditions of Approval for Construction Report are summarised in below Table 4 below. Further details regarding status against each Condition are provided in Schedule 5: Construction Compliance Matrix.

Table 6 – Conditions of Approval relevant to Compliance Reporting

CoC	Condition Requirement	How addressed	Status
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.	Program is included in the Construction Compliance Report.	Refer to B65 of this report for details. <b>Status: Considered Compliant</b>
B66	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	Report reformatted accordingly  Compliance to DPIE and updated to respond to feedback	Notification of non-compliance has been lodge (C48)  Refer to B66 of this report for details. <b>Status: Considered Compliant</b>
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.	Pre-Construction Compliance has been uploaded onto project website. Construction Compliance Report #1 – Certifier will be notified on acceptance of updated Report.	<b>Compliant</b>
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		<b>Not triggered</b>

2.4.2 Total number of non-compliances

Table 7 below provides a summary of DA conditions which have not been closed out – this information is aligned with the Independent Audits 1 & 2 and this report.

Table 7 – Status of Conditions

IA 1	Status Preconstruction	IA 2	Status June to Dec 2019	CCR #2	Status Jan to June 2020	IA 3	Status
A25	Closed	A25a	Closed	A25	Closed		
B4	Open (remains open in IA2)	B4	Open	B17	Closed		
B10	Open	B19	Open	B12	Closed		
B19	Open (remains open in IA2)	B20	Open	B37	Closed		
B20	Open (remains open in IA2)	B28	Closed	B45	Closed		
B28	Closed	B30	Closed	B46	Closed		
B30	Open (closed in IA2)	B37a	Open	B47	Closed		
B37	Open B37a open in IA2	B55	Open	B54	Closed		
B55	Open (remains open in IA2)	B61	Closed	B55	Closed		
C2	Closed	B62	Closed	B60	Closed		
C19	Closed	B66	Open	B61	Closed		
C48	Closed	C15	Closed	B62	Closed		
		C48	Open	B66	Closed		
				C15	Closed		
				C19	Closed		
				C43	Open		
				C48	Open		
	Open 7no		Open 7no		Open 2 no		

IA1 & IA2 – Independent Auditor's Findings CCR – Based on Lendlease review of compliance only – note IA3 yet to occur.

2.4.3 Details of non-compliances during the reporting period

Table 8 below addresses the non-compliances and potential non-compliances raised during the January to June 2020 reporting period. These include non-compliances raised by previous Independent Audits. Refer to Table 8 column “Lendlease Response – status” for return comments.

Table 8 – Details of non-compliances during this reporting period (Jan – June 2020)

CoC ID	Compliance Requirement	Reason for Non-Compliance	Lendlease Response – Non-compliance status
A25	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <ul style="list-style-type: none"> <li>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:                             <ul style="list-style-type: none"> <li>(i) the documents referred to in condition A2 of this consent;</li> <li>(ii) all current statutory approvals for the development;</li> <li>(iii) all approved strategies, plans and programs required under the conditions of this consent;</li> <li>(iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;</li> <li>(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;</li> <li>(vi) a summary of the current stage and progress of the development;</li> <li>(vii) contact details to enquire about the development or to make a complaint;</li> <li>(viii) a complaint register, updated monthly;</li> <li>(ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;</li> <li>(x) any other matter required by the Planning Secretary; and</li> </ul> </li> </ul> <p>keep such information up to date, to the satisfaction of the Planning Secretary.</p>	<p>IA identified a non-compliance with Condition A25, as the noise, vibration and dust monitoring results were not uploaded to the website. The response provided by the proponent states that the monitoring results will be updated on a 6-monthly basis. I note that based on this information, the first of the monitoring results was due to be uploaded on 17 December 2019. A search conducted on 21 January 2020 found that the monitoring results had not been uploaded to the website.</p>	<p><b>Action Taken:</b> Monitoring results were uploaded to the website 21<sup>st</sup> Jan 2020.</p> <p>Jan – May results to be uploaded prior to 17 June 2020.</p> <p><b>Non-compliance status: Closed</b></p> <p><b>Status: Closed</b></p>
B17	<p>Aboriginal Cultural Heritage</p> <p>In accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report, prepared by Mary Dallas Consulting Archaeologists, dated October 2018:</p> <ul style="list-style-type: none"> <li>(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</li> </ul>	<p>Potential non-compliance, which has now been addressed:</p> <p>It was noted that the archaeological investigations within the SSD9113 site have been completed, but not the balance of the site the subject of the related AHIP. The report on the findings of the archaeological</p>	<p><b>Action Taken:</b></p> <p>Mary Dallas has confirmed the works are the subject of the Aboriginal Cultural Heritage Assessment Report and AHIP C0004536 - AHIMS 4386 have been completed within the SSD9113 site but not the balance of the land covered by the AHIP. Further, assessment results remained outstanding from several experts.</p> <p>Mod 1 was lodged to provide for satisfaction of conditions in line with construction staging. This introduced conditions A27 to A30 requiring DPIE</p>

CoC ID	Compliance Requirement	Reason for Non-Compliance	Lendlease Response – Non-compliance status
	<p>excavations and monitoring and be documented in an updated Aboriginal Cultural Heritage Assessment report; and                      (e) one copy of this report should be forwarded to all Registered Aboriginal Parties, the Certifying Authority, OEH and the Planning Secretary, within six months of completion of the test excavations and monitoring.</p>	<p>assessment is yet to be completed.</p>	<p>approval of a Staging Report where compliance with conditions is required to be staged due to staged construction or operation (occupation). A Staging Report was submitted under these conditions and has been approved by DPIE.</p> <p>Approved Staging Report Matrix Item B17 provides that: Aboriginal Cultural Heritage Assessment report to be completed within six months of completion of test excavations, <u>or prior to occupation if additional time is required to prepare the report in accordance with Part (d) of the Condition</u>. The latter timing will be adhered to, noting that MDCA are yet to complete their archaeological analysis and reporting.</p> <p>File name: <i>AHIP C0004536 - AHIMS 4386 - Prince of Wales Hospital redevelopment Stage 1 - Randwick City Council</i>                      Prepared by: Office of environment and Heritage                      Dated: 15 February 2019</p> <p>File name: <i>NOTICE OF ISSUE-AHIP C0004537 - AHIMS 4386 - Prince of Wales Hospital redevelopment Stage1- Randwick City Council</i>                      Prepared by: Office of environment and Heritage                      Dated: 15 February 2019</p> <p>Email confirmation of Site Clearance post completion of test pit investigations                      File name: <i>190521_Email confirmation of Archaeological Site Clearance</i>                      Prepared by Mary Dallas                      Dated: 21 May 2019</p> <p>Test Pit investigation locations                      File name: <i>Additional Test Pit Locations - HCV046 and RCR Level B2 Floor Plan</i>                      Prepared by Mary Dallas                      Dated: March 2019                      Document: Randwick Hospital Redevelopment Archaeology - Preliminary Finds Summary prepared by Mary Dallas Consulting Archaeologist                      File name: <i>B17 &amp; B54 - Summary Aboriginal Archaeological assessment</i>                      Dated: 17 April 2020                      Parts 6(15) &amp; 6(16) of the DPIE-approved ACHMSP (refer to reference above) confirm the procedures set out in B17(d) are to be adhered to.</p> <p>Document: RCR State Significant Development SSD 9113: Staging Report                      File Name: <i>Approved SSD 9113 Staging Report Rev 3</i>                      Prepared by PwC                      Date 24 April 2020                      Status: Approved by DPIE</p> <p>Document: Staging Report approval letter from DPIE                      Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113) Approval of Staging Report                      File name: <i>SSD9113 Staging Report Approval</i></p>

CoC ID	Compliance Requirement	Reason for Non-Compliance	Lendlease Response – Non-compliance status
			<p>Dated: 6 May 2020</p> <p><b>Non-compliance status: Closed</b></p> <p><b>Compliance Status: Condition Not Triggered</b></p>
B20	<p>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>	<p>The IA noted full compliance has not been achieved due to the staging of design. Detailed design has not yet been fully completed. Disability access arrangements will be contained in the detailed design report.</p> <p>Recommended Actions: Notify DPIE (through Condition C48) of the delay in submitting BCA information to a later CC.</p>	<p><b>Action:</b> Based on DPIE instruction Mod 1 was lodged to provide for satisfaction of conditions in line with construction staging – introducing conditions A27 to A30 requiring DPIE approval of a Staging Report where compliance with conditions is required to be staged due to staged construction or operation (occupation). A Staging Report has been approved by DPIE.</p> <p>Document: RCR State Significant Development SSD 9113: Staging Report File Name: Approved SSD 9113 Staging Report Rev 3 Prepared by PwC Date 24 April 2020 Status: Approved by DPIE 6 May 2020</p> <p>Document: Staging Report approval letter from DPIE Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113) Approval of Staging Report File name: SSD9113 Staging Report Approval Dated: 6 May 2020</p> <p>Refer to Matrix in Approved Staging Report confirming documentation to be provided prior to the issue of each Crown Certificate for the relevant works Stage.</p> <p>Note: no modification required.</p> <p><b>Non-compliance status: Closed</b></p> <p><b>Compliance Status: Compliant</b></p>
B37, C15 & C19	<p>Condition B37 The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <ol style="list-style-type: none"> <li>be prepared by a suitably qualified and experienced noise expert;</li> <li>describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</li> <li>describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</li> <li>include strategies that have been developed with the community for managing high noise generating works;</li> <li>describe the community consultation undertaken to develop the strategies in condition B37(d); and</li> <li>include a complaints management system that would be implemented for the duration of the construction.</li> </ol>	<p>Issues raised by IA &amp; DPIE:</p> <ol style="list-style-type: none"> <li>The Construction Noise and Vibration Management Sub-Plan describes procedures for achieving the noise management levels in the ICNG and to manage high noise generating works such as piling, in close proximity to sensitive receivers.</li> </ol> <p>As exceedances of the noise management levels in the ICNG have been recorded.</p> <p>Recommended Action: Review the CNVMP management</p>	<ol style="list-style-type: none"> <li>The CNVMP has been reviewed updated from time to time to respond to noise and vibration occurrences on site. The current CNVMP (May 2019) was submitted to DPIE in response to their requests.</li> <li>The CNVMSP addresses the type and frequency of planned community consultation during delivery of the project. The team has completed and continues to follow this consultation process.</li> </ol> <p>The CNVMSP has recently been updated to respond to Condition 37(e) outline the consultation undertaken to develop the strategies in condition B37(d) and to clarify which included:</p> <ul style="list-style-type: none"> <li>Community information sessions held.</li> <li>Formal and informal briefings and feedback sessions held.</li> <li>Where required face-to-face engagement with neighbouring residents and businesses.</li> <li>Distribution of project community information resources</li> </ul>



CoC ID	Compliance Requirement	Reason for Non-Compliance	Lendlease Response – Non-compliance status
		<p>measures in response to recorded exceedances.</p> <p>2. DPIE noted that the CNVMP does not describe the community consultation undertaken to develop the strategies in condition B37(d) as required by B37(e);</p> <p>Required Action: Update the CNVMP to include the missing information.</p>	<ul style="list-style-type: none"> <li>Established communication channels for feedback including project community contact</li> <li>number and project email account</li> </ul> <p>The CNVMP has also been updated to clarify the highlights of the stakeholder and community consultation outcomes for managing high noise generating works.</p> <p>Refer to commentary against Condition B37 in Appendix 1 for document references.</p> <p><b>Non-compliance status: Considered closed</b></p>
<p><b>B37, C15 &amp; C19</b></p>	<p>Condition C15 The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.</p>	<p>Issues raised by IA &amp; DPIE:</p> <p>It has been noted that monitoring shows that noise levels are routinely exceeding the ICNG. However, they are within the predicted noise levels for the project and consistent with the expectations detailed in the CNVMP.</p> <p>Recommended Actions: Notify DPIE (through Condition C48) of non-compliance and review the CNVMP mitigation measures.</p>	<p>All works are managed in accordance with the conditions and requirements in the Construction Noise &amp; Vibration Management Sub Plan, CVNVMSPP as prepared by Acoustic Logic, which sets out the measures to be put in place to minimise noise generated by the project, although anticipating exceedances of the ICNG from time to time.</p> <p>Monitoring includes</p> <ul style="list-style-type: none"> <li>Monitoring records maintained</li> <li>Noise assessments undertaken where required</li> <li>Complaints register maintained</li> </ul> <p>Management measures include:</p> <ul style="list-style-type: none"> <li>Early notification of noisy activities to residents</li> <li>Where monitoring indicates an exceedance the site team are notified and adjust the work methodology to reduce noise, if possible</li> <li>Review of exceedances and activities by the acoustic consultant, and updated to the CNVMP if required.</li> </ul> <p>The team has also recently adjusted their compliance monitoring data tracking in order to better identify which works are generating the exceedances (as many occasions were deemed to be associated with works not the subject of SSD9113) and what actions were taken in response to those exceedances.</p> <p>Refer to Condition B37 for document references.</p> <p><b>Non-compliance status: Considered closed</b></p>
<p><b>B37, C15 &amp; C19</b></p>	<p>Condition 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</p>	<p>Issues raised by IA &amp; DPIE:</p> <p>It has been noted that monitoring shows that vibration levels are exceeding the precautionary criteria established in the</p>	<p>Refer to above responses in relation to B37 &amp; C15.</p> <p><b>Non-compliance status: Considered closed</b></p>

CoC ID	Compliance Requirement	Reason for Non-Compliance	Lendlease Response – Non-compliance status
	<p>(b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC 2006) (as may be updated or replaced from time to time).</p>	<p>CNVMP in accordance with Condition C19. However, they are within the predicted levels for the project and consistent with the expectations detailed in the CNVMP. Further clarification is required to determine what action has been taken to avoid exceedances.</p> <p>Recommended Actions: Clarify what action is taken to respond to and reduce exceedances. Notify DPIE (through Condition C48) of non-compliance and review the CNVMP mitigation measures.</p>	
B45	<p><b>Intersection Works – Traffic Control Signal</b>                      Within six months of commencement of construction, the Applicant must liaise with RMS and meet the following requirements for the proposed <b>Traffic Control Signal (TCS)</b>:                      (a) the proposed TCS at the intersection of Botany Street and the Acute Services Building (ASB) access shall be designed to meet RMS requirements. The TCS plans shall be drawn by a suitably qualified person and endorsed by a suitably qualified practitioner.                      Prior to detailed design of the intersection, the Applicant must obtain approval (agreement 'in principle') for the concept design of the TCS from RMS;                      (b) the submitted design shall be in accordance with Austroads Guide to Road Design in association with relevant RMS supplements (available on www.rms.nsw.gov.au). The certified copies of the TCS design and civil design plans shall be submitted to RMS for consideration and approval prior to the commencement of construction. Please send all documentation to development.sydney@rms.nsw.gov.au;                      (c) the Applicant will be required to enter into a <b>Works Authorisation Deed (WAD)</b> for the abovementioned works;                      (d) the Applicant is required to dedicate land as public road for the maintenance of the Traffic Control Signals and associated infrastructure, further details will be included as part of the WAD process; and                      (e) the Applicant shall be responsible for all public utility adjustment / relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents.</p>	<p>Non-compliance, which has now been addressed:</p> <p>This condition has not been entirely satisfied within the six month timeframe nominated by the condition.</p> <p>The design of road works has been prepared in consultation with Council &amp; RMS, requiring an iterative process of responses to feedback by each. The TCS design has been finalisation and is ready for submission to TfNSW/RMS. Condition B45(a) is satisfied. Parts (b) to (e) remain open. The final design is close to finalisation for issue to RMS for approval and entering into a related WAD which will address the process for compliance with B45(c) and (d).</p>	<p><b>Action Taken:</b>                      Refer to Item B45 of the Matrix in the Staging Report, which defers close out of the remaining parts of the condition until future Stages of the project.</p> <p>Document: RCR State Significant Development SSD 9113: Staging Report                      File Name: Approved SSD 9113 Staging Report Rev 3                      Prepared by PwC                      Date: 24 April 2020                      Status – approved</p> <p>Document: Staging Report approval letter from DPIE                      Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113) Approval of Staging Report                      File name: SSD9113 Staging Report Approval                      Dated: 6 May 2020</p> <p><b>Non-compliance status: Closed</b></p> <p><b>Compliance Status: Condition Not Triggered</b></p>
B46	<p>Within six months of commencement of construction, the Applicant is to consult with RMS and Council to determine any requirements for the installation of a '<b>no-stopping</b>' zone between Botany Street/High Street and Botany/Magill Street with the <b>only exception for a dedicated bus zone after High Street</b>. Evidence of consultation</p>	<p>Non-compliance, which has now been addressed:</p> <p>This condition has not been entirely satisfied within the six month</p>	<p><b>Action Taken:</b>                      Refer to Item B46 of the Matrix in the Staging Report, which states that - documentation to be designed in accordance with conditions prior to construction of the relevant road works which are included in Stage 4 construction.</p>

CoC ID	Compliance Requirement	Reason for Non-Compliance	Lendlease Response – Non-compliance status
	and the outcomes is to be provided to the Planning Secretary.	timeframe nominated by the condition.  Consultation is ongoing.	Document: RCR State Significant Development SSD 9113: Staging Report File Name: Approved SSD 9113 Staging Report Rev 3 Prepared by PwC Date: 24 April 2020 Status – approved  Document: Staging Report approval letter from DPIE Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113) Approval of Staging Report File name: SSD9113 Staging Report Approval Dated: 6 May 2020  <b>Non-compliance status: Closed</b>  <b>Compliance Status: Condition Not Triggered</b>
B47	<b>Intersection Works - Upgrade of Botany Street and Magill Street</b> 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 <b>upgrade of the Magill Street and Botany Street intersection</b> generally in accordance with the Transport Assessment – Acute Services Building, dated 13 July 2018, and prepared by ARUP.	Non-compliance, which has now been addressed:  This condition has not been entirely satisfied within the six month timeframe nominated by the condition.  Consultation and design are ongoing and therefore the final design drawings are yet to be submitted to Council for approval.	<b>Action Taken:</b> Refer to Item B47 of the Matrix in the Staging Report, which states that - documentation to be designed in accordance with conditions and approved by Council prior to construction of the relevant road works which are included in Stage 4 construction.  Document: RCR State Significant Development SSD 9113: Staging Report File Name: Approved SSD 9113 Staging Report Rev 3 Prepared by PwC Date: 24 April 2020 Status – approved  Document: Staging Report approval letter from DPIE Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113) Approval of Staging Report File name: SSD9113 Staging Report Approval Dated: 6 May 2020  <b>Non-compliance status: Closed</b>  <b>Compliance Status: Condition Not Triggered</b>
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.	Non-compliance, which has now been addressed:  This condition has not been satisfied within the six month timeframe nominated by the condition.	<b>Action Taken:</b> Refer to Item B54 of the Matrix in the Staging Report, which states that - Archaeological reporting associated with Condition B54 is to be completed by Stage 3 or 4.  The Final Historic Archaeology Excavation Report was completed on 15 May 2020 & issued to all Authorities as required by Condition B54 by 2 June 2020. Refer to commentary against Condition B54 in Section 5 for details. .  Document: RCR State Significant Development SSD 9113: Staging Report File Name: Approved SSD 9113 Staging Report Rev 3 Prepared by PwC Date: 24 April 2020 Status – approved

CoC ID	Compliance Requirement	Reason for Non-Compliance	Lendlease Response – Non-compliance status
			<p>Document: Staging Report approval letter from DPIE                      Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113) Approval of Staging Report                      File name: SSD9113 Staging Report Approval                      Dated: 6 May 2020</p> <p><b>Non-compliance Status: Closed</b></p> <p><b>Condition Compliance: Compliant (and closed)</b></p>
B55	<p>Prior to commencement of landscape construction works, the Applicant must amend the approved landscape plans to incorporate the following:</p> <p>(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;</p> <p>(b) provide for the planting of at least 134 trees with a minimum lot size of 100 litres, and chosen from species consistent with (a) above; and</p> <p>provide for a range of artificial nest boxes to be installed, suitable for native fauna likely to utilise the site.</p>	<p>The IA noted that no nest boxes are identified on the amended landscape plans.</p> <p>Recommended Action: Identify opportunities for nest box installation or discuss alternative options with DPIE.</p>	<p><b>Action Taken:</b> Mod 1 lodged &amp; approved allowing for satisfaction of conditions to align with construction staging.</p> <p><b>Document: RCR State Significant Development SSD 9113: Staging Report</b>                      File Name: Approved SSD 9113 Staging Report Rev 3                      Prepared by PwC                      Date 24 April 2020                      Status: Approved by DPIE 6 May 2020</p> <p>Document: Staging Report approval letter from DPIE                      Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113) Approval of Staging Report                      File name: SSD9113 Staging Report Approval                      Dated: 6 May 2020</p> <p><b>Non-compliance status: Closed</b></p> <p><b>Compliance Status: Not Triggered</b></p>
B60	<p>Rainwater Harvesting                      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.</p>	<p>Non-compliance, which has now been addressed:</p> <p>This condition has not been entirely satisfied within the six month timeframe nominated by the condition noting that the design and construction components are staged.</p> <p>Rainwater harvesting &amp; reuse design certificate and design drawings forms part of Stages 3 &amp; 4 and is relevant to CC3. Design Compliance Certification has been issued for Stages 1 – 3. However, the core components of the system are included in Stages 3 and 4, and design for these parts of the project scope is currently ongoing.</p>	<p><b>Action Taken:</b>                      Refer to Item B60 of the Matrix in the Staging Report, which states that –the certified design against the condition required prior to the commencement of installation of Stage 3 - Hydraulic Services &amp; Stage 4 - Landscape &amp; civil works, &amp; hydraulic services, as relevant to rainwater harvesting, as relevant to each Stage's scope.</p> <p>Document: RCR State Significant Development SSD 9113: Staging Report                      File Name: Approved SSD 9113 Staging Report Rev 3                      Prepared by PwC                      Date: 24 April 2020                      Status – approved</p> <p>Document: Staging Report approval letter from DPIE                      Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113) Approval of Staging Report                      File name: SSD9113 Staging Report Approval                      Dated: 6 May 2020</p> <p><b>Non-Compliance status: Closed</b></p>
B61	<p>Operational Noise                      Within six months of commencement of construction, revised operational noise modelling must be undertaken based on the scenario of Magill Street remaining closed to</p>	<p>The IA noted that this had not been completed during the Jan 2020 Audit #2 within the</p>	<p>Modelling Letter prepared by Acoustic Engineer: Acoustic Logic                      Date: 28/01/2020                      File Name: 20200128 SNA_RO_CC2_Condition_B61</p>

CoC ID	Compliance Requirement	Reason for Non-Compliance	Lendlease Response – Non-compliance status
	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.	timeframe nominated by the condition.  Recommended Actions: Notify DPIE (through Condition C48) of non-compliance and complete the revised Operational Noise Modelling.	In summary: modelling study: compliant with nominated emergence levels criteria presented in the Noise and Vibration Impact Assessment prepared by Acoustic Studio.  <b>Non-compliance Status: Closed</b>  <b>Condition Compliance: Compliant (and closed)</b>
B62	Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority within six months of commencement of construction: (a) all vehicles must enter and leave the Site in a forward direction; (b) minimum of 12 on-site time limited car parking spaces for use by visitors to the Emergency Department during operation of the development and designed in accordance with the latest version of AS2890.1; (c) the swept path of the longest vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with AUSTRoadS; (d) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed; (e) all internal access driveways must be designed and constructed in accordance with AS 2890.1 (2004) – Off Street Car Parking and the levels of the driveway must match the alignment levels at the property boundary (as specified by Council); and all internal driveways and carpark areas must be designed for two-way traffic movements.	The IA noted:  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 Jan 2020. Based on a Construction Start Date of 17 June 2019, the report was provided to the Certifying Authority outside the required period.  Recommended Actions: Notify DPIE (through Condition C48) of non-compliance.	<b>Action taken:</b> This condition was addressed in Construction Compliance Report #1 (updated) issued to DPIE 2 June 2020.  <b>Status: Closed</b>
B66	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	IA #2 in Jan 2020 noted that the Construction compliance report had not been completed.  Recommended Actions: Notify DPIE (through Condition C48) of non-compliance and complete the Construction Compliance Report.	Construction Compliance Report #1 was completed on 10 March 2020 and issued to DPIE on 16 March 2020 as Rev 2.  Following feedback from DPIE the report was updated. Construction Compliance Report #1 Rev 3 was issued to DPIE 2 June 2020 & DPIE confirmed 9 June 2020 that it had no further comments at that moment.  Construction Compliance Report #2 is due 11 June 2020.  Refer to comments against Condition B66 in Section 5 for further details on earlier compliance reports.  <b>Non-compliance Status: Closed</b>
C43	Independent Audits of the development must be carried out in accordance with:	Audit #3 – desktop date was due for 8 June 2020	<b>Action to be taken:</b>

CoC ID	Compliance Requirement	Reason for Non-Compliance	Lendlease Response – Non-compliance status
	<p>(a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C40 of this consent; and</p> <p>(b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).</p>	<p><u>however this audit date has passed.</u>  <u>Independent Auditor has confirmed availability for 23 June 2020 for Audit #3</u></p>	<p>Health Infrastructure NSW to request an extension for audit #3 to align with dates scheduled with the IA</p>
C48	<p>The Department must be notified in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after they identify any non-compliance.</p>	<p>IA#2 found that non-compliances associated with noise monitoring exceedances have not been routinely reported to DPIE.</p> <p>Recommended Actions:                      Notify DPIE (through Condition C48) of non-compliance and review the procedure for notifying DPIE of non-compliances.</p>	<p><b>Action Taken:</b></p> <p>Lendlease has reviewed internal procedures to ensure notifications are provided if and when non-compliances are identified.</p> <p>Non-compliances in the reporting period have been addressed through Mod 1 and the associated Staging Report Approval, as well as correspondence to DPIE regarding noise &amp; vibration.</p> <p>Noise, dust and vibration monitoring registers have been updated to ensure adequate details are available to identify exceedances, their cause and actions taken in order to enable earlier identification of non-compliances in this regard.</p> <p><b>Non-compliance status: Open</b></p>

#### 2.4.4 Previous Reports Actions

Table 9 – Details of non-compliances during the previous reporting period (June – Dec 19)

CoC ID	Compliance Requirement	Reason for Non-Compliance	Lendlease Response – status
A25	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(b) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <p>(xi) the documents referred to in condition A2 of this consent;</p> <p>(xii) all current statutory approvals for the development;</p> <p>(xiii) all approved strategies, plans and programs required under the conditions of this consent;</p> <p>(xiv) 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;</p> <p>(xv) a comprehensive summary of the monitoring results of the development, reported in accordance with the</p>	<p>IA identified a non-compliance with Condition A25, as the noise, vibration and dust monitoring results were not uploaded to the website. The response provided by the proponent states that the monitoring results will be updated on a 6-monthly basis. I note that based on this information, the first of the monitoring results was due to be uploaded on 17 December 2019. A search conducted on 21 January 2020 found that the monitoring results had not been uploaded to the website.</p>	<p><b>Action Taken:</b> Monitoring results were uploaded to the website 21<sup>st</sup> Jan 2020.</p> <p><b>Non-compliance Status: Closed</b></p>



	<p>specifications in any conditions of this consent, or any approved plans and programs;</p> <p>(xvi) a summary of the current stage and progress of the development;</p> <p>(xvii) contact details to enquire about the development or to make a complaint;</p> <p>(xviii) a complaint register, updated monthly;</p> <p>(xix) 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> <p>(xx) any other matter required by the Planning Secretary; and</p> <p>keep such information up to date, to the satisfaction of the Planning Secretary.</p>		
<b>B10</b>	<p>Prior to commencement construction, the Applicant must prepare a Contamination Management Protocol to the satisfaction of an NSW EPA Accredited Site Auditor which identifies how concurrent remediation and construction activities will be managed on site which:</p> <p>(a) includes procedures to differentiate between the handling of contaminated soil/material and construction material to ensure clear separation of handling;</p> <p>(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</p> <p>includes a procedure for recording the volume and type of contaminated material leaving the site and its destination.</p>	<p>Endorsement by an EPA site auditor is required and currently underway however works have already commenced without this being obtained. Please provide an update as to the status of the endorsement, and further information relating to the impact of any works that occurred prior to receiving this endorsement.</p>	<p><b>Action Taken:</b> The endorsement by the EPA Site Auditor, Senversa was provided within their Section B Site Audit Statement (i.e. pre-remediation), dated 27 February 2019 by reference to the reviewed Spoil Management Plan and other relevant plans to satisfy B10. This was issued to the PCA as part of the CC1 application material. It was also demonstrated Post IA Audit and information provided back to PwC by email on 12 November 19.</p> <p><b>Non-compliance Status: Closed</b></p>
<b>B30</b>	<p>Where the site is affected by groundwater or fluctuating water table (including during the course of construction), details are to be submitted to the satisfaction of the Certifying Authority demonstrating that the following requirements must be satisfied:</p> <p>e)</p> <p>(i) are to be designed to be easily maintained; and</p> <p>(ii) should have a design life of 100 years; and</p> <p>(iii) the basement level/s of the building must be designed by a structural engineer who is qualified and experienced in the design of structures below a water table.</p>	<p>The IA records a non-compliance against Condition B30 and stated the 'Drainage system is designed for Integrity Level 4, which is estimated at around 50 years' when Condition B30 requires a design life of 100 years. I note the proponent response states that a Crown Certificate has been issued. Please provide additional information to demonstrate that the requirement of a 'design life of 100 years' has been met.</p>	<p><b>Action Taken:</b> Clarification - The Stormwater system has been designed for a typical design life of 50 years. The condition states, '<i>should have a design life of 100 years</i>' This condition was discussed with Randwick City Council, who could not confirm why 100 years had been requested. RCC was advised that a design life of 50 years has been provided with the ASB Stormwater design. Both our Civil and Hydraulic Consultants have advised that 100-year design life is not common practice and therefore has not been considered for the Project.</p> <p><b>Status: Considered Closed</b></p>
<b>B37 &amp; C19</b>	<p><b>Condition B37</b></p> <p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced noise expert;</p> <p>(b) describe procedures for achieving the noise management levels in</p>	<p><b>Recommendation:</b></p> <p>The IA recommends a 'review of noise mitigation measures to achieve ICNG requirements' and the proponent's response states that the contractor took immediate action to</p>	<p><b>Action Taken:</b></p> <p>The CNVMP has been reviewed updated from time to time to respond to noise and vibration occurrences on site. The current CNVMP was submitted to DPIE in response to their requests.</p>

	<p>EPA's Interim Construction Noise Guideline (DECC, 2009);</p> <p>(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p> <p>(d) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(e) describe the community consultation undertaken to develop the strategies in condition B37(d); and</p> <p>include a complaints management system that would be implemented for the duration of the construction.</p>	<p>reduce the impact setting of the equipment which triggered the exceedances. I note in your email on 12 November 2019, providing the Department with the notification of non-compliance, that despite this action by the contractor, vibration exceedances continued to occur. Please provide the Department with additional information about the exceedances, including the vibration levels recorded, any complaints received in relation to these works, the actions taken by the contractor to reduce vibration levels on each occasion and any changes or outcomes that have resulted from a review of the noise mitigation measures or CNVMP.</p>	<p>Reference to "Vibration Monitoring Report" which identified the vibration levels recorded corresponding complaints and the mitigation actions and stakeholder's consultant implemented. Note: The 'Vibration Monitoring Report' was an attachment to the returned letter.</p> <p>Document: Randwick Hospital Redevelopment Main Works Construction Noise and Vibration Management Plan (Rev 2) File Name: 20200513GKA_R2_Main_Works_Construction_Noise_and_Vibration_Management_Plan Dated: 15 May 2020</p> <p>Document: Response to request for information Randwick Hospital Campus Redevelopment – Acute Services Building SSD9113 - Construction Noise &amp; Vibration File name: B37 - 11052020 Letter to DPIE re noise and vibration Dated: May 2020</p> <p><b>Status: Considered Closed</b></p>
<b>B37 &amp; C19</b>	<p><b>Condition C19</b> Vibration caused by construction at any residence or structure outside the site must be limited to:</p> <p>(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</p> <p>(b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC 2006) (as may be updated or replaced from time to time).</p>	<p>The IA also notes that the CNVMSP does not identify specific community consultation undertaken, as required under Condition B37. I note that the proponent's response states the CNVMSP will be updated to capture this management process but does not refer to community consultation. Please provide the Department with additional information, including whether consultation with the community occurred to develop strategies for managing high noise generating works and, if so, the results of that consultation.</p>	<p><b>Action Taken:</b> Section 7.56 of the CNVMSP addressed the type and frequency of planned community consultation during delivery of the project. The team has completed and continues to follow this consultation. This is evident by:</p> <p>Regular consultation with the community through door knocking (Magill st residents) to provide information of upcoming works</p> <p>A monthly construction community notice disseminated to 650 local residents and business outlining planned works for the following month</p> <p>Project team attends monthly coordination meetings with RCC to discuss planned upcoming works and coordination of works within the area.</p> <p><b>Status: Considered closed</b></p>
<b>C2</b>	<p>A site notice(s):</p> <p>(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.</p> <p>(b) is to satisfy all but not be limited to, the following requirements:</p> <p>(i) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;</p>	<p>The IA records a non-compliance against this Condition due to the approved hours of work not being included on the site notice.</p>	<p><b>Action Taken:</b> Lendlease confirms that a new sign was installed immediately after the Audit. Works under the DA208/2018 (demolition and Site Clearance) and REF (Service Diversions) were still being carried out which had different work hours.</p> <p>The sign was installed on the 6<sup>th</sup> Sept 2019.</p> <p>Also attached to the Lendlease letter was a correspondence issued by PwC to the Contractor regarding the conclusion of DA208/2018 works</p>

	<p>(ii) the notice is to be durable and weatherproof and is to be displayed throughout the works period;</p> <p>(iii) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and</p> <p>the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.</p>		<p>(Noting SSD 9113 were restricted to SSD approved hours)</p> <p><b>Status: Closed</b></p>
<b>C48</b>	<p>The Department must be notified in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after they identify any non-compliance.</p>	<p>The proponent failed to provide notification of non-compliance to the relevant Departments/agencies within the required timeframe.</p>	<p><b>Action Taken:</b> Lendlease has reviewed internal procedures to ensure notifications are provided if and when non-compliances are identified.</p> <p><b>Status: Closed</b></p>
<b>A25</b>	<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>(c) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <p>(xxi) the documents referred to in condition A2 of this consent;</p> <p>(xxii) all current statutory approvals for the development;</p> <p>(xxiii) all approved strategies, plans and programs required under the conditions of this consent;</p> <p>(xxiv) 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;</p> <p>(xxv) 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;</p> <p>(xxvi) a summary of the current stage and progress of the development;</p> <p>(xxvii) contact details to enquire about the development or to make a complaint;</p> <p>(xxviii) a complaint register, updated monthly;</p> <p>(xxix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the</p>	<p>IA identified a non-compliance with Condition A25, as the noise, vibration and dust monitoring results were not uploaded to the website. The response provided by the proponent states that the monitoring results will be updated on a 6-monthly basis. I note that based on this information, the first of the monitoring results was due to be uploaded on 17 December 2019. A search conducted on 21 January 2020 found that the monitoring results had not been uploaded to the website.</p>	<p><b>Action Taken:</b> Monitoring results were uploaded to the website 21<sup>st</sup> Jan 2020</p> <p><b>Status: Closed</b></p>

	<p>recommendations in any audit report;</p> <p>(xxx) any other matter required by the Planning Secretary; and</p> <p>keep such information up to date, to the satisfaction of the Planning Secretary.</p>		
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Table 10 - Detail of Raised Non-Compliances raised in Pre-construction Compliance Report Rev 5 – 19/07/19 and current status.

CoC ID	Compliance Requirement	Reason for Non-Compliance	Action / recommendation
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> <p>(i) the documents referred to in condition A2 of this consent;</p> <p>(ii) all current statutory approvals for the development;</p> <p>(iii) all approved strategies, plans and programs required under the conditions of this consent;</p> <p>(iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;</p> <p>(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;</p> <p>(vi) a summary of the current stage and progress of the development;</p> <p>(vii) contact details to enquire about the development or to make a complaint;</p> <p>(viii) a complaints register, updated monthly;</p> <p>(ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;</p> <p>(x) any other matter required by the Planning Secretary; and</p> <p>keep such information up to date, to the satisfaction of the Planning Secretary.</p>	<p>Construction management sub plans missing from Project Website.</p>	<p><b>Action:</b></p> <p>All Construction Management sub plans uploaded to Project website.</p> <p>Refer to Project website  <a href="https://www.planningportal.nsw.gov.au/major-projects/project/13511">https://www.planningportal.nsw.gov.au/major-projects/project/13511</a></p> <p><b>Status: Considered Closed</b></p>
B4	<p>Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA.</p>	<p>Final Product not finalised.</p> <p>Letter issued by Lendlease and accepted by the Certifying Authority dated 27.05.19 noting condition not applicable to CC1, to be satisfied under subsequent CC<sup>1</sup>.</p> <p><b>Recommendation:</b> Lodge modification application to condition</p>	<p><b>Action Taken:</b> Based on DPIE instruction a Mod 1 was lodged to provide for construction staging. This introduced conditions A27 to A30 requiring DPIE approval of a Staging Report where compliance with conditions is required to be staged due to staged construction or operation (occupation). A Staging Report was</p>

		<p>A11 to recognise standard staged certification.</p>	<p>submitted under these conditions and has been approved by DPIE.</p> <p>Document: <b>RCR State Significant Development SSD 9113: Staging Report</b>  File Name: Approved SSD 9113 Staging Report Rev 3  Prepared by PwC  Date 24 April 2020  Status: Approved by DPIE 6 May 2020</p> <p>Document: Staging Report approval letter from DPIE  Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113) Approval of Staging Report  File name: SSD9113 Staging Report Approval  Dated: 6 May 2020</p> <p>Refer to Matrix in Approved Staging Report – item B4 –confirmed documentation to be submitted as part of CC4</p> <p>Note: no modification required.</p> <p><b>Status: Considered Closed</b></p>
B19	<p>Prior to commencement of construction, all outdoor lighting within the site must comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority.</p>	<p>Final design of outdoor lighting not finalised.</p> <p>Letter issued by Lendlease and accepted by the Certifying Authority dated 27.05.19 noting condition not applicable to CC1, to be satisfied under subsequent CC.</p> <p><b>Recommendation:</b> Lodge modification application to condition A11 to recognise standard staged certification</p>	<p><b>Action Taken:</b>  Refer to Notes above regarding Condition B4 regarding Staging Report.</p> <p>Document: <b>RCR State Significant Development SSD 9113: Staging Report</b>  File Name: Approved SSD 9113 Staging Report Rev 3  Prepared by PwC  Date 24 April 2020  Status: Approved by DPIE 6 May 2020</p> <p>Document: Staging Report approval letter from DPIE  Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113) Approval of Staging Report  File name: SSD9113 Staging Report Approval  Dated: 6 May 2020</p> <p>Refer to Matrix in Approved Staging Report – item B19 –certified design for lighting to be provided prior to construction of outdoor lighting – will form part of CC4</p> <p>Note: no modification required.</p> <p><b>Status: Considered Closed</b></p>
B28	<p>Prior to the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must:  (a) be designed by a suitably qualified and experienced person(s);</p>	<p>Final design of the operational stormwater management system not 100% finalised.</p> <p>Letter issued by Lendlease and accepted by the Certifying Authority dated 27.05.19 noting condition not applicable to CC1, to be satisfied under subsequent CC.</p>	<p><b>Action Taken:</b> Refer to Notes above regarding Condition B4 regarding Staging Report.</p> <p>Document: <b>RCR State Significant Development SSD 9113: Staging Report</b>  File Name: Approved SSD 9113 Staging Report Rev 3</p>

	<p>(b) be generally in accordance with the conceptual design in the EIS;  (c) be in accordance with applicable Australian Standards; and  (d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.</p>	<p>Record of Compliance from Appropriately qualified person available.</p> <p>Civil Engineering Design Report 100% DD Report and relevant drawings  File name: RCR-ACR-CIV-RPT-001[3]  Prepared by: Acor  Dated: 18 September 2018</p> <p><b>Recommendation:</b> Lodge modification application to condition A11 to recognise standard staged certification.</p>	<p>Prepared by PwC  Date 24 April 2020  Status: Approved by DPIE 6 May 2020</p> <p>Document: Staging Report approval letter from DPIE  Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113) Approval of Staging Report  File name: SSD9113 Staging Report Approval  Dated: 6 May 2020</p> <p>Refer to Matrix in Approved Staging Report – item B28.  Documentation to be submitted  CC2 - Design Development of system  CC3 - Building Hydraulic works  CC4 - civil and landscaping works</p> <p>Note: no modification required.</p> <p><b>Status: Considered Closed</b></p>
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### 3.0 INCIDENTS

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

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

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

## 4.0 COMPLAINTS

As a condition of State Significant Development Approval (SSD9113) the Randwick Campus Redevelopment is required to keep a record of all complaints received during the duration of the project. A Complaints Register is maintained and updated monthly and made publicly available on the project website. [randwickcampusredevelopment.health.nsw.gov.au](http://randwickcampusredevelopment.health.nsw.gov.au)

The Randwick Campus Redevelopment maintains a 24hr Community Contact (1800 571 866) as well as a dedicated project email address ([randwickcampusredevelopment@health.nsw.gov.au](mailto:randwickcampusredevelopment@health.nsw.gov.au)) where community members can find out about the project, lodge feedback or complaints. The complaints resolution process is detailed within the project Community Communication Strategy available on the project website.

The project has received a total of 40 complaints during the reporting period. Of these 35 complaints were deemed as attributable to project works following investigation. The below table provides a summary of complaints received during the reporting period.

Table 11 Summary of complaints by month from January 2019 – June 2020

Month	No. of complaints	Nature of complaints
Jan 2020	5	<ul style="list-style-type: none"> <li>• 3 x Construction Impacts</li> <li>• 1 x Community Impact</li> <li>• 1 x Traffic and parking</li> </ul>
Feb 2020	6	<ul style="list-style-type: none"> <li>• 2 x Construction Impacts</li> <li>• 2 x Worker Behaviour</li> <li>• 2 x Community Impact</li> </ul>
Mar 2020	2	<ul style="list-style-type: none"> <li>• 2 x Traffic and parking</li> </ul>
Apr 2020	2	<ul style="list-style-type: none"> <li>• 1 x Construction Impact</li> <li>• 1 x Community Impact</li> </ul>
May 2020	6	<ul style="list-style-type: none"> <li>• 5 x Construction Impact</li> <li>• 1 x Community Impact</li> </ul>
Jun 2020		<ul style="list-style-type: none"> <li>• TBA (month not complete)</li> </ul>

Table 12 Complaints categories

Category	Definition
<b>Construction Impacts</b>	Complaints related to noise, dust and vibration generated by construction activity and any environmental impact.
<b>Community Impact</b>	Complaints related to disruption to continuity of operations and amenity for residents, community members and businesses.
<b>Traffic and Parking</b>	Complaints related to disruption of traffic and parking deemed attributable to project activity.
<b>Safety</b>	Complaints related to maintenance of safety for residents and community members.
<b>Worker behaviour</b>	Complaints related to the conduct of the project workforce when interacting with members of the community or conducting work outside of the project boundary.

All complaints have been deemed as actioned and resolved in accordance with the project Community Communication Strategy and complaints handling processes. There are no matters current or previous matters subject to independent investigation or mediation.

## 4.2 Environmental Monitoring

Environmental monitoring is used to review potential environmental risks caused by project activity. It allows the project to assess and evaluate receiving environmental trends and ensure installed controls are appropriate and effective.

The Randwick Campus Redevelopment complies with strict environmental and planning controls.

As a condition of State Significant Development approval (SSD9113) the Randwick Campus Redevelopment has mitigation measures in place to manage noise, dust and vibration levels, through sensitive data receivers. Any exceedances in noise, dust and vibration levels are made publicly available on the project website.

Residents and project stakeholders are notified of construction activity in advance of potentially sensitive works occurring.

During the reporting period there has been a total of 51no occasions, where exceedances have been recorded.

### 4.2.1 Noise Monitoring

The focus of the monitoring is confirming predicted noise levels and monitoring in accordance with relevant Noise and Vibration Monitoring Programs as detailed in the Construction Noise and Vibration Management Sub Plan as per condition B37.

The following exceedance criteria is applied to the Randwick Campus Redevelopment project site:

- **Noise** – The noise criteria for the project is Noise Affected Levels between 46 dB(A) and 56 dB(A) and Highly Noise Affected goal of 75 dB(A).

There were 48no. instances where the measured value dB(A) was above the Highly Affected Noise goal dB(A) Jan 20 to May 20 inclusive. This was due to;

- 18no instances associated with project activities (or yet to be defined in compliance reporting at the time of writing)
- 1no instances were contributable to isolated discrete events
- 19no instances due to other noise sources (i.e. there was no construction associated with the Project occurring at the time of the monitoring)
- 11no instances due to other noise source associated with works not the subject of SSD9113 but related to the RCR project

### 4.2.2 Vibration Monitoring

The focus of vibration monitoring is activities close to property and monitoring in accordance of vibration monitoring requirements.

The following exceedance criteria is applied to the Randwick Campus Redevelopment project site:

- **Vibration** – The precautionary vibration criteria for the project are 5mm/s peak velocity (PV) for residential buildings and 20mm/s peak velocity (PV) for UNSW and POW receivers.

There were no instances where the vibration exceeded the allowances Jan 20 to May 20 inclusive.

### 4.2.3 Air Quality Monitoring

The focus of air quality monitoring are activities close to private property and surrounding facilities.

The following exceedance criteria is applied to the Randwick Campus Redevelopment project site:

- **Air Quality** - Under the National Environment Protection Measure for Ambient Air Quality (the Air NEPM) the national standard for particulate matter 10 microns or less (PM10) is 25µg/m3 averaged over one day.

There were 54no. instances where the air quality exceeded the allowances.

- 22no instances where related to smoke from bushfires, triggering air quality monitoring – these exceedances are not attributed to a project activity
- 18no instances associated with project activities (or yet to be defined in compliance reporting at the time of writing)

#### 4.2.4 Other

- There were no unexpected threatened flora or fauna encountered during the reporting period.
- There were no unexpected heritage or aboriginal finds during the reporting period.

### 4.3 Stakeholder Engagement and Communications

#### Stakeholder Engagement and Communications

Throughout all stages of planning and construction the project remains committed to early, coordinated, proactive and transparent stakeholder engagement. Extensive planning and engagement have been undertaken to identify and develop collaborative and productive relationships with key stakeholders to support planning and delivery of the new Acute Services Building, and these have been and will continue to be leveraged throughout planning, design and delivery of the ASB.

The following principles underpin the project’s approach to stakeholder engagement and communication:

- **Purposeful:** Engagement is meaningful to stakeholders and provided in a clear and consistent manner.
- **Timely:** Information is provided, and available, to stakeholders at the appropriate time and in the appropriate format.
- **Inclusive:** Engagement activities are accessible to all relevant interested and impacted stakeholders.
- **Respectful:** Stakeholders diverse, needs and perspectives are acknowledged and respected.
- **Transparent:** Engagement is open and honest with expectations clearly set.

Across the reporting period the Randwick Campus Redevelopment has undertaken extensive engagement and communication with the following stakeholder groups – refer to Table 4.4 below

Table 13 RCR Engagement and Communication

Stakeholder Group	Communication objectives	Engagement activities
Hospital - Prince of Wales Hospital Executive, Board, staff, patients, suppliers, visitors, unions, volunteers	Build awareness of project activity Show they are valued stakeholders Ensure accurate and timely information to staff and other stakeholders, including regular updates, pop-up stalls and briefings where required	Project Governance Clinical Council meetings, Senior Managers Forum Staff Forums, Ward updates, Pop-Up Stands Communications material – newsletters, intranet, noticeboard, email, construction notices

<p><b>Randwick Health and Education Precinct Executives</b> (UNSW, HI, SESLHD, SCHN)</p>	<p>Involved in project Governance Actively participate in strategic development Project and Precinct Champions - representing the vision and engaging other stakeholders to participate</p>	<p>Project and Precinct Governance Project User Groups (PUGs) Briefings – formal and informal Collaboration workshops Email</p>
<p><b>Randwick Hospitals Campus</b> - Royal Hospital for Women, Sydney Children's Hospital, Randwick, Prince of Wales Hospital, Prince of Wales Private Hospital, Eastern Suburbs Mental Health Service, and other health and research institutions</p>	<p>Build project awareness Ensure accurate and timely information to staff and other stakeholders, including regular updates on planning and construction activity Highlight benefits and drivers for the project, including future health, educational and employment opportunities</p>	<p>Project Governance Construction Interface Groups Briefings - Staff Forums, Ward Updates, Drop-ins Select participation in PUGs Communications materials – newsletters, intranet, noticeboard, email, construction notices Social media Pop-Up information stands</p>
<p><b>University of New South Wales –</b> executives, other staff, students of UNSW</p>	<p>Build project awareness Ensure accurate and timely information, including regular updates and briefings on planning and construction activity Highlight benefits and drivers, including future health, educational and employment opportunities</p>	<p>Precinct Governance Briefings – formal and informal Communications materials and construction notices Emails Construction Interface Groups Social media Pop up information stands</p>
<p><b>Randwick City Council –</b> General Manager, planning, traffic and engineering staff, Communication Manager, Councillors</p>	<p>Build project awareness Ensure accurate and timely information, especially around the planning process and potential impacts Collaborate during planning to ensure feedback, technical requirements are adequately considered in building design and construction staging</p>	<p>Formal and informal briefings, letters, construction notices</p>
<p><b>Precinct (other)</b> – Transport for NSW CBD and South East Light Rail, community, local schools, bicycle users</p>	<p>Build project awareness Collaborative approach to planning and vision Regular meetings, focused on interface issues, traffic and access and construction management</p>	<p>Project and Precinct Governance Briefings Briefings – formal and information Communications materials – newsletters, email, construction notices</p>
<p><b>NSW Government (Ministry of Health and Departments)</b></p>	<p>Collaborative approach to planning and vision Collaborate during planning to ensure feedback, technical requirements are adequately considered in building design and construction staging</p>	<p>Regular briefings – formal</p>
<p><b>Consumers</b> – Members of the community, actively participating in planning for the Redevelopment  RCR Consumer and Community Advisory Committee  Health Consumers NSW  Eastern Suburbs Health Working Group  SESLHD Youth Advisory Committee</p>	<p>Build project awareness Keep informed Engage Consumers to participate within the project Governance structure</p>	<p>Active participation in project governance and Consumer Working Groups Workshops Website, phone and email Briefings – formal and informal</p>
<p><b>Indigenous community</b> – Bidjigal People La Perouse Local Aboriginal Land Council Aboriginal Health Council Local Aboriginal Groups</p>	<p>Engaged in planning throughout project development</p>	<p>Briefings – formal and informal Seek opportunities for representation of aboriginal history and connection to place in the building design Engaged regarding Aboriginal Archaeology Provide opportunities for local employment during construction</p>
<p><b>Community</b> – immediate neighbours</p>	<p>Build project awareness, keep regularly informed about developments Regular contact to discuss project developments and advanced notification of construction activity</p>	<p>Regular doorknocks to provide planning and construction updates Construction impact notifications Regular community updates Website, phone and email Drop in sessions</p>

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	Provide digital content and newsletters targeted at items of interest for those living, working, doing business near the hospital campus	Social media
<b>Community</b> – commercial, business	Provide engaging and informative digital media content that promotes accurate information and reiterates drivers and benefits	Construction impact notifications Regular community updates Website, phone and email Drop in sessions Business Chamber briefings
<b>Community</b> – wider community	Provide engaging and informative digital media content that promotes accurate information and reiterates drivers and benefits	Regular community updates Website, phone and email Drop in sessions Social media



## 5.0 CONSTRUCTION COMPLIANCE MATRIX

Item No.	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
<b>PART A Administrative Conditions</b>							
<b>Obligation to Minimise Harm to the Environment</b>							
<b>A1</b>	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	At all times	-	Note	Environmental monitoring, inspection/s, internal and independent audits, Management Plan and Management Plan Reviews, training, Record keeping systems for communications with Certifier/ Planning Secretary and other relevant 3rd party groups	Contained within current Management Plans and Sub-plans.  Commitment that Management plans and Sub-plans will be complied with throughout the duration of works under this Consent,  Evidence would include: <ul style="list-style-type: none"> <li>Monitoring records,</li> <li>Site Inspection Records Environmental Action Registers, Incident reports,</li> <li>Management plan/s review tracking</li> <li>Audit results and close outs</li> </ul>	Compliant
<b>Terms of Consent</b>							
<b>A2</b>	The development may only be carried out: <ul style="list-style-type: none"> <li>(a) in compliance with the conditions of this consent;</li> <li>(b) in accordance with all written directions of the Planning Secretary;</li> <li>(c) generally, in accordance with the EIS, Response to Submissions and Supplementary Information; and</li> <li>(d) in accordance with the approved plans in the table stated in the DA Conditions:</li> </ul>	At all times	-	Note	Environmental monitoring, inspection/s, internal and independent audits, Management Plan and Management Plan Reviews, training, Record keeping systems for communications with Certifier/ Planning Secretary and other relevant 3rd party groups	a) Refer to details contained within this table for Compliance to Conditions & status. b) Record of written direction No directions received from the Planning Secretary to date c) Current Management plans and Sub-plans In accordance with the EIS and Response to Submissions d) Check of Current Plans Approved plans are in place for Construction	Compliant

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<b>A3</b>	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and (b) the implementation of any actions or measures contained in any such document referred to in (a) above.	At all times	approved by the Planning Secretary	Note	Record Keeping System for communications with the Planning Secretary, Department of Planning Industry and Environment	Record of Written direction. Record of implementation of any written direction and or response to written direction	Not triggered.
<b>A4</b>	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	At all times		Note	Review & cross check requirements	Noted	Not triggered.
<b>Limits of Consent</b>							
<b>A5</b>	This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	At all times up until 5 years after the consent lapses		Note	Check of consent date and date of construction commencement	Front page of SSD 9113 dated 27 <sup>th</sup> Feb 2019. Construction Start Date - 17 <sup>th</sup> June 2019 Note: 'Construction' as defined by SSD 9113 has commenced	Compliant
<b>Prescribed Conditions</b>							
<b>A6</b>	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	At all times		Note	Plan and Management Plan Reviews, training, Record keeping systems for communications with Certifier/ Planning Secretary and other relevant 3rd party groups	a) Erection of Site Signage Photograph taken 22/05/2019 of Site Signage b) Residential building work – N/A c) Entertainment venues – N/A d) Signage for maximum number of persons – N/A e) Shoring and adjoining properties – N/A (no adjoining properties)	Compliant
<b>Planning Secretary as Moderator</b>							
<b>A7</b>	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	At all times	to the Planning Secretary for resolution.	Note	Record Keeping System for communications with the Planning	Record of written direction	Not Triggered



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	the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.				Secretary, Department of Planning Industry and Environment		
<b>A8</b>	Should endorsement/approval from the Coordinator General, Transport Coordination, or Sydney Light Rail Project Team within TfNSW, as required by conditions B36, B42, B48, or D11 of this consent, not be received within 30 days of consultation, the matter may be escalated by the Applicant to the Planning Secretary with evidence of consultation for approval, for endorsement/approval	At all times		Note	Record Keeping System for communications with the Planning Secretary, Department of Planning Industry and Environment and relevant agencies	Record of written direction	Not Triggered.
<b>Long Service Levy</b>							
<b>A9</b>	For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	Staged Crown Certificate - Staged Construction  Prior to construction CC1 – May 2019		Contractor	Levy Payment	<p><b><u>Crown Certificate 1 (CC1)</u></b> CC1 LSL Payment File name: Receipt – Lendlease Prepared by NSW Government Long Service Corporation Dated: 7 May 2019</p> <p><b>Approval from PCA</b> Crown Certificate 1 (CC1) No 19/124846-3 Issued: 31 May 2019</p> <p>-----</p> <p><b><u>Crown Certificate 2 (CC2)</u></b> CC2 LSL Payment File name: Receipt – Lendlease Prepared by NSW Government Long Service Corporation Dated: 2<sup>nd</sup> August 2019</p> <p><b>Approval from PCA</b> Crown Certificate 2 No 19/124846-4 Issued 14 Oct 2019</p>	Compliant
<b>Legal Notices</b>							
<b>A10</b>	Any advice or notice to the consent authority must be served on the Planning Secretary.	At all times	served on the Planning Secretary.	Note	Record Keeping System for communications with the Planning Secretary, Department	Advice or Notice communications to the consent authority that show involvement with the Planning Secretary	Not Triggered



Evidence of Consultation							
A11	<p>Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <p>(a) consult with the relevant party prior to submitting the subject document for information or approval; and</p> <p>(b) provide details of the consultation undertaken including:</p> <p>(i) the outcome of that consultation, matters resolved and unresolved; and</p> <p>(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</p>	At all times		Contractor	<p>Record keeping for communications with the Certifier.</p> <p>Record keeping for Communications with Council, Community, all agencies including Coordinator General, Transport Coordination, or Sydney Light Rail Project Team.</p>	<p>Refer to comments against conditions. Key conditions to note include:</p> <p>A15 (Boom Gates / Bollards – Closure of Magill Street)</p> <p>B12 (Utilities &amp; services)</p> <p>B18 (Greenstar Certification / Alternate Pathway)</p> <p>B42 (Construction Worker Transportation Strategy)</p> <p>B17 (Aboriginal Archaeology)</p> <p>B35 &amp; B36 (CPTMP)</p> <p>B37 (CNVMP)</p> <p>B45 – B47 (Road Related Works)</p> <p>B49 – B51 (Helipad Design &amp; Flight Paths)</p>	Compliant
Staging, Combining and Updating Strategies, Plans and Programs							
A12	<p>With the approval of the Planning Secretary, the Applicant may:</p> <p>(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</p>	<p>Staged Crown Certificates</p> <p>CC1 May 2019</p> <p>CC2 August 2019</p>	With the approval of the Planning Secretary	Contractor	<p>Record keeping for communications with the Certifier.</p> <p>Record keeping for communications with Planning Secretary</p>	<p>As there were a number of conditions that could be regarded as non-compliances as their timing for close out was generally linked to construction start dates, as opposed to the actual related construction and design staging it was discussed and agreed with DPIE &amp; HI Planning that a Staging Report would submitted to DPIE and approved to allow for staged compliance with conditions rather than a series of modifications to conditions..</p>	Compliant



	<p>trigger for updating the strategy, plan or program);</p> <p>(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</p> <p>(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).</p>	<p>CC3 May 2020</p> <p>CC4 Sept 2020</p>				<p>This covered such items such as Façade, botany Traffic intersection, landscaping etc</p> <p>Approved by DPIE Document: <b>RCR State Significant Development SSD 9113: Staging Report</b> File Name: <i>Approved SSD 9113 Staging Report Rev 3</i> Prepared by PwC Date 24 April 2020</p> <p>Document: Staging Report approval letter from DPIE Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113) Approval of Staging Report File name: <i>SSD9113 Staging Report Approval</i> Dated: 6 May 2020</p>	
<b>A13</b>	If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	At all times	If the Planning Secretary agrees,	Note	Record keeping for communications with the Planning Secretary.	Alignment of Independent Audit and SSDA 10339 & SSDA 9113 - as highlighted in CA12	Compliant
<b>A14</b>	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	Staged Crown Certificate - Staged Construction	If approved by the Planning Secretary,	Contractor	Filing Approvals issued by the Planning Secretary	Communication record of Planning Secretary Approval	Not Triggered
<b>Design Modifications</b>							
<b>A15</b>	No consent is granted for the opening of the eastern end of Magill Street for vehicular access to and from Hospital Road except to allow emergency ambulance access in cases where access via Botany Road is not available. The eastern end of Magill Street is to be closed with bollards. Details of the bollards, including their design and operation are to be developed in consultation with Council and submitted to the satisfaction of the Planning Secretary prior to installation.	Above Ground Construction	satisfaction of the Planning Secretary,  Submitted to Council & RMS.	Contractor	Record keeping for communications with the Certifier.  Record keeping for communications with Council and the Planning Secretary.	<p>Trigger is prior to installation.</p> <p>Approved Staging Report Matrix Item A15 confirms: Design approved by the Planning Secretary to be provided prior to installation of bollards on Magill Street during construction Stage 4.</p> <p>Document: <b>RCR State Significant Development SSD 9113: Staging Report</b> File Name: <i>Approved SSD 9113 Staging Report Rev 3</i> Prepared by PwC Date 24 April 2020 Status: Approved by DPIE</p>	Not Triggered



						<p>Document: Staging Report approval letter from DPIE                  Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113) Approval of Staging Report                  File name: <i>SSD9113 Staging Report Approval</i>                  Dated: 6 May 2020</p> <p>Condition A15 is to be subject to a modification, lodged 18 May 2020, which deletes the requirement for bollards and replaces with boomgate – boomgate to be closed shut between 10pm and 7 am and opened at all other times.</p> <p>Boomgate proposal submitted to Randwick City Council – Date 1 Apr 2020 - Meeting Minutes 010                  Item – Design 5.2 – Magill Street Boom Gate – <b>RCC confirmed support of the layout and single boom gate option.</b></p>	
A16	The Applicant must articulate and refine the building facades: to minimise the extent of unarticulated built form; to provide shading of glazing and reduce thermal gain where possible; and express and respond to the different functions of the hospital.	Above Ground Construction		Contractor	Record keeping for communications with the Certifier GANSW and the Planning Secretary	<p>Letter of confirmation received from PwC/Hi dated 30<sup>th</sup> Oct 2019 – “GANSW Advice – no planning secretary permission required for change of facade materiality                  File name: <i>GANSW confirmation of changes to façade</i></p> <p><b>Issued to PCA</b>                  Dated 31 Oct 2019                  Aconex: 31 Oct 2019</p> <p>Approved Staging Report Matrix Item A16 confirms: Certified refined facade design to be completed in accordance with Condition prior to commencement of Stage 4 façade works.                  (Note the note in the report contains a typo error referring to Stage 3 (façade works are in Stage 4), while the actual Staging Columns correctly refer to Stage 4 façade works.</p> <p>Document: <b>RCR State Significant Development SSD 9113: Staging Report</b>                  File Name: <i>Approved SSD 9113 Staging Report Rev 3</i>                  Prepared by PwC                  Date 24 April 2020                  Status: Approved by DPIE</p>	Compliant



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						Document: Staging Report approval letter from DPIE Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113) Approval of Staging Report File name: <i>SSD9113 Staging Report Approval</i> Dated: 6 May 2020	
<b>A17</b>	The Applicant must articulate and refine the south facing loading dock wall, to improve visual amenity for pedestrians using Magill Street and residents of Magill Street located opposite the site. This design must be submitted to the satisfaction of the Planning Secretary, prior to the commencement of construction of the loading dock.	Above Ground Construction	satisfaction of the Planning Secretary,	Contractor	Record keeping for communications with the Certifier and planning Secretary	Proposed articulation of the loading dock wall facing Magill Street - refer to ppt Randwick Campus Redevelopment Stage 1 – dated April 2019 – page 16-18.  Refer to email letter received from GANSW via PwC – approval to proposed articulation as per presentation (refer above) to loading dock wall supported by GANSW. File name: <i>GANSW confirmation of changes to Facade</i> Dated: email dated 30 <sup>th</sup> Oct 2019  Approved Staging Report Matrix Item A17 confirms: Design approved by the Planning Secretary to be provided prior to installation of the loading dock. These works are in construction Stage 4.  Document: <b>RCR State Significant Development SSD 9113: Staging Report</b> File Name: <i>Approved SSD 9113 Staging Report Rev 3</i> Prepared by PwC Date 24 April 2020 Status: Approved by DPIE  Document: Staging Report approval letter from DPIE Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113) Approval of Staging Report File name: <i>SSD9113 Staging Report Approval</i> Dated: 6 May 2020	Compliant
<b>A18</b>	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	Above Ground Construction	satisfaction of the Planning Secretary	Contractor	Record keeping for communications with the Certifier and Planning Secretary	Proposed landscape mound in lieu of screen presented to stakeholders refer to ppt Randwick Campus Redevelopment Stage 1 – dated April 2019 – page 19.	Compliant





	<p>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.</p>					<p>Email letter: Design Statement received from BVN supporting landscaped mound.</p> <p>Refer to landscape drawing: <i>ASB_B2 Carpark Car headlight Spill Extent - 20200131</i></p> <p>Refer to letter from DPIE dated 10/02/2020 re: PoW Hospital Expansion 1 (SSD 9113) Satisfaction of Condition A18 – Emergency Department Car Park Screen.</p> <p>Approved Staging Report Matrix Item A18 confirms: Design approved by the Planning Secretary to be provided prior to car park or landscaping works, whichever comes first. These works are in construction Stage 4.</p> <p>Document: <b>RCR State Significant Development SSD 9113: Staging Report</b>          File Name: <i>Approved SSD 9113 Staging Report Rev 3</i>          Prepared by PwC          Date 24 April 2020          Status: Approved by DPIE</p> <p>Document: Staging Report approval letter from DPIE          Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113) Approval of Staging Report          File name: <i>SSD9113 Staging Report Approval</i>          Dated: 6 May 2020</p>	
<p><b>A19</b></p>	<p>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.</p>	<p>Above Ground Construction</p>	<p>submitted to the Certifying Authority and the Planning Secretary</p>	<p>Contractor</p>	<p>Record keeping for communications with the Certifier and Planning Secretary.</p>	<p>Approved Staging Report Matrix Item A19 confirms: Certified design of the 'cool roof' to be submitted prior to Stage 4 works involving construction of the roof.</p> <p>Nevertheless, this was issued to the Certifier as part of CC2 submission.</p> <p><b>Submitted to PCA</b>          Via aconex corro.          Ref: BVN-GCOR-004508          BVN Architects          Sent: 18 Sept 20</p>	<p>Compliant</p>



						<p><b>Approval from PCA</b> Crown Certificate 2 No 19/124846-4 Issued 14 Oct 2019</p> <p>Documentation Issued to HI/Planning Secretary – 2 June 2020 (correction to Construction Compliance Report #1) File name: A19 - Receipt for Lodgement of Response to DPIE (SSD-9113-PA-11) File name: A19 - Form of Submission of Response to Condition to DPIE</p> <p>Document: <b>RCR State Significant Development SSD 9113: Staging Report</b> File Name: Approved SSD 9113 Staging Report Rev 3 Prepared by PwC Date 24 April 2020 Status: Approved by DPIE</p> <p>Document: Staging Report approval letter from DPIE Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113) Approval of Staging Report File name: SSD9113 Staging Report Approval Dated: 6 May 2020</p>	
<b>Structural Adequacy</b>							
<b>A20</b>	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. Notes: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.	At all times		Contractor	Application for construction and occupation certificates Engineering and Design Plan Reviews	<p><u>BCA Compliance is a pre-condition to the issue of Crown Certificates.</u></p> <p><b>Crown Certificate 1 (CC1) Submitted to PCA</b> Via aconex Ref Structural Design Certificate File Name: 190501 – Randwick Hospital ASB Redevelopment – Structural Design Certification for Crown Certificate CC1 Prepared by Enstruct Enstruct Sent: 3<sup>rd</sup> May 2019 Refer also to documentation referenced by CC1</p> <p><b>Approval from PCA</b></p>	Compliant



						<p>Crown Certificate 1 (CC1) – Referenced documentation No 19/124846-3 Issued: 31 May 2019</p> <p>-----</p> <p><b>Crown Certificate 2 (CC2)</b> <b>Submitted to PCA</b> Via aconex Ref Structural Design Certificate File Name: 190816 – Randwick Hospital ASB Redevelopment – Structural Design Certification for Crown certificate CC2 Prepared by Enstruct Enstruct Sent: 16 Aug 2019 Refer also to documentation referenced by CC2</p> <p><b>Approval from PCAPCA</b> Crown Certificate 2 – Referenced documentation No 19/124846-4 Issued 14 Oct 2019</p> <p>Refer also to notes of compliance against Condition B20.</p>	
<b>External Walls and Cladding</b>							
<b>A21</b>	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	At all times		Contractor	Record keeping for communications with the Certifier.	<p>Refer to design guideline note 32 which requires product for external walls and cladding to be non-combustible and comply with the BCA.</p> <p>Letter issued by Lendlease and accepted by the Certifying Authority dated 27.05.19 noting condition not applicable to CC1, to be satisfied under subsequent CC.</p> <p>As per “Approved Staging Report” - Façade and External Walls to be issued as part of CC4.</p>	Not Triggered
<b>Applicability and Guidelines</b>							
<b>A22</b>	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	At all times		Note	Record Keeping System, the Planning Secretary, Department Management Plans/ Sub-plans	Management Plans and Sub-plans contain guidelines, AS and protocols as current to date of this Consent.	Compliant



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A23	However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	At all times		Note	Monitoring or audit methodology statements	Record of Direction from the Planning Secretary No directions from the Planning Secretary issued under this to date Monitoring reports	Not triggered
<b>Monitoring and Environmental Audits</b>							
A24	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing. Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.	At all times		Contractor	Monitoring or audit methodology statements	Monitoring, or environmental audits: - <ul style="list-style-type: none"><li>Independent Audits held as specified in Independent Audit Programme prepared under Conditions C40 &amp; C41</li><li>Independent Reports under Condition C43 received and responded to under Condition C44 until satisfied</li><li>Condition Compliance status as per Compliance Reports under Conditions B65 &amp; B66</li><li>Staging Report submitted and approved under Conditions A27 to A30</li><li>Incident and Notification as per Condition requirements C46 to C50</li></ul> Refer to relevant conditions for details	Compliant
<b>Access to Information</b>							
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: make the following information and documents (as they are obtained or approved) publicly available on its website: (xxx) the documents referred to in condition A2 of this consent; (xxxii) all current statutory approvals for the development; (xxxiii) all approved strategies, plans and programs required under the conditions of this consent;	Staged Crown Certificate - Staged Construction  CC1 May 2019  CC2 Aug 2019  CC3 May 2020	as agreed by the Planning Secretary,	Contractor	Record keeping for communications with the Certifier.	All Construction Management Subplans uploaded to Project website.  Refer to Project website <a href="https://www.planningportal.nsw.gov.au/major-projects/project/13511">https://www.planningportal.nsw.gov.au/major-projects/project/13511</a>  Plans will continue to be submitted for uploading when necessary updates are required.	Compliant



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	<p>(xxxiv) 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;</p> <p>(xxxv) 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;</p> <p>(xxxvi) a summary of the current stage and progress of the development;</p> <p>(xxxvii) contact details to enquire about the development or to make a complaint;</p> <p>(xxxviii) a complaint register, updated monthly;</p> <p>(xxxix) 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> <p>(xl) any other matter required by the Planning Secretary; and</p> <p>(d) keep such information up to date, to the satisfaction of the Planning Secretary.</p>	CC4 Sept 2020					
<b>Compliance</b>							
A26	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	At all times		Note	Instruction to comply with conditions include in minor contract template Consent Conditions included in Induction presentation.	The head contract requires Lendlease (and its sub-contractors) to comply with all conditions of consent under SSDA 9113.  DA conditions form part of the Subcontractor's Major Works Subcontract i.e. Template for Works Contract: Contains instruction that all works to be carried in accordance with Project SSD Conditions of Consent and other Project Approvals.  Staff are made aware through various ongoing meetings and discussions.	Compliant
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	At all times		Note		As there were a number of conditions that could be regarded as non-compliances as their timing for close out was generally linked to construction start dates, as opposed to the actual related construction and design	



	<p>construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary.</p>					<p>staging it was discussed and agreed with DPIE &amp; HI Planning that a Staging Report would submitted to DPIE and approved to allow for staged compliance with conditions rather than a series of modifications to conditions.. This covered such items such as Façade, botany Traffic intersection, landscaping etc</p> <p>Document: <b>RCR State Significant Development SSD 9113: Staging Report</b> File Name: <i>Approved SSD 9113 Staging Report Rev 3</i> Prepared by PwC Date 24 April 2020 Status: Approved by DPIE</p> <p>Document: Staging Report approval letter from DPIE Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113) Approval of Staging Report File name: <i>SSD9113 Staging Report Approval</i> Dated: 6 May 2020</p>	
A28	<p>A Staging Report prepared in accordance with condition A27 must:</p> <p>(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;</p> <p>(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);</p> <p>(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and</p> <p>(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.</p>	At all times		Note		As per comment against Condition A27	Compliant



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<b>A29</b>	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	At all times		Note		The project is being staged as per the approved Staging Report	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.	At all times		Note		Compliance to be adhered to as relevant to each project Stage nominated in the Staging Report. Refer to notes against the conditions in this Matrix.	Compliant
<b>Advisory Notes</b>							
<b>AN1</b>	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	At all times		Note		Acknowledged	Compliant
<b>PART B Prior to Commencement of Construction</b>							
<b>Notification of Commencement</b>							
<b>B1</b>	The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	Prior to Construction		Contractor	Record Keeping System for communications with the Department.	Record and date check of Written notification to the Department (for Prior to Construction/ commencement of physical work). Email to DPIE (then DPE) dated 14 June 2019.	Compliant
<b>B2</b>	If the construction or operation of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.			Contractor	Record keeping	Works are not staged	Not triggered
<b>Certified Drawings</b>							
<b>B3</b>	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with: (a) the relevant clauses of the BCA; and (b) this development consents.	Prior to Construction		Consultant	Copy of records / certificates of Compliance.  Record Keeping for communications with the certifier.	<b>Crown Certificate 1</b> File name: 190501 – Randwick Hospital ASB Redevelopment – Structural Design Certification for CC1 Prepared by: Enstruct Dated: 3 May 2019  <b>Approval from PCA</b> Crown Certificate 1 (CC1) No 19/124846-3 Issued: 31 May 2019	Compliant





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						<p><b>Crown Certificate 2</b> File name – 190816- Randwick Hospital ASB Redevelopment for CC2 Prepared by Enstruct Dated 16<sup>th</sup> August</p> <p><b>Approval from PCA</b> Crown Certificate 2 (CC2) No 19/124846-4 Issued 14 Oct 2019</p>	
<b>External Walls and Cladding</b>							
<b>B4</b>	Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA.	Prior to Construction		Contractor	Record keeping for communications with the Certifier.	<p>Letter issued by Lendlease and accepted by the Certifying Authority dated 27.05.19 noting condition not applicable to CC1, to be satisfied under subsequent CC.</p> <p>Approved by DPIE Document: <b>RCR State Significant Development SSD 9113: Staging Report</b> File Name: Approved SSD 9113 Staging Report Rev 3 Prepared by PwC Date 24 April 2020</p> <p>Refer to Matrix in Approved Staging Report – item B4 –confirmed documentation to be submitted as part of CC4</p> <p>Note: no modification required.</p>	Compliant
<b>B5</b>	The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	Prior to Construction	to the Planning Secretary within seven days	Contractor	Record Keeping for communications with the Planning Secretary	<p>Letter issued by Lendlease and accepted by the Certifying Authority dated 27.05.19 noting condition not applicable to CC1.</p> <p>External walls and cladding to form part of CC4 submission.</p>	Not triggered
<b>Protection of Public and Private Property and Infrastructure</b>							
<b>B6</b>	(a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable	Prior to Construction		Contractor	Record Keeping for Consultation/ Communications with	<p>Copy of Records/Certificates of Compliance as listed. File name: 190531 – RCR ASB Vibration Limits</p>	Compliant



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	<p>arrangements for access to, diversion, protection and support of the affected infrastructure;</p> <p>(b) prepare a dilapidation report identifying the condition of all public infrastructure near the site (including roads, gutters and footpaths);</p> <p>(c) prepare a dilapidation report identifying the condition of all adjoining and nearby premises including the residences on the south side of Magill Street and the heritage item located at 4 Hay Street, Randwick;</p> <p>(d) prepare a report by a professional engineer detailing the proposed methods of excavation, shoring or pile construction, including details of potential vibration emissions, and demonstrating the suitability of the proposed methods of construction to overcome any potential damage to nearby premises including the residences on the south side of Magill Street and the heritage item at no.4 Hay Street, Randwick.</p> <p>(e) submit a copy of the dilapidation report and engineers report to the Certifying Authority and Council.</p>	<p>CC1 – May 2019</p>			<p>Service Owners/ Providers</p> <p>Record Keeping for communications with the Certifier</p> <p>Record Keeping System for communications with the Planning Secretary and Council</p>	<p>Prepared by: Enstruct Dated: 31 May 2019</p> <p>File name: 4 Hay Street Randwick Prepared by James Townsend Dilapidation Surveys Dated: 10 May 2019</p> <p>File name: 3 Magill Street Randwick Prepared by James Townsend Dilapidation Surveys Dated: 4 November 2018</p> <p>File name: 40 Botany Street Kensington Prepared by James Townsend Dilapidation Surveys Dated: 26 February 2019</p> <p>File name: High Street Randwick Light Rail Prepared by James Townsend Dilapidation Surveys Dated: 26 February 2019</p> <p>File name: I Magill Street Randwick Prepared by James Townsend Dilapidation Surveys Dated: 24 August 2018</p> <p>File name: 5 Magill Street Randwick Prepared by James Townsend Dilapidation Surveys Dated: 24 August 2018</p> <p>File name: 7 Magill Street Randwick Prepared by James Townsend Dilapidation Surveys Dated: 24 August 2018</p> <p>File name: 9 Magill Street Randwick Prepared by James Townsend Dilapidation Surveys Dated: 13 August 2018</p> <p>File name: 11 Magill Street Randwick Prepared by James Townsend Dilapidation Surveys Dated: 13 August 2018</p> <p>File name: 13 Magill Street Randwick Prepared by James Townsend Dilapidation Surveys Dated: 13 August 2018</p>	
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						<p>File name: 15 Magill Street Randwick Prepared by James Townsend Dilapidation Surveys Dated: 13 August 2018</p> <p>File name: 103 Botany Street Randwick Prepared by James Townsend Dilapidation Surveys Dated: 29 August 2018</p> <p>File name: POWH Road Survey Prepared by James Townsend Dilapidation Surveys Dated: 20 September 2018</p> <p><b>Approval from PCA</b> Crown Certificate 1 (CC1) No 19/124846-3 Issued: 31 May 2019</p>	
<b>Security Deposit</b>							
<b>B7</b>	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 4.17(6) of the Environmental Planning and Assessment Act 1979.	Prior to Construction  CC1 – May 2019		Consultant	Copy of records / certificates of Compliance.  Record Keeping for communications with the certifier.	<p>File name: 190520 – Randwick City Council Receipt for Security Deposit Prepared by: Stamped by Randwick City Council Dated: 20 May 2019</p> <p><b>Approval from PCA</b> Crown Certificate 1 (CC1) No 19/124846-3 Issued: 31 May 2019</p>	Compliant
<b>B8</b>	The damage/civil works security deposit is refundable upon a satisfactory inspection by Council upon the completion of the civil works which confirms that there has been no damage to Council's infrastructure.			Note	Note	Council will be contacted for inspection once works to repair any damage has been rectified	Not triggered
<b>B9</b>	The Applicant is also requested to advise Council in writing and/or photographs of any signs of existing damage to the Council roadway, footway, or verge prior to the commencement of any building/demolition works.	Prior to Construction		Contractor	Record keeping for communications with the Certifier and Council	<p>Provided to Council on USB 30 May 2019</p> <p><b>Approval from PCA</b> Crown Certificate 1 (CC1) No 19/124846-3 Issued: 31 May 2019</p>	Compliant



Contamination							
<b>B10</b>	<p>Prior to commencement construction, the Applicant must prepare a Contamination Management Protocol to the satisfaction of an NSW EPA Accredited Site Auditor which identifies how concurrent remediation and construction activities will be managed on site which:</p> <p>(c) includes procedures to differentiate between the handling of contaminated soil/material and construction material to ensure clear separation of handling;</p> <p>(d) 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</p> <p>(e) includes a procedure for recording the volume and type of contaminated material leaving the site and its destination.</p>	Prior to Construction		Contractor	<p>Copy of records / certificates of Compliance.</p> <p>Record Keeping for communications with the certifier.</p>	<p>Copy of Records/Certificates of Compliance as listed.</p> <p>Remediation Action Plan File name: 72505.14.R002.Rev4.RAP (1) Prepared by Douglas Partners Dated: February 2019</p> <p>Sampling and Analysis Quality Plan for Data gap and Waste Classification Investigation File name: 72505.15. R003.DftB. Randwick SAQP Prepared by Douglas Partners Dated: February 2019</p> <p>Randwick Campus Redevelopment Interim Audit Advice #4: Douglas Partners Site Investigation File name: S16895_LET04_February2019 (2) Prepared by: Senversa Dated: 22 February 2019</p> <p>EPA Site Audit Statement File name: S16895_SAS_JC-NSW26a_27February2019 Prepared by: Senversa Dated: 27 February 2019</p> <p><b>Approval from PCA</b> Crown Certificate 1 (CC1) No 19/124846-3 Issued: 31 May 2019</p> <p>Also refer to Construction Compliance Report #1 (revised 29/05/20 – table 7 for response to noncompliance raised by DPIE &amp; Applicant response.</p>	Compliant
Unexpected Contamination Procedure							
<b>B11</b>	<p>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</p>	Prior to Construction	and results of testing submitted to the Planning Secretary	Contractor	<p>Copy of records / certificates of Compliance.</p> <p>Record Keeping for communications with the certifier.</p>	<p>File name: Unexpected Finds Protocol – extract from CEMP Prepared by: Lendlease Dated: May 2019</p>	Compliant



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	disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site.					<p><b>Approval from PCA</b> Crown Certificate 1 (CC1) No 19/124846-3 Issued: 31 May 2019</p>	
<b>B12</b>	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Prior to commencement of utilities works		Contractor	Record keeping for communications with the Certifier.	<p><b>Crown Certificate 2</b> Email Letter issued to PCA Issued by Lendlease Dated 26<sup>th</sup> Sept 2019 Email contained 3 attachments: Letters from Authorities: Telstra, Ausgrid &amp; Jemena</p> <p><b>Approval from PCA</b> Crown Certificate 2 (CC2) No 19/124846-4 Issued 14 Oct 2019</p>	Compliant
<b>Utilities and Services</b>							
<b>B13</b>	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	Prior to commencement of above ground works		Contractor	Record keeping for communications with the Certifier.	<p>Letter from Telstra – dated 25<sup>th</sup> Sept 2019</p> <ul style="list-style-type: none"> <li>Confirming sufficient network available</li> </ul> <p>Letter from SES LHD - dated 10<sup>th</sup> Oct 2019</p> <ul style="list-style-type: none"> <li>Confirming that SES LHD would be the account holder for AGL Commercial gas</li> </ul> <p>Letter from Jemena – dated 25<sup>th</sup> Sept 2019</p> <ul style="list-style-type: none"> <li>Confirming proposed development supply</li> </ul> <p>Letter from Ausgrid – dated 18<sup>th</sup> July 2019</p> <ul style="list-style-type: none"> <li>Electricity network connection application/ certification of electrical design plans SC11993</li> </ul> <p>Note: the letters are evidence that communications have proceeded with the relevant Utility Services providers with final approvals currently being obtained</p> <p><b>Approval from PCA</b> Crown Certificate 2 (CC2) No 19/124846-4 Issued 14 Oct 2019</p>	Compliant



Community and Communication Strategy							
<p><b>B14</b></p>	<p>A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must:</p> <ul style="list-style-type: none"> <li>(a) identify people to be consulted during the design and construction phases;</li> <li>(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</li> <li>(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</li> <li>(d) set out procedures and mechanisms:                             <ul style="list-style-type: none"> <li>(i) through which the community can discuss or provide feedback to the Applicant;</li> <li>(ii) through which the Applicant will respond to enquiries or feedback from the community; and</li> <li>(iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.</li> </ul> </li> </ul>	<p>Prior to Construction</p> <p>CC1 – May 2019</p>		<p>Contractor / Principal / LHD</p>	<p>Copy of records / certificates of Compliance.</p> <p>Record Keeping for communications with the certifier.</p>	<p>Copy of Records/Certificates of Compliance as listed.</p> <p>File name: Community Communication Strategy Template – RCR Project Communications 240419 Prepared by: Health Infrastructure Dated: April 2019</p> <p>DPE Approval Letter File name: prince of Wales Hospital Stage 1 – Community Communication Strategy Prepared by: DPE Dated: 5 June 2019</p> <p><b>Approval from PCA</b> Crown Certificate 1 (CC1) No 19/124846-3 Issued: 31 May 2019</p>	<p>Compliant</p>
<p><b>B15</b></p>	<p>The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than two weeks before the commencement of any work.</p>	<p>Prior to Construction</p> <p>CC1 – May 2019</p>	<p>must be submitted to the Planning Secretary for approval</p>	<p>Contractor / Principal / LHD</p>	<p>Copy of records / certificates of Compliance.</p> <p>Record Keeping for communications with the certifier.</p>	<p>File name: <b>Community Communication Strategy Template – RCR Project Communications 240419</b> Prepared by: Health Infrastructure Dated: April 2019</p> <p>DPE Approval Letter File name: <b>Prince of Wales Hospital Stage 1 – Community Communication Strategy</b> Prepared by: DPE Dated: 5 June 2019</p>	<p>Compliant</p>



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<p><b>B16</b></p>	<p>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.</p>	<p>Prior to Construction  CC1 – May 2019</p>	<p>within another timeframe agreed with the Planning Secretary.</p>	<p>HI/LHD</p>	<p>Copy of records / certificates of Compliance.  Record Keeping for communications with the certifier.</p>	<p>File name: <b>Community Communication Strategy Template – RCR Project Communications 240419</b> Prepared by: Health Infrastructure Dated: April 2019  DPE Approval Letter File name: <b>Prince of Wales Hospital Stage 1 – Community Communication Strategy</b> Prepared by: DPE Dated: 5 June 2019  <b>Approval from PCA</b> Crown Certificate 2 (CC2) No 19/124846-4 Issued 14 Oct 2019</p>	<p>Compliant</p>
<p><b>Aboriginal Cultural Heritage</b></p>							
<p><b>B17</b></p>	<p>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; (b) archaeological monitoring of the removal of all-natural soil profiles are to be undertaken. This is to include relevant earthworks conducted during the demolition and/or construction phases of the proposal, geotechnical investigations and historical archaeological investigations;</p>	<p>Prior to Construction  CC1 – May 2019</p>	<p>the Certifying Authority, OEH and the Planning Secretary, within six months of completion</p>	<p>Contractor / Principal / LHD</p>	<p>Copy of records / certificates of Compliance.  Record Keeping for communications with the certifier.</p>	<p>Overall RCR Site-relevant approvals (Stage 1 &amp; Stage 2 areas included)  File name: <i>AHIP C0004536 - AHIMS 4386 - Prince of Wales Hospital redevelopment Stage 1 - Randwick City Council</i> Prepared by: Office of environment and Heritage Dated: 15 February 2019  File name: <i>NOTICE OF ISSUE-AHIP C0004537 - AHIMS 4386 - Prince of Wales Hospital redevelopment Stage 1- Randwick City Council</i> Prepared by: Office of environment and Heritage Dated: 15 February 2019  <u>B17 Parts (a) to (c) – Closed for ASB SSDA9113 Site – Compliant (refer also to B40)</u>  Email confirmation of Site Clearance post completion of test pit investigations File name: <i>190521_Email confirmation of Archaeological Site Clearance</i> Prepared by Mary Dallas Dated: 21 May 2019</p>	<p>Compliant</p>





	<p>(c) any Aboriginal archaeological monitoring, test or salvage excavations should be designed and developed with reference to any historical archaeological requirements and approvals;</p> <p>(d) final management of any retrieved Aboriginal archaeological remains, and recommendations relating to any Aboriginal archaeological deposit which may exist within the subject land, will be made in conjunction with Registered Aboriginal Parties to the current assessment on completion of the proposed Aboriginal archaeological test excavations and monitoring and be documented in an updated Aboriginal Cultural Heritage Assessment report; and</p> <p>(e) one copy of this report should be forwarded to all Registered Aboriginal Parties, the Certifying Authority, OEH and the Planning Secretary, within six months of completion of the test excavations and monitoring.</p>					<p>Test Pit investigation locations  File name: <i>Additional Test Pit Locations - HCV046 and RCR Level B2 Floor Plan</i>  Prepared by Mary Dallas  Dated: March 2019</p> <p><b>Approval from PCA</b>  Crown Certificate 1 (CC1)  No 19/124846-3  Issued: 31 May 2019</p> <p>File Title: Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) Pow ASB Randwick  File Name: <i>B40 - MDCA Sub Management Plan 2018 June Recommendations included</i>  Prepared by Mary Dallas  Dated: June 2019  Refer to s.4 (11) of ACHMSP for confirmation of compliance with B40(b).</p> <p>B40 (c) DPIE Approval Letter: Conditions B40 Aboriginal Cultural Heritage Management Sub-Plan for Prince of Wales Hospital Expansion, Stage 1, Randwick (SSD9113)  File name: <i>Condition B40 - ACHMSP - signed approval letter</i>  Prepared by: DPIE  Dated: 14 June 2019</p> <p><b>Approval from PCA</b>  Crown Certificate 1 (CC1)  No 19/124846-3  Issued: 31 May 2019</p> <p><u>Parts (d) &amp; (e) – Not Triggered (report to achieve close out in progress)</u></p> <p>Refer to Statement by Mary Dallas. Key points:</p> <ul style="list-style-type: none"> <li>• Confirms archaeological investigations are completed within the SSD9113 ASB site but yet to be completed for the balance of the area</li> </ul>	
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						<p>covered by National Parks &amp; Wildlife Act AHIP (ref C0004536); and</p> <ul style="list-style-type: none"> <li>Provides a status update on findings.</li> </ul> <p>Document: Randwick Hospital Redevelopment Archaeology - Preliminary Finds Summary prepared by Mary Dallas Consulting Archaeologist  File name: <i>B17 &amp; B54 - Summary Aboriginal Archaeological assessment</i>  Dated: 17 April 2020  Parts 6(15) &amp; 6(16) of the DPIE-approved ACHMSP (refer to reference above) confirm the procedures set out in B17(d) are to be adhered to.</p> <p>Approved Staging Report Matrix Item B17 provides that: Aboriginal Cultural Heritage Assessment report to be completed within six months of completion of test excavations, <u>or prior to occupation if additional time is required to prepare the report in accordance with Part (d) of the Condition</u>. The latter timing will be adhered to, noting that MDCA are yet to complete their archaeological analysis and reporting.</p> <p>Document: RCR State Significant Development SSD 9113: Staging Report  File Name: <i>Approved SSD 9113 Staging Report Rev 3</i>  Prepared by PwC  Date 24 April 2020  Status: Approved by DPIE</p> <p>Document: Staging Report approval letter from DPIE  Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113) Approval of Staging Report  File name: <i>SSD9113 Staging Report Approval</i>  Dated: 6 May 2020</p>	
<b>Ecologically Sustainable Development</b>							
<b>B18</b>	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	Above Ground Construction	to the satisfaction of the Planning Secretary	Contractor	Record Keeping for communications with the Certifier OR	Email received from Green Building Council Australia via Wood & Grieve Engineers dated 8 <sup>th</sup> Oct 2019 confirming registration and project number – GS-4699DA	Compliant



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	NSW Health Engineering Services Guidelines are updated demonstrating equivalency with an accredited rating scheme to the satisfaction of the Planning Secretary.				Record Keeping for communications with the Planning Secretary, Department	<p>1. GBCA Tax invoice received: GS-4699Da-A-38478</p> <p>2. Lendlease payment receipt Number 673711</p> <p>HI have since instructed that the Greenstar process is not to be pursued. Consequently, B18 alternate pathway option to be pursued.</p> <p>Instruction provided from HI to continue with DPIE/HI - endorsed alternate pathway. Change to HI ESD strategy/framework HI advice letter Submitted to PCA: ref Aconex -LLGCOR-015384 Dated 26 Feb 20</p> <p>DPIE agreement letter title: ESD Framework and Guidelines – Request for agreement of Alternative Framework File name: B18 DPIE Agreement - 191022 - HINSW ESD Framework Dated: 22 October 2019</p> <p>Relevant documentation referred to above-Submitted to PCA: Aconex ref# LL-GCOR-017169 on 14 April 2020 &amp; ref# LL-GCOR-018175 on 6 May 2020</p>	
<b>Outdoor Lighting</b>							
<b>B19</b>	Prior to commencement of construction, all outdoor lighting within the site must comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority.	Prior to Construction		Contractor	Record keeping for communications with the Certifier.	<p>Letter issued by Lendlease and accepted by the Certifying Authority dated 27.05.19 noting condition not applicable to CC1, to be satisfied under subsequent CC.</p> <p><b>Document: RCR State Significant Development SSD 9113: Staging Report</b> File Name: Approved SSD 9113 Staging Report Rev 3 Prepared by PwC Date 24 April 2020</p> <p>Refer to Matrix in Approved Staging Report – item B19 –certified design for lighting to be provided prior to construction of outdoor lighting – will form part of CC4</p>	Compliant



<b>Access for People with Disabilities</b>							
<b>B20</b>	<p>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.</p> <p>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>	Prior to Construction		Contractor	Record keeping for communications with the Certifier.	<p>Stage 1 – Letter issued by Lendlease and accepted by the Certifying Authority dated 27.05.19 noting condition not applicable to CC1, to be satisfied under subsequent CC (relevant to fit out works).</p> <p>Refer to: RCR SSDA 9113: Approved Staging Report. Dated 24<sup>th</sup> April 2020: Rev 0.3 - Refer to section 2.1 Construction Staging –Stage 3</p> <p>Stage 2 – Document title: Accessibility Design Review Prince of Wales Hospital Reconfiguration and Expansion Project File name: <i>B20 - 75034 - POW (100%DD) Access Design Report</i> Date: 19th September 2018</p> <p>Stage 3 – Document Title: BUILDING CODE OF AUSTRALIA REPORT Prince of Wales Hospital Redevelopment – Acute Services Building and Emergency Department Barker Street, Randwick, NSW 2031 File name: <i>075022-06BCA (100% Report-Update) Rev E</i> Date: 14 March 2020</p> <p>DDA &amp; BCA Reports prepared by Mackenzie Group who are appropriately qualified.</p>	Not triggered
<b>Stormwater, Drainage and Flood Management</b>							
<b>B21</b>	<p>The proposed development is defined as a “Critical Facility” and the habitable floor levels and openings into the structure must comply with the flood planning levels as described in Appendix P of the EIS – Civil Report prepared by Enstruct, dated May 2018.</p> <p>Prior to the commencement of above ground construction, certification from a qualified engineer demonstrating the floor levels of the development</p>	Above Ground Construction		Contractor	Record keeping for communications with the Certifier.	<p><b>Crown Certificate 2 (CC2)</b> Refer to email letter received from <b>BMT Global – Flood Modelling Consultants</b> Dated 8<sup>th</sup> May 2020 Which confirms that the ASB basement level meets the FPL requirements nominated in Appendix P of the EIS</p> <p><b>Civil Design Certification</b> Produced by Acor Consultants</p>	Compliant



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	are compliant with this report is to be submitted to the satisfaction of the Certifying Authority.					<p>Dated 13<sup>th</sup> Sept 2019 File name: <i>SSD9113 CC2 - SY180053_Civil RCR CC2 Design Certificate_ R1_190913</i></p> <p><b>Structural Design Certificate</b> Produced by Enstruct Group Dated 16<sup>th</sup> Aug 2019 File name: <i>190816-Randwick Hospital ASB Redevelopment – Structural Design Certificate for Crown Certification CC2</i></p> <p><b>Approval from PCA</b> Crown Certificate 2 (CC2) No 19/124846-4 Issued 14 Oct 2019</p>	
<b>B22</b>	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	Prior to Construction		Contractor	Record keeping for communications with the Certifier.	<p><b>Crown Certificate 2</b> Email Letter issued to PCA Titled: CC2: Condition: B22 Issued by Lendlease Dated 25th Sept 2019</p> <p>Email contained 1 attachment – file name: <i>190925-RCR CC2 Condition B22 Structural Certificate</i> – structural design certificate provided by Enstruct referenced and included letter from BMT Consultants for Flood Reporting.</p> <p><b>Approval from PCA</b> Crown Certificate 2 (CC2) No 19/124846-4 Issued 14 Oct 2019</p>	Compliant
<b>B23</b>	The building, including building footings, are to be designed to ensure that they will not be adversely affected by stormwater, floodwater and/or the water table. Prior to the commencement of construction, certification from a qualified structural engineering demonstrating compliance shall be submitted to the satisfaction of the Certifying Authority.	Prior to Construction		Contractor	Record keeping for communications with the Certifier.	<p><b>Crown Certificate 2</b> Email Letter issued to PCA Titled: CC2: Condition: B23 Issued by Lendlease Dated 26th Sept 2019</p> <p>Email contained 1 attachment – file name: <i>190925-RCR CC2 Condition B23 Structural Certificate</i> – the structural design certificate provided by Enstruct referenced and included reports from Geotech Report</p>	Compliant



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						<p>by Douglas Partners, Central Plumbers Hydraulic Report &amp; BMT Consultants for Flood Reporting.</p> <p><b>Approval from PCA</b> Crown Certificate 2 (CC2) No 19/124846-4 Issued 14 Oct 2019</p>	
<b>B24</b>	All proposed footings located adjacent to existing or proposed drainage easements shall either be founded on rock or extended below a 30-degree line taken from the level of the pipe invert at the edge of the drainage reserve/easement (angle of repose). Prior to the commencement of construction, certification from a qualified structural engineering demonstrating compliance shall be submitted to the satisfaction of the Certifying Authority	Prior to Construction		Contractor	Record keeping for communications with the Certifier.	<p>Copy of Records/Certificates of Compliance as listed.</p> <p><b>Crown Certificate 1 (CC1)</b> File name: 190501 – <b>Randwick Hospital ASB Redevelopment – Structural Design Certification for CC1</b> Prepared by: Enstruct Dated: 3 May 2019</p> <p><b>Approval from PCA</b> Crown Certificate 1 (CC1) No 19/124846-3 Issued: 31 May 2019</p> <p><b>Crown Certificate 2 (CC2)</b> Email Letter issued to PCA Titled: CC2: Condition: B24 Issued by Lendlease Dated 26th Sept 2019 Email contained 1 attachment – file name: <i>piling Certificate 2019-09-26</i>.</p> <p><b>Approval from PCA</b> Crown Certificate 2 (CC2) No 19/124846-4 Issued 14 Oct 2019</p>	Complaint
<b>B25</b>	The footings must be inspected by the Applicant's engineer to ensure that these footings are either founded on rock or extend below the "angle of repose". Documentary evidence of compliance with this condition is to be submitted to the Certifying Authority prior to proceeding to the subsequent stages of construction.	During Construction		Contractor	Inspection by LLB nominated engineer Record keeping for communications with the Certifier.	<p>Refer to Piling Certificate issued by Wagstaff Piling – dated 22 Jan 2020 Certificate confirms that piles had been <b>designed and installed</b> in accordance with AS2159-2009 and Wagstaff Piling Design Submission</p> <p>File name: <i>Piling Certification 2020-01-22</i></p>	Compliant



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						<p>Issued to PCA via aconex: LL-GCOR 019195 Dated 26 May 2020</p> <p><b>Approval from PCA</b> Crown Certificate 2 (CC2) No 19/124846-4 Issued 14 Oct 2019</p>	
<b>B26</b>	<p>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.</p> <p>A copy of the strategy and Council's comments are also to be submitted to the Planning Secretary.</p>	Above Ground Construction	A copy of the strategy and Council's comments are also to be submitted to the Planning Secretary.	Contractor	Record keeping for communications with the Certifier.	<p><b>Crown Certificate 2</b> Email Letter issued to PCA Titled: CC2: Condition B26 Issued by Lendlease Dated 27<sup>th</sup> Sept 2019 Email contained 1 attachment – file name: 190926 Letter-A11_B26: Attachment provides evidence of meetings and communications between RCC, HI NSW, &amp; Lendlease also contains a series of associated drainage drawings</p> <p><b>Approval from PCA</b> Crown Certificate 2 (CC2) No 19/124846-4 Issued 14 Oct 2019</p> <p>Documentation Issued to HI/Planning by PwC for onward transmission to DPIE Email title: RCR-B26 Council Consultation Records – contained 9 attachments. Email dated – 28<sup>th</sup> May 2020</p>	Compliant
<b>B27</b>	The strategy required by condition B26 must make provision for the existing stormwater drainage system in Eurimbla Avenue (or an equivalent capacity system) to remain in operation until such time as the new drainage system is constructed and operational to Council's satisfaction.	Above Ground Construction		Contractor	Record keeping for communications with the Certifier.	<p>Capacity analysis checks were undertaken by Lendlease &amp; BMT Flood Consultants to determine capacity of existing drainage system in Eurimbla Avenue.</p> <p>The existing drainage system was maintained until the new rerouted stormwater drain had been completed under the Early Enabling Works.</p> <p>Refer to drawings: RCR-ACR-CV-01-DWG-DD-102 rev 7.</p>	Compliant





						<p>Completion Documentation Package Submitted by Lendlease to RCC via USB: dispatch confirmed via email 13<sup>th</sup> Dec 2019 from Lendlease to RCC (no response received to date)</p> <p>Also refer to register of documents which was a summary of the documents submitted to RCC File Name: 190802 -Register of Documents</p>	
<b>B28</b>	<p>Prior to the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must:</p> <ul style="list-style-type: none"> <li>(a) be designed by a suitably qualified and experienced person(s);</li> <li>(b) be generally in accordance with the conceptual design in the EIS;</li> <li>(c) be in accordance with applicable Australian Standards; and</li> <li>(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.</li> </ul>	Prior to Construction		Contractor	Record keeping for communications with the Certifier.	<p>Issued to PCA Aconex: LL-GCOR-009256 Date 14<sup>th</sup> June 2019 Aconex communication includes the following documentation:</p> <p><b>Approval from PCA</b> Crown Certificate 2 (CC2) No 19/124846-4 Issued 14 Oct 2019 <b>Civil Engineering Design Report – Rev 3</b> as produced by Acor Consultants – Document No.- 100% DD Report File name: RCR-ARC-CIV-RPT-001</p> <p>Drawings File name: RCR-ACR-CV-50-DWG-DD-101 rev 2 File name: RCR-ACR-CV-01-DWG-DD-101 rev 4 File name: RCR-ACR-CV-01-DWG-DD-102 rev 6</p> <ul style="list-style-type: none"> <li>a) Acor Consultants are suitably qualified Civil Engineers</li> <li>b) The design is generally in accordance with the conceptual EIS design</li> <li>c) The design is in accordance with Australian Standards – refer page 14/15</li> <li>d1) The design is in accordance with the Australian Rainfall &amp; Run off – refer page 14 section 2.3</li> </ul> <p><b>d2) The Civil Engineers (ACOR) are not aware of the Council Handbook (EPA 1997) Guidelines.</b></p>	Compliant

						<p>Design has been done in accordance with AR&amp;R, Council DCP requirements and the Blue Book for soil erosion measures.</p> <p>As advised by Civil Engineers:  <i>"The stormwater drainage design, including hydraulic capacity checks, has been completed in accordance with the requirements stated in the current AR&amp;R and Australian Standard AS3500.3 Plumbing and Drainage Code and comply with Randwick City Council DCP and Private Stormwater Code."</i>                      Source of advice refer email letter from Acor Consultants – Dated 22<sup>nd</sup> May 2020</p> <p>Approved by DPIE                      Document: <b>RCR State Significant Development SSD 9113: Staging Report</b>                      File Name: Approved SSD 9113 Staging Report Rev 3                      Prepared by PwC                      Date 24 April 2020</p> <p>Refer to Matrix in Approved Staging Report – item B28.                      Documentation to be submitted                      CC2 - Design Development of system                      CC3 - Building Hydraulic works                      CC4 - civil and landscaping works</p> <p>Note: no modification required.</p>	
<b>Groundwater</b>							
<b>B29</b>	A report must be obtained from a qualified, experienced hydrogeological engineer, which provides an assessment of the site and the potential impact of groundwater (including seepage flows) and the water table upon the development, and measures to be implemented to effectively manage groundwater where affected. The report is to be submitted to the satisfaction of the Certifying Authority.	Prior to Construction  CC1 – May 2019		Contractor	Groundwater Report  Copy of records / certificates of Compliance.  Record Keeping for communications with the certifier.	<b>Crown Certificate 1 (CC1)</b> File name: 72505.13.R.011.Rev0.DMP - De Watering Management Plan Prepared by Douglas Partners Dated: March 2019  File name: 72505.13.R.011.Rev0.DMP - De Watering Management Plan Prepared by Douglas Partners Dated: March 2019	Compliant



						<p><b>Approval from PCA</b> Crown Certificate 1 (CC1) No 19/124846-3 Issued: 31 May 2019</p> <p>-----</p> <p><b>Crown Certificate 2 (CC2)</b> <b>Submitted to PCA</b> Via aconex corro. Ref: LL-GCOR-011470 Sent:25 Sept 19 Contained 4 attachments as follows; <b>Memo - Supplementary Geotechnical Investigation by Enstruct</b></p> <ul style="list-style-type: none"> <li>File Name: 72505.13.R.027.rev0.ASB DA Condition B29</li> </ul> <p><b>Report on Supplementary Geotechnical Investigation by Douglas partner</b></p> <ul style="list-style-type: none"> <li>File Name: 72505.13. R.001.Rev0</li> </ul> <p><b>Groundwater monitoring round 2 – Randwick Campus Redevelopment by Douglas Partners</b></p> <ul style="list-style-type: none"> <li>File Name: 72505. 13R.002.Rev1.GW Monitoring</li> </ul> <p><b>Dewatering Management Plan by Douglas Partners</b></p> <ul style="list-style-type: none"> <li>File Name: 72505.13.R.011.Rev0.DMP – Dewatering Management Plan</li> </ul> <p><b>Approval from PCA</b> Crown Certificate 2 No 19/124846-4 Issued: 14 Oct 2019</p>	
<b>B30</b>	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: (a) the design and construction of the basement level/s must preclude the need for dewatering after construction;	Prior to Construction		Contractor	Design Drawings  Record keeping for communications with the Certifier.	Letter issued by Lendlease and accepted by the Certifying Authority dated 27.05.19 noting condition not applicable to CC1, to be satisfied under subsequent CC.  <b>Approval from PCA</b> Crown Certificate 2 (CC2) No 19/124846-4 Issued: 14 Oct 2019 <b>Crown Certificate 2 (CC2)</b>	Compliant



	<p>(b) that part of the development that may be impacted by the water table must include a waterproof retention system (i.e. a fully tanked structure) with adequate provision for future fluctuations of water table levels. (It is recommended that a minimum allowance for a water table variation of at least +/-1.0 metre beyond any expected fluctuation be provided). The actual water table fluctuation and fluctuation safety margin must be determined by a suitably qualified professional;</p> <p>(c) groundwater management systems shall be designed to transfer groundwater around, through or under the proposed development without a change in the range of the natural groundwater level fluctuations in the locality;</p> <p>(d) where an impediment to the natural flow paths is created as a result of the nature of the construction methods utilised or the bulk of the below-ground structure, artificial drains such as perimeter drains and through drainage may be utilised. These systems may only be utilised where it can be demonstrated that the natural groundwater flow regime is restored both up-gradient and down-gradient of the site, without any adverse effects on surrounding property or infrastructure;</p> <p>(e) groundwater management systems:</p> <p>(iv) are to be designed to be easily maintained; and</p> <p>(v) should have a design life of 100 years; and</p> <p>(f) the basement level/s of the building must be designed by a structural engineer who is qualified and experienced in the design of structures below a water table.</p>					<p>Parts a) to d)  Refer to: Memorandum to PwC  Dated 27<sup>th</sup> July 2019  From Lendlease  Subject: <b>DA No. SSDA 9113 Prince of Wales Expansion Stage 1: Consent Condition B30.</b>  File Name: <i>Memorandum – Tanked Basement</i>  Purpose of memo is to confirm that a tanked basement is not necessary as supported/confirmed by the Hydraulic Subcontractor (Central Plumbers), Civil Engineer (Acor) &amp; Structural Engineer (Enstruct)</p> <p>To be read conjunction with  <b>Randwick Campus Redevelopment – Acute Services Building – Structural Certificate for Crown CC2 Condition B22.</b>  Dated 25<sup>th</sup> Sept 2019  From Enstruct Group  File name: <i>190925-RCR CC2 Condition B22 Structural Certificate</i></p> <p>Part e-2)  Refer to Memo letter from MGA  Dated 7 Feb 2020  Titled Prince of Wales Hospital – ASB Early Works Crown Certificate  Letter written in support of Condition B30  Stating that a 50- year life is acceptable to the Certifier  File name: <i>07022-20EM-Letter re DA Condition B30</i></p> <p>Part f) the basement structures have been designed by Enstruct who are experienced in basement and below water table structures.</p>	
<p><b>B31</b></p>	<p>In the event of the development being modified in a manner that changes building/structural loads or alters the basement design, a suitably qualified and experienced structural engineer must certify</p>	<p>Note</p>		<p>Contractor</p>	<p>Certification from a structural engineer</p>	<p>Note: Design is ongoing. Current SoW with LLB includes Piling, Bulk Excavation and OSD tank in ED Drop off.  The Structural Engineer signs off on the design prior to each Stage of works. Refer to notes against</p>	<p>Compliant</p>



	that the design of the basement remains adequate for the site conditions.				Record keeping for communications with the Certifier.	Condition A20, which includes references to Structural Engineering Design Compliance Certification issued for CC1 and CC2.	
<b>Environmental Management Plan Requirements</b>							
<b>B32</b>	<p>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <ul style="list-style-type: none"> <li>(a) detailed baseline data;</li> <li>(b) details of: <ul style="list-style-type: none"> <li>(i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);</li> <li>(ii) any relevant limits or performance measures and criteria; and</li> <li>(iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;</li> </ul> </li> <li>(c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;</li> <li>(d) a program to monitor and report on the: <ul style="list-style-type: none"> <li>(i) impacts and environmental performance of the development;</li> <li>(ii) effectiveness of the management measures set out pursuant to paragraph (c) above;</li> </ul> </li> <li>(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;</li> <li>(f) a program to investigate and implement ways to improve the environmental performance of the development over time;</li> <li>(g) a protocol for managing and reporting any: <ul style="list-style-type: none"> <li>(i) incident and any non-compliance (specifically including any exceedance</li> </ul> </li> </ul>	Note		Contractor		<p>Refer to CEMP document to be read in conjunction with Condition B33</p> <p><b>Crown Certificate 1</b>  File name: <i>CEMP_Subplan_Main Works_May 2019_v01</i>  Document Title; Randwick Campus Redevelopment: Construction and Environmental Management Plan (CEMP)  Prepared by: Lendlease  Dated – May 2019</p> <p><b>a)</b> Refer to section 13.4: CNVMSP  <b>b-i)</b> included throughout the CEMP but particular reference to Section 10 – Authorities  <b>b-ii)</b> included throughout the CEMP  <b>b-iii)</b> included throughout the CEMP but particular reference to section 5.5 Environmental Protection  <b>c)</b> included throughout the CEMP but particular Section 5.5 Environmental  <b>d)</b> included throughout the CEMP but particular reference to Section 5.5 Environmental  <b>e)</b> included throughout the CEMP but particular reference to Section 3.0 Risks &amp; Hazards Management &amp; Section 11.4 Disruptive Works</p> <p><b>f)</b> reference to 3.3 Key Randwick Construction Redevelopment Construction Interface Overview &amp; Section 5.0 Environmental Protection.  <b>g)</b> reference to Section 9.0 – Stakeholder Management Plan and reference to Project Hotline for complaints &amp; enquires.  <b>h)</b> The CEMP is periodically updated to address – the CEMP has been updated to address any changes to the Plan or to accommodate any changes to the Project for the forthcoming CC3 submission.</p> <p>Note 1 - Not reissued for CC2</p>	Compliant



	<p>of the impact assessment criteria and performance criteria);</p> <p>(ii) complaint;</p> <p>(iii) failure to comply with statutory requirements; and</p> <p>(h) a protocol for periodic review of the plan.</p>					<p>Note2: Updated for CC3 CEMP updated April 2020. File name: <i>CEMP_ASB_140420 – Rev</i></p>	
<b>Construction Environmental Management Plan</b>							
<b>B33</b>	<p>The Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following:</p> <p>(a) Details of:</p> <p>(i) hours of work;</p> <p>(ii) 24-hour contact details of site manager;</p> <p>(iii) management of dust and odour to protect the amenity of the neighbourhood;</p> <p>(iv) stormwater control and discharge;</p> <p>(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>(vi) groundwater management plan including measures to prevent groundwater contamination;</p> <p>(vii) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting;</p> <p>(viii) community consultation and complaints handling;</p> <p>(ix) measures to ensure the ongoing safe operation of the existing helipad on the site identified in the review undertaken in accordance with Condition B49;</p> <p>(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B35);</p> <p>(c) Construction Noise and Vibration Management Sub-Plan (see condition B37);</p> <p>(d) Construction Waste Management Sub-Plan (see condition B38);</p> <p>(e) Construction Soil and Water Management Sub-Plan (see condition B39);</p> <p>(f) Aboriginal Cultural Heritage Management Sub-Plan (see condition B40);</p>	<p>Prior to Construction</p> <p>CC1 – May 2019</p>		<p>Contractor</p>	<p>Copy of records / certificates of Compliance.</p> <p>Record Keeping for communications with the certifier.</p>	<p>Copy of Records/Certificates of Compliance as listed.</p> <p><b>Crown Certificate 1</b> File name: <i>CEMP_Subplan_Main Works_May 2019_v01</i> Document Title; Randwick Campus Redevelopment: Construction and Environmental Management Plan (CEMP) Prepared by: Lendlease Dated – May 2019</p> <p><b>Approval from PCA</b> Crown Certificate 1 (CC1) No 19/124846-3 Issued: 31 May 2019</p> <p>Part (a) items: <b>Addresses (i): Hours of Work</b> Refer section 5.3.1 Hours of Work</p> <p><b>Addresses (ii) :24 hr contact</b> <i>Not addressed in CEMP submitted</i> <i>Now addressed in CEMP update for CC3 - rev 3 – refer section 3.6 Site Contacts</i></p> <p><b>Addresses (iii): dust and odour</b> Refer to CEMP - refer to section 5.5.3 Air Quality Management and Air Quality Management Sub Plan prepared by Lendlease</p> <p><b>Addresses (vi): stormwater control &amp; discharge</b> Refer to CEMP section 3.2 Managing Risk within an Operating Hospital Environment and Stormwater &amp; Erosion Management Plan prepared by Lendlease</p>	<p>Compliant</p>



	<ul style="list-style-type: none"> <li>(g) Flood Emergency Response (see condition B41);</li> <li>(h) an unexpected finds protocol for contamination and associated communications procedure;</li> <li>(i) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communication procedure;</li> <li>(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</li> </ul>					<p><b>Addresses (v): tracking of sediment</b> Refer to CEMP section 13.0 Appendices – appendices 13.7: Construction Soil &amp; Waste Management Plan.</p> <p><b>Addresses (vi): ground water management plan</b> Refer CEMP section 5.5 Environmental Protection &amp; appendix: 13.7 Construction Soil and Water Management Plan</p> <p><b>Addresses (vii): Ext temp lighting</b> Not addressed in CEMP submitted <i>Note: Now addressed in CEMP update for CC3 - rev 3 – refer section EMP Section 13.0</i></p> <p><b>Addresses (viii): Community Consultation &amp; complaints</b> Refer to CEMP section 9.0 Stakeholder Management</p> <p><b>Addresses (xi): ongoing helicopter operations</b> Refer to CEMP Section 11.1 Cranage &amp; Helicopter Management Plan – refer to B49 for details of submitted reports.</p> <p>Addresses Part (b): <b>Construction Traffic &amp; Pedestrian Management Sub Plan</b> Refer to CEMP Appendix 3: Traffic Management Plan (CTPMSP) prepared by Lendlease.</p> <p>Addresses Part (c): <b>Construction Noise &amp; Vibration Management Sub Plan (CNVSP)</b> Refer to CEMP section 5.5.2 Noise and Vibration and appendix 13.4 CNVMP</p> <p>Addresses Part (d): <b>Construction Waste Management Subplan (CWMSp)</b> Refer to CEMP section 5.3.14 Waste Management &amp; appendix 13.6 CWMSp</p> <p>Addresses Part (e): <b>Construction Soil &amp; Water Management Subplan (CSWMSp)</b> Refer to CEMP - Appendix 13.7 CSWMSp</p> <p>Addresses Part (f): <b>Aboriginal Cultural Heritage Management Subplan</b></p>	
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						<p>Refer to CEMP: appendix 13.8 - Aboriginal Cultural Heritage Management Subplan: Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) Pow ASB Randwick prepared by Mary Dallas (refer to Condition C40)</p> <p><b>Addresses Part (g): Flood Emergency Response</b> Refer to CEMP: appendix 13.9 – Flood Emergency Response</p> <p>Addresses Part (h): <b>unexpected finds protocol for contamination</b> Refer to CEMP section 3.4 Hazardous Materials &amp; Preliminary Site Investigation for Contamination (by Douglas Partners 2018)</p> <p>Addresses Part (i): <b>unexpected finds protocol for aboriginal and non-aboriginal</b> <b>Refer to CEMP:</b> appendix 13.8 Aboriginal Cultural Heritage Management Subplan &amp; Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) Pow ASB Randwick prepared by Mary Dallas (refer to Condition C40)</p> <p>Addresses Part (j): <b>waste classification – Refer to CEMP: Report on Supplementary Geotechnical Investigation:</b> section 9.3.2 Disposal of Excavated Materials</p>	
<b>B34</b>	The Applicant must not commence construction of the development until the CEMP is submitted to the satisfaction of the Certifying Authority and a copy submitted to the Planning Secretary.	Prior to Construction  CC1 – May 2019	a copy submitted to the Planning Secretary.	Contractor	<p>Copy of records / certificates of Compliance.</p> <p>Record Keeping for communications with the certifier.</p>	<p>File name: CEMP Subplan_Main Works_May 2019_v01 Prepared by: Lendlease Dated: May 2019</p> <p>File name: EHS Management Plan_RCR_v4.2 190204_Signed Prepared by: Lendlease Dated: February 2019</p> <p><b>To satisfaction of Certifying Authority</b> Issuance by Certifying Authority of Crown Certificate 19/124846-3 dated 31 May 2019, for Piling, Bulk</p>	Compliant





						Excavation and OSD tank in ED Drop off (current LLB Scope of works).  <b>Sent to Planning Secretary</b> 1/07/2019 via HI secure file transfer.	
<b>B35</b>	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: (a) be prepared by a suitably qualified and experienced person(s); (b) specify: (i) location of the proposed work zone/s; (ii) location of any crane; (iii) details of any lane or road closures; (iv) construction hours; and (v) construction program; (c) detail size and type of construction vehicles including a swept path analysis demonstrating no encroachment into oncoming traffic lanes; (d) haulage and heavy vehicle routes including marshalling area/s and operations to ensure no heavy vehicle queuing prior to site entry; (e) estimated number of construction vehicle movements including measures to significantly minimise the number of movements during the defined peak traffic periods; (f) construction vehicle access arrangements noting that construction vehicles shall not use High Street without prior approval of the Sydney Coordination Office within TfNSW and RMS; (g) measures to avoid construction worker vehicle movements within the vicinity of the precinct, including any off-site construction worker parking location/s away from the precinct and operation; (h) location and operation of a pick-up/drop-off zone of adequate length on Hospital Road	Prior to Construction  CC1 – May 2019		Contractor	Copy of records / certificates of Compliance.  Record Keeping for communications with the certifier.	<b>Crown Certificate 1 (CC1)</b> File name: CTPM Subplan_Main Works_May 2019_v05 Prepared by: Lendlease Dated: May 2019  <b>Approval from PCA</b> Crown Certificate 1 (CC1) No 19/124846-3 Issued: 31 May 2019 ----- <b>Crown Certificate 2 (CC2)</b> Issued to PCA Email title: RCR: CC2 Condition B35, B36, B42, B48 - issued 27 Sept 19 Email contained 2 attachments <ul style="list-style-type: none"> <li>• CTPMP</li> <li>• CWTS</li> </ul> File name: <i>CTPM Subplan_Main Works_July 2019 version 2</i> Prepared by: Lendlease Dated: July 2019  Part a) The CTPMSP has been prepared by Lendlease with Arup Traffic who are well experienced to provide this report. Part b) refer to section 5.3.1 & 5.4. Part c) refer to section 4.2 Part d) refer to section 7.2 Part e) refer to section 5.0 Part f) refer to section 5.0 & 6.0 Part g) refer to section 8.0 CWTS Part h) refer to section 5.3.6 Part i) refer to section 5.3.11 Part j) refer to – Existing Transport Conditions Part k) refer to – Existing Transport Conditions Part l) refer to – Existing Transport Conditions	Compliant



	<p>for the Sydney Children's Hospital. Pedestrian access to the zone should be maintained at all times;</p> <ul style="list-style-type: none"> <li>(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;</li> <li>(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;</li> <li>(k) consideration of potential impacts on general traffic, cyclists, pedestrians, bus services and light rail construction and operation within the vicinity of the site;</li> <li>(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;</li> <li>(m) include a Driver Code of Conduct to:             <ul style="list-style-type: none"> <li>(i) minimise the impacts of earthworks and construction on the local and regional road network;</li> <li>(ii) minimise conflicts with other road users;</li> <li>(iii) minimise road traffic noise; and</li> <li>(iv) ensure truck drivers use specified routes;</li> </ul> </li> <li>(n) include a program to monitor the effectiveness of these measures;</li> <li>(o) consultation strategy for liaison with surrounding stakeholders; and</li> <li>(p) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.</li> </ul>					<p>Part m) refer to appendix 7.2 driver Code of Conduct. Part n, o &amp; p) refer to Construction Communication Plan in Condition B35 - CEMP</p> <p><b>Approval from PCA</b>          Crown Certificate 2          No 19/124846-4          Issued: 14 Oct 2019</p>	
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<p><b>B36</b></p>	<p>A copy of the final CTPMSP is to be submitted to the Coordinator General, Transport Coordination for endorsement, prior to the commencement of any work.</p>	<p>Prior to Construction  CC1 – May 2019</p>		<p>Contractor</p>	<p>Copy of records / certificates of Compliance.  Record Keeping for communications with the certifier.</p>	<p>File name: 190531_TfNSW Endorsement Email Prepared by: Lendlease Dated: 31 May 2019  <b>Approval from PCA</b> Crown Certificate 1 (CC1) No 19/124846-3 Issued: 31 May 2019  <b>Crown Certificate CC2</b> Email received from Sydney Coordination Office dated 27/09/19 endorsing (with conditions) the CTPMSP – tilted RCR – CC2-CC3 CPTMP  <b>Approval from PCA</b> Crown Certificate 2 (CC2) No 19/124846-4 Issued 14 Oct 2019</p>	<p>Compliant</p>
<p><b>B37</b></p>	<p>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; (b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (d) include strategies that have been developed with the community for managing high noise generating works; (e) describe the community consultation undertaken to develop the strategies in condition B37(d); and (f) include a complaints management system that would be implemented for the duration of the construction.</p>	<p>Prior to Construction  CC1 – May 2019</p>		<p>Contractor</p>	<p>Copy of records / certificates of Compliance.  Record Keeping for communications with the certifier.</p>	<p>Document: Construction Noise and Vibration Impacts Assessment (Initial Iteration) File name: <i>Appendix G_Noise and Vibration Impact Assessment</i> Prepared by: Acoustic Studio Dated: August 2018  <b>Approval from PCA</b> Crown Certificate 1 (CC1) No 19/124846-3 Issued: 31 May 2019 <b>Crown Certificate CC1</b> <u>Part a)</u> prepared by Acoustic Studio who are suitably qualified <u>Part b)</u> refer to section 5.1 Standards and Guidelines <u>Parts c to f)</u> refer to Section 9  The CNVMP has been reviewed updated from time to time to respond to noise and vibration occurrences on site. The current CNVMP was submitted to DPIE in response to their requests.</p>	<p>Compliant</p>



Randwick Campus Redevelopment

						<p>Document: Randwick Hospital Redevelopment Main Works Construction Noise and Vibration Management Plan  File Name:  20200513GKA_R2_Main_Works_Construction_Noise_and_Vibration_Management_Plan  Dated: 15 May 2020</p> <p>Document: Response to request for information Randwick Hospital Campus Redevelopment – Acute Services Building SSD9113 - Construction Noise &amp; Vibration  File name:  B37 - 11052020 Letter to DPIE re noise and vibration  Dated: May 2020</p> <p>Revised CNVMSP &amp; Letter (as above) issued to HI Planning by PwC – 19<sup>th</sup> May 2020 &amp; issued to DPIE by HI Planning 2 June 2020  File Ref: Record of issue of letter &amp; updated CNVMSP to DPIE June 2020</p>	
<b>B38</b>	<p>The Construction Waste Management Sub-Plan (CWMSWP) must address, but not be limited to, the following:</p> <p>(a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;</p> <p>(b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.</p>	<p>Prior to Construction</p> <p>CC1 – May 2019</p>		Contractor	<p>Copy of records / certificates of Compliance.</p> <p>Record Keeping for communications with the certifier.</p>	<p>File name: ASB Waste Management Plan_Final Rev 3_SZ  Prepared by: Lendlease  Dated: March 2018</p> <p><b>Approval from PCA</b>  Crown Certificate 1 (CC1)  No 19/124846-3  Issued: 31 May 2019</p>	Compliant
<b>B39</b>	<p>The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <p>(a) be prepared by a suitably qualified expert, in consultation with Council;</p>	<p>Prior to Construction</p> <p>CC1 – May 2019</p>		Contractor	<p>Copy of records / certificates of Compliance.</p>	<p>File name: Management Plan - Construction Soil &amp; Water_RCR_2.2 190321  Prepared by: Lendlease  Dated: March 2019</p>	Compliant



	<p>(b) describe all erosion and sediment controls to be implemented during construction;</p> <p>(c) include an Acid Sulphate Soils Management Plan, if required, including measures for the management, handling, treatment and disposal of acid sulphate soils, including monitoring of water quality at acid sulphate soils treatment areas.</p> <p>(d) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site);</p> <p>(e) detail all off-Site flows from the Site; and</p> <p>(f) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI).</p>				<p>Record Keeping for communications with the certifier.</p>	<p>File name: Management Plan - Stormwater and Erosion_RCR_2.2 190321          Prepared by: Lendlease          Dated: March 2019</p> <p><b>Approval from PCA</b>          Crown Certificate 1 (CC1)          No 19/124846-3          Issued: 31 May 2019</p> <p>Letter from RRC dated 10 May 2019, following letter from Health Infrastructure dated 17 April regarding Civil and Stormwater Design, 2019, and these letters outlined the Part 5 approval process and the briefing that occurred with RCC which occurred / occurs on a regular basis.</p> <p>Part a) Prepared by Lendlease Building who have the suitable and relevant experience.</p> <p>Part b) Refer to Section 2 Implementation - site controls and also in the <b>Soil &amp; Erosion Management Plan</b> and the <b>Early &amp; Enabling Works Acor drawing</b> – RCR-ACR-CV-01-DWG-DD-101 rev 4.</p> <p>Part c) refer to Douglas Partners: <b>Report on Supplementary Investigations</b> - Section 9.1 – Geological Model: where it states, “acid sulphate and saline soils are unlikely to be geotechnical issues at this site”</p> <p>Part d) Refer to <b>Soil &amp; Erosion Management Plan</b> Section 2 – Implementation of the Sub Plan &amp; as detailed on Acor Drawing RCR-ACR-CV-01-DWG-DD-101 rev 4.</p> <p>Parts d &amp; e) Refer to Douglas Partners - <b>Ground Water Management Plan</b> – section 5: expected flow rates and controls for “heavy rain events”.</p>	
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Randwick Campus Redevelopment

<p><b>B40</b></p>	<p>The Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified and experienced expert in consultation with the Registered Aboriginal Parties;</li> <li>(b) incorporate the recommendations of the Aboriginal Cultural Heritage Assessment Report, prepared by Mary Dallas Consulting Archaeologists, dated October 2018; and</li> <li>(c) be submitted to the satisfaction of the Planning Secretary prior to construction of any part of the development.</li> </ul>	<p>Prior to Construction</p> <p>CC1 – May 2019</p>	<p>submitted to the satisfaction of the Planning Secretary prior to construction</p>	<p>Contractor</p>	<p>Copy of records / certificates of Compliance.</p> <p>Record Keeping for communications with the certifier.</p>	<p>B40 Parts (a) &amp; (b) File Title: Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) Pow ASB Randwick            File Name: <i>B40 - MDCA Sub Management Plan 2018 June Recommendations included</i>            Prepared by Mary Dallas            Dated: June 2019            Refer to s.4 (11) of ACHMSP for confirmation of compliance with B40(b).</p> <p>B40 (c) DPIE Approval Letter: Conditions B40 Aboriginal Cultural Heritage Management Sub-Plan for Prince of Wales Hospital Expansion, Stage 1, Randwick (SSD9113)            File name: <i>Condition B40 - ACHMSP - signed approval letter</i>            Prepared by: DPIE            Dated: 14 June 2019</p> <p><b>Approval from PCA</b>            Crown Certificate 1 (CC1)            No 19/124846-3            Issued: 31 May 2019</p>	<p>Compliant</p>
<p><b>B41</b></p>	<p>The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified and experienced person(s);</li> <li>(b) address the provisions of the Floodplain Risk Management Guideline (OEH, 2007);</li> <li>(c) include details of:               <ul style="list-style-type: none"> <li>(i) the flood emergency responses for both construction and operation phases of the development;</li> <li>(ii) predicted flood levels;</li> <li>(iii) flood warning time and flood notification;</li> <li>(iv) assembly points and evacuation routes;</li> <li>(v) evacuation and refuge protocols; and</li> <li>(vi) awareness training for employees and contractors.</li> </ul> </li> </ul>	<p>Prior to Construction</p> <p>CC1 – May 2019</p>		<p>Contractor</p>	<p>Copy of records / certificates of Compliance.</p> <p>Record Keeping for communications with the certifier.</p>	<p>File name: Emergency Response Plan_RCR_v2.4 190603            Prepared by: Lendlease            Dated: June 2019</p> <p>File name: L.B23176.014 Randwick Campus A SB Project            Prepared by: BMT            Dated: 27 May 2019</p> <p>File name: <i>R.B23176.001.02.Summary Flood Report_Optimised</i>            Prepared by: BMT            Dated: October 2018</p> <p><b>Approval from PCA</b>            Crown Certificate 1 (CC1)</p>	<p>Compliant</p>



						<p>No 19/124846-3 Issued: 31 May 2019</p> <p>Part a) Flood Report produced by BMT – who have the necessary experience Part b) refer to letter dated 27<sup>th</sup> May 2019 from BMT stating that Reporting is in accordance with the Floodplain Risk Management Guideline File refer: <i>L.B23176.014 Randwick Campus A SB Project</i> Part c) refer generally o <i>R.B23176.001.02.Summary Flood Report_Optimised</i></p>	
<b>Construction Worker Transportation Strategy</b>							
<b>B42</b>	<p>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:</p> <p>(a) Initiatives that would help discourage construction workers driving to the precinct and parking;</p> <p>(b) Provision of secure storage areas for construction worker tools and equipment on site;</p> <p>(c) Measures to encourage the use of the ample public and active transport available within the vicinity of the site; and</p> <p>(d) Details of the operation of off-site construction worker parking location/s, including how workers would be shuttled to the development site.</p>	<p>Prior to Construction  CC1 – May 2019</p>	<p>in consultation with the Sydney Coordination Office within TfNSW and Roads and Maritime Services.</p>	<p>Contractor</p>	<p>Copy of records / certificates of Compliance.  Record Keeping for communications with the certifier.</p>	<p>File name: CTPM Subplan_Main Works_May 2019_v05 Prepared by: Lendlease Dated: May 2019</p> <p>File name: 190531_TfNSW Endorsement Email Prepared by: Lendlease Dated: 31 May 2019</p> <p><b>Approval from PCA</b> Crown Certificate 1 (CC1) No 19/124846-3 Issued: 31 May 2019</p> <p>-----</p> <p><b>Crown Certificate 2 (CC2)</b> Issued to PCA Email title: RCR: CC2 Condition B35, B36, B42, B48 - issued 27 Sept 19 Email contained 2 attachments</p> <ul style="list-style-type: none"> <li>• CTPMP</li> <li>• CWTS</li> </ul> <p>File name: <i>CTPM Subplan_Main Works_July 2019 version 2</i> Prepared by: Lendlease Dated: July 2019</p>	<p>Compliant</p>



						<p><b>Approval from PCA</b> Crown Certificate 2 No 19/124846-4 Issued: 14 Oct 2019</p> <p>Part a) refer to general report but see 1.1 Introduction Part b) Refer to section 1.8 On-Site Facilities Part c) contained throughout the report but refer to sections 1.5, 1.6 &amp; 8.6.1 Part d) refer to section 1.7</p>	
<b>Construction Parking</b>							
<b>B43</b>	Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles but excluding construction worker vehicles, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	Prior to Construction  CC1 – May 2019		Contractor	Copy of records / certificates of Compliance.  Record Keeping for communications with the certifier.	<p>Included within the CTPM Subplan File name: CTPM Subplan_Main Works_May 2019_v05 Prepared by: Lendlease Dated: May 2019</p> <p>File name: 190531_TfNSW Endorsement Email Prepared by: Lendlease Dated: 31 May 2019</p> <p><b>Approval from PCA</b> Crown Certificate 1 (CC1) No 19/124846-3 Issued: 31 May 2019</p>	Compliant
<b>B44</b>	Off-site construction worker parking, as detailed in the CWTS required by condition B42, is to be provided within three months of commencement of construction.	Prior to Construction  CC1 – May 2019		Contractor	Copy of records / certificates of Compliance.  Record Keeping for communications with the certifier.	<p>Included within the CTPM Subplan File name: CTPM Subplan_Main Works_May 2019_v05 Prepared by: Lendlease Dated: May 2019</p> <p>File name: 190531_TfNSW Endorsement Email Prepared by: Lendlease Dated: 31 May 2019</p> <p><b>Crown Certificate 2 (CC2)</b> Include within CWTS – September 2019 – V2 Prepared by Lendlease. Reference page 18 for dual signed MOU between Royal Randwick &amp; Warwick Farm General Manager &amp;</p>	Compliant





						<p>LendLease which agrees to a partnership to use the grounds for project staff car parking File Name: <i>Construction Worker Transportation Strategy_02</i></p> <p>Note: Formal use of car parking arrangements to begin on 1<sup>st</sup> June 2020 as project has sufficient numbers – a shuttle bus will be provided</p>	
<b>Intersection Works – Traffic Control Signal</b>							
<b>B45</b>	<p>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):</p> <p>(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;</p> <p>(b) the submitted design shall be in accordance with Austroads Guide to Road Design in association with relevant RMS supplements (available on <a href="http://www.rms.nsw.gov.au">www.rms.nsw.gov.au</a>). 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 <a href="mailto:development.sydney@rms.nsw.gov.au">development.sydney@rms.nsw.gov.au</a>;</p> <p>(c) the Applicant will be required to enter into a Works Authorisation Deed (WAD) for the abovementioned works;</p> <p>(d) the Applicant is required to dedicate land as public road for the maintenance of the Traffic Control Signals and associated infrastructure, further details will be included as part of the WAD process; and</p>	<p>Within 6 months of commencement of construction</p>		Contractor	<p>Record Keeping for communications with the certifier, RMS and other agencies.</p>	<p>Refer to Item B45 of the Matrix in the Staging Report, which states that - documentation to be designed in accordance with conditions and approved by Council prior to construction of road works which are included in Stage 4 construction.</p> <p>Document: RCR State Significant Development SSD 9113: Staging Report File Name: Approved SSD 9113 Staging Report Rev 3 Prepared by PwC Date: 24 April 2020 Status – approved</p> <p>Document: Staging Report approval letter from DPIE Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113) Approval of Staging Report File name: SSD9113 Staging Report Approval Dated: 6 May 2020 <u>Status:</u> <u>B45 Part a)</u> refer to letter from Acor confirming that it has been drawn and endorsed by a qualified practitioner File name: <i>SY180053_ACOR TCS Statement _r1-191122</i></p> <p>Refer also to letter from RMS confirming TSC Design "Agreement in Principle" has been received from TfNSW. File Name: <i>SYD18_00324_5Responseletter (004)</i> Dated: 12<sup>th</sup> Sept 2019</p> <p>B45 Part (b) to (e) Not Triggered</p>	Compliant



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	(e) the Applicant shall be responsible for all public utility adjustment/relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents.					<p>The design of road works has been prepared in consultation with Council &amp; RMS, requiring an iterative process of responses to feedback by each. The TCS design close to finalisation for submission to RMS &amp; entering into a WAD.</p> <p>Approval from PCA Crown Certificate 2 No 19/124846-4 Issued 14 Oct 2019</p> <p>Acor Consultants shall be issuing final endorsed drawings to TfNSW – 1<sup>st</sup> June 2020</p>	
<b>B46</b>	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.	Within 6 months of commencement of construction	Evidence of consultation and the outcomes is to be provided to the Planning Secretary.	Contractor	Record Keeping for communications with the certifier, RMS, Council and other agencies.	<p>Refer to Item B46 of the Matrix in the Staging Report, which states that - documentation to be designed in accordance with conditions and approved by Council prior to construction of road works</p> <p>Document: <b>RCR State Significant Development SSD 9113: Staging Report</b> File Name: Approved SSD 9113 Staging Report Rev 3 Prepared by PwC Date 24 April 2020 Status approved</p> <p>Document: Staging Report approval letter from DPIE Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113) Approval of Staging Report File name: SSD9113 Staging Report Approval Dated: 6 May 2020</p> <p><u>Status:</u></p> <p>The design of road works has been prepared in consultation with Council &amp; RMS, requiring an iterative process of responses to feedback by each. The TCS design has been finalisation and is ready for submission to TfNSW/RMS.</p> <p>Refer to Aconex message from Acor enquiring with RMS that no-stopping zone is required. Refer to Acor-GCOR-000753</p>	Not Triggered



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						<p>Email titled: Fwd: CC1: ASB: DA Condition B46 - RMS &amp; Council Dated 23<sup>rd</sup> Jan 2020</p> <p>RMS have confirmed that a "no stopping zone" will affect local road network.</p> <p>Note: Further design collaboration required with TfNSW/RMS to close out the no-stopping requirement</p>	
<b>Intersection Works – Upgrade to Botany Street and Magill Street</b>							
<b>B47</b>	<p>Within six months of commencement of construction, the Applicant must submit to Council for approval full design engineering plans and specifications prepared by a suitably qualified and experienced civil engineer for the upgrade of the Magill Street and Botany Street intersection generally in accordance with the Transport Assessment – Acute Services Building, dated 13 July 2018, and prepared by ARUP.</p>	<p>Within 6 months of commencement of construction</p>		Contractor	<p>Record Keeping for communications with the certifier.</p>	<p>Refer to Item B47 of the Matrix in the Staging Report, which states that - documentation to be designed in accordance with conditions and approved by Council prior to construction of road works which are included in Stage 4.</p> <p>Document: <b>RCR State Significant Development SSD 9113: Staging Report</b> File Name: Approved SSD 9113 Staging Report Rev 3 Prepared by PwC Date 24 April 2020 Status approved</p> <p>Document: Staging Report approval letter from DPIE Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113) Approval of Staging Report File name: SSD9113 Staging Report Approval Dated: 6 May 2020</p> <p><u>Status:</u></p> <p>Drawings prepared by Acor Engineers who are suitability qualified.</p> <p>Applicant to liaise with council for final design endorsement</p>	Not Triggered
<b>Construction Approval</b>							
<b>B48</b>	<p>Prior to the commencement of construction, the Applicant must consult with, and obtain approval</p>	<p>Prior to Construction</p>		Contractor	<p>Copy of records / certificates of Compliance.</p>	<p>File name: 190531_TfNSW Endorsement Email Prepared by: Lendlease Dated: 31 May 2019</p>	Compliant



	<p>from the Sydney Light Rail Project team within TfNSW in relation to:</p> <p>(a) the development's construction activities to ensure that those activities do not adversely impact the completion of the Sydney Light Rail Project's program of works; and</p> <p>(b) proposed mitigation measures to ensure that there is no flooding impact on the construction and operation of the Sydney Light Rail due to the proposed development.</p>	<p>CC1 – May 2019</p>			<p>Record Keeping for communications with the certifier and the Light Rail Team.</p>	<p><b>Approval from PCA</b>                  Crown Certificate 1 (CC1)                  No 19/124846-3                  Issued: 31 May 2019</p> <p>-----</p> <p><b><u>Crown Certificate 2(CC2)</u></b>                  Issued to PCA                  Email title: RCR: CC2 Condition B35, B36, B42, B48 – issued by TfNSW on 27 Sept 19                  Email contained 2 attachments</p> <ul style="list-style-type: none"> <li>• CTPMP</li> <li>• CWTS</li> </ul> <p>File name: <i>CTPM Subplan_Main Works_July 2019 version 2</i>                  Prepared by: Lendlease                  Dated: July 2019</p> <p>Part b) Letter from BMT Flood Modelling Consultants                  File name: <i>L.B23176.017.Respnose to TfNSW Hospital. pdf</i>                  Titled; RE: Randwick Campus Redevelopment – Hospital Road Lowering: response to Transport for NSW Query                  Dated; 18<sup>th</sup> Dec 2019                  In summary the works would have little impact and would not contribute to additional flooding during construction or operation.</p> <p>The above-mentioned letter from BMT was included in the email issued to TfNSW on the 24<sup>th</sup> Feb 2020                  Titled: FW: Endorsement: SSD-10339 IASB Addition CTPMP and CWTS approval (Feb 2019)                  Date 24<sup>th</sup> Feb 2020</p> <p><b>Approval from PCA</b>                  Crown Certificate 2                  No 19/124846-4                  Issued: 14 Oct 2019</p>	
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Existing Helipad / Helicopter Operations During Construction							
<p><b>B49</b></p>	<p>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.</p>	<p>Prior to Construction  CC1 – May 2019</p>		<p>Contractor</p>	<p>Copy of records / certificates of Compliance.  Record Keeping for communications with the certifier.</p>	<p>Condition has not been not been triggered, however compliance has been confirmed.</p> <p>Approved Staging Report Matrix Item B49 confirms relevance to. Stage 3 structure &amp; detailed design &amp; Stage 4 fit out, services &amp; external works.</p> <p>Document: <b>RCR State Significant Development SSD 9113: Staging Report</b> File Name: <i>Approved SSD 9113 Staging Report Rev 3</i> Prepared by PwC Date 24 April 2020 Status: Approved by DPIE</p> <p>Document: Staging Report approval letter from DPIE Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113) Approval of Staging Report File name: <i>SSD9113 Staging Report Approval</i> Dated: 6 May 2020</p> <p>File name: APAR signed approval (TC1) Prepared by: Department of Infrastructure, regional Development and Cities Dated: 16 October 2018</p> <p>File name: APAR signed approval (TC2) Prepared by: Department of Infrastructure, regional Development and Cities Dated: 16 October 2018</p> <p>File name: APAR signed approval (TC2) Prepared by: Department of Infrastructure, regional Development and Cities Dated: 4 April 2019</p> <p><b>Approval from PCA</b> Crown Certificate 1 (CC1) No 19/124846-3 Issued: 31 May 2019</p> <p>Document: Letter confirming compliance has been achieved provided by AviPro Aviation Consultants</p>	<p>Compliant</p>



						File name: <i>DA Conditions B49 Report</i> Dated: 10 March 2020	
<b>Proposed Helipad Design</b>							
<b>B50</b>	Prior to the construction of the proposed helipad, a report prepared by a suitably qualified and experienced aviation professional must be submitted to the satisfaction of the Certifying Authority which states that the design of the helipad incorporates the relevant details outlined in Civil Aviation Safety Authority Civil Aviation Advisory Publication CAAP 92-2(2) Guidelines for the establishment and other relevant National and International guidelines.	Prior to commencement of the helipad		Contractor	Record Keeping for communications with the certifier.	Condition has not been not been triggered; however, compliance has been confirmed.  Approved Staging Report Matrix Item B50 confirms relevance to. Stage 3 structure & detailed design & Stage 4 fit out, services & external works.  Document: Letter confirming compliance has been achieved provided by AviPro Aviation Consultants File name: <i>DA Conditions B50 Report</i> Dated: 10 March 2020.  Document: <b>RCR State Significant Development SSD 9113: Staging Report</b> File Name: <i>Approved SSD 9113 Staging Report Rev 3</i> Prepared by PwC Date 24 April 2020 Status: Approved by DPIE  Document: Staging Report approval letter from DPIE Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113) Approval of Staging Report File name: <i>SSD9113 Staging Report Approval</i> Dated: 6 May 2020	Compliant
<b>Proposed Helipad Operations</b>							
<b>B51</b>	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	Prior to commencement of the helipad	a copy submitted to the Planning Secretary and Council.	Contractor	Record Keeping for communications with the certifier.	Approved Staging Report Matrix Item B50 confirms relevance to. Stage 3 structure & detailed design & Stage 4 fit out, services & external works.  Status: The detailed design for the helipad is in progress and will continue during Stage 3. The proposed flight paths have been signed off in a Draft report as compliant with the requirements of Condition B51 by an aviation professional and submitted in accordance with Condition B51 prior to the construction of the helipad during Stage 4.	Not Triggered



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	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.					<p>Document: <b>RCR State Significant Development SSD 9113: Staging Report</b>  File Name: <i>Approved SSD 9113 Staging Report Rev 3</i>  Prepared by PwC  Date 24 April 2020  Status: Approved by DPIE</p> <p>Document: Staging Report approval letter from DPIE  Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113) Approval of Staging Report  File name: <i>SSD9113 Staging Report Approval</i>  Dated: 6 May 2020</p> <p>Document: Aconex correspondence confirming compliance has been achieved provided by AviPro Aviation Consultants – Aconex ref AviPro-GCOR-000075  File Name: <i>DA Conditions B51 Report - Avipro Confirmation No Flight Path Obstruction</i>  Date: 24 March 2020  Document: Draft Survey Report prepared by PDA Surveyors confirming compliance has been achieved, including 3D flight path survey  Document title: Survey Report – DRAFT - Helicopter Landing Site – Randwick Camps Redevelopment (RCR) Prince of Wales Hospital, Randwick, NSW  File Name: <i>DA Conditions B51 Report - Avipro Confirmation No Flight Path Obstruction</i>  Date: 23 March 2020  Note: Final version of the report will be completed.</p>	
<b>Operational Noise – Design of Mechanical Plant and Equipment</b>							
<b>B52</b>	Prior to commencement of above ground works, the Applicant must incorporate the noise mitigation recommendations in the Noise and Vibration Impact Assessment, dated 8 August 2018 and prepared by Acoustic Studio, into the detailed design drawings. The Certifying Authority must verify that all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development will not	Above Ground Construction		Contractor	Record keeping for communications with the Certifier.	Compliant as relevant to current design progress – Refer to Staging report, which confirms certified design prior to the commencement of installation of the mechanical services during Stages 3 & 4.  <b>Issued to PCA</b> Email dated 19/09/19 Titled: re: Urgent: CC2: Condition B2	Compliant



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	exceed the recommended operational noise levels identified in the Noise and Vibration Impact Assessment, dated 8 August 2018, and prepared by Acoustic Studio.					<p>Contained letter from Acoustic Studio – dated 19<sup>th</sup> Sept 2019 File name; 201909 AUR3219.0013.Let</p> <p><b>Approval from PCA</b> Crown Certificate 2 No 19/124846-4 Issued; 14 Oct 2019</p> <p>Mechanical design compliance Certificate has been provided by Freedom Air for the Stage 3 fit out scope. Certification of compliance of the design for the balance of the fit out works (included in Stage 4) will be provided prior to the issue of a CC for the works.</p> <p>Document Title: Design Compliance Intent Certificate – Mechanical SSD9113 (Construction Certificate CC3) File name: <i>SSD9113 CC3 Mechanical Compliance Certificate 5 June 20</i> Date: 5 June 2020</p>	
<b>Historic Archaeology</b>							
<b>B53</b>	Prior to the commencement of works, an Archaeological Research Design (ARD) including an Archaeological Excavation Methodology is to be prepared in accordance with Heritage Council guidelines. The ARD is to require that all affected historical archaeological relics and or deposits of Local significance are to be subject to professional archaeological excavation and/or recording before any construction works which will impact those relics commences. The ARD must also incorporate recommendations No's.1 – 8 provided in Section 8.2 of the Historic Archaeology Assessment, dated April 2018, prepared by Casey and Lowe. The ARD is to be developed in consultation with the Heritage Division of the Office of Environment and Heritage, and a copy submitted to the Planning Secretary.	Prior to Construction  CC1 – May 2019	and a copy submitted to the Planning Secretary.	Contractor	Copy of records / certificates of Compliance.  Record Keeping for communications with the certifier.	Document: Prince of Wales Hospital Randwick Campus Redevelopment Stages 1 & 2, Historical Archaeological Research Design File name: <i>RANDWICK CAMPUS Archaeology</i> Prepared by Casey & Lowe Dated: December 2018 <b>Approval from PCA</b> Crown Certificate 1 (CC1) No 19/124846-3 Issued: 31 May 2019	Compliant
<b>B54</b>	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	Within 6 months of completion of	and lodged with the Heritage Council of	Contractor	Final excavation report	As there were a number of conditions that could be regarded as non-compliances as their timing for close out was not linked to reporting or actual related construction and design staging it was discussed and	Compliant (in progress)





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	<p>Applicant must also nominate a repository for the relics salvaged from any historic archaeological investigations.</p>	<p>archaeological works</p>	<p>NSW, Council and the Planning Secretary.</p>		<p>Record Keeping for communications with the certifier.</p>	<p>agreed with DPIE &amp; HI Planning that a Staging Report would be submitted to DPIE and approved to allow for staged compliance with conditions rather than a series of modifications to conditions..</p> <p>Approved Staging Report Matrix Item B54 provides that the Archaeological reporting associated with Condition B54 is to be prepared during Stages 2 &amp; 3 and completed during Stage 3 or 4.</p> <p>'Historic' (Non-Aboriginal) Archaeological Reporting completed April 2019.</p> <p>The Final Historic Archaeology Excavation Report was completed on 15 May 2020. This document was issued to:</p> <ul style="list-style-type: none"> <li>Heritage Council of NSW by Mary Casey of Casey &amp; Lowe, on 2 June 2020</li> <li>Council by PWC on 1 June 2020</li> </ul> <p>DPIE by HI NSW, on 2 June 2020</p> <p>Document: Notification of completion of Archaeological Investigation, Prince of Wales Hospital Randwick Campus (2018/s140/035), prepared by Casey &amp; Lowe File name: <i>B54 - Notification of completion of works 2018.S140.035</i> Date: 11 April 2019</p> <p>File Name: <i>Approved SSD 9113 Staging Report Rev 3</i> Prepared by PwC Date 24 April 2020 Status: Approved by DPIE</p> <p>Document: Staging Report approval letter from DPIE Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113) Approval of Staging Report File name: <i>SSD9113 Staging Report Approval</i> Dated: 6 May 2020</p>
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						<p>Document: Prince of Wales Hospital Randwick Campus Redevelopment Historical Archaeology Excavation Report  File name: <i>B54 - RANDWICK CAMPUS Archaeology Excavation Report</i>  Prepared by Casey &amp; Lowe  Dated: May 2020</p> <p>Document: Record of Issue to PCA  Issued via Aconex corro: LL-GCOR-018686  Date: 15 May 2020</p> <p>Document: Record of Issue to DPIE  File name: <i>B54 - RANDWICK CAMPUS Archaeology Report Submission to DPIE</i>  Date of issue: 2 June 2020</p> <p>Document: Record of Issue to Council  File Name: <i>B54 - RANDWICK CAMPUS Archaeology Report Submission to Council</i>  Date: 1 June 2020</p> <p>Document: Record of Issue to Heritage Council  File Name: <i>B54 - Issue of Report to OEH Final Excavation Report_Prince of Wales 1</i>  File Name: <i>B54 - Issue of Report to OEH Final Excavation Report_Prince of Wales 2</i>  Date of Issue: 2 June 2020</p>	
<b>Landscaping and Habitat Improvement</b>							
<b>B55</b>	<p>Prior to commencement of landscape construction works, the Applicant must amend the approved landscape plans to incorporate the following:</p> <p>(c) 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;</p> <p>(d) provide for the planting of at least 134 trees with a minimum lot size of 100 litres, and chosen from species consistent with (a) above; and</p>	Prior to Landscaping works		Contractor	<p>Amended Landscape plan</p> <p>Record Keeping for communications with the certifier.</p>	Trigger is prior to commencement of landscape construction.	Not triggered



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	(e) provide for a range of artificial nest boxes are to be installed, suitable for native fauna likely to utilise the site.						
<b>B56</b>	The amended landscape plans required by condition B55 are to be to the satisfaction of the Certifying Authority and a copy submitted to the Planning Secretary.	Prior to Landscaping works	and a copy submitted to the Planning Secretary.	Contractor	Amended landscape plan  Record Keeping for communications with the certifier and Planning Secretary	Trigger is prior to commencement of landscape construction. Refer to approved Staging Report.	Not triggered
<b>Street Trees</b>							
<b>B57</b>	Prior to commencement of landscape construction works, the Applicant is to develop a street tree planting strategy in consultation with Council and to the satisfaction of the Planning Secretary, which is to include at no cost to Council, planting of street trees, maintenance for a period of 12 months following commencement of operations, and replacement of street trees if required within the 12 month maintenance period.	Prior to Landscaping works	to the satisfaction of the Planning Secretary	Contractor	Record Keeping for communications with the certifier.	Trigger is prior to commencement of landscape construction. Refer to approved Staging Report.	Not triggered
<b>Construction and Demolition Waste Management</b>							
<b>B58</b>	The Applicant must notify the RMS Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site, prior to the commencement of the removal of any waste material from the site.	Prior to waste removal from site.		Contractor	Record keeping of communications with RMS Traffic Management Centre.	CPTMP has been endorsed by TfNSW and prepared / updated in consultation with RMS (note-RMS has merged with TfNSW). The CPTMP presents truck route(s) to be followed by the project.  Refer to Conditions B35 & B36 for document references.	Compliant
<b>Mechanical Ventilation</b>							
<b>B59</b>	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.	Prior to installation of mechanical ventilation.		Contractor	Record Keeping for communications with the certifier.	Compliant as relevant to current design progress – Refer to Staging report, which confirms certified design prior to the commencement of installation of the mechanical services during Stages 3 & 4  Mechanical design compliance Certificate has been provided by Freedom Air for the Stage 3 fit out scope. Certification of compliance of the design for the balance of the fit out works (included in Stage 4) will be provided prior to the issue of a CC for the works.  Document Title: Design Compliance Intent Certificate – Mechanical SSD9113 (Construction Certificate CC3)	Compliant



						File name: <i>SSD9113 CC3 Mechanical Compliance Certificate 5 June 20</i> Date: 5 June 2020	
<b>Rainwater Harvesting</b>							
<b>B60</b>	Within six months of commencement of construction, the Applicant must ensure that a rainwater reuse/harvesting system for the development is developed for the site. A rainwater re-use plan for the irrigation of landscaped areas must be prepared and certified by an experienced hydraulic engineer.	Within 6 months of commencement of construction		Contractor	Rainwater harvesting design  Certification by an experienced hydraulic engineer.  Record Keeping for communications with the certifier.	Rainwater harvesting & reuse design certificate and design drawings forms part of Stages 3 & 4 and is relevant to CC3. Design Compliance Certification has been issued for Stages 1 – 3.  File Ref: <i>B60 CC1 Compliance - Hydraulic Design Certificate - Central Plumbers</i> Date: 19 November 2019  File Ref: <i>B60 CC2 - Hydraulic Design Certificate - Central Plumbers 190923</i> Date: 19 Sept 2019  File Ref: <i>SSD9113 CC3 Hydraulic Design Certificate 200526</i> Date 26 May 2020 Issued to PCA (confirmation) via Aconex on 8 April 2020 via Aconex Ref# LL-GCOR-017169 and again 14 April 2020 Ref# LL-GCOR-017180	Not triggered
<b>Operational Noise</b>							
<b>B61</b>	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.	Within six months of commencement of construction Above ground Construction		Contractor	Revised operational noise modelling  Record Keeping for communications with the certifier, Planning Secretary, affected residences if applicable.	Modelling Letter prepared by Acoustic Engineer: Acoustic Logic Date: 28/01/2020 File Name: <i>20200128 SNA_RO_CC2_Condition_B61</i> Issued to PCA via Aconex corro Ref# LL-GCOR-018746 on 18 May 2020  In summary: modelling study: compliant with nominated emergence levels criteria presented in the Noise and Vibration Impact Assessment prepared by Acoustic Studio	Compliant



Car Parking and Service Vehicle Layout							
<b>B62</b>	<p>Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority within six months of commencement of construction:</p> <ul style="list-style-type: none"> <li>(f) all vehicles must enter and leave the Site in a forward direction;</li> <li>(g) 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;</li> <li>(h) the swept path of the longest vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with AUSTRROADS;</li> <li>(i) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed;</li> <li>(j) 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</li> <li>(k) all internal driveways and carpark areas must be designed for two-way traffic movements.</li> </ul>	Within 6 months of commencement		Contractor	<p>Engineer design drawings</p> <p>Record Keeping for communications with the certifier.</p>	<p>Review of drawings by Traffic Engineer confirming that design achieves parts a) – f) as specified in this condition as described in B62.</p> <p>Issued to PCA Aconex: LL-GCOR-014319 Date 28 Jan 2020 File name: <i>B62 compliance – Arup Traffic</i> Prepared by Arup Traffic Dated 4<sup>th</sup> Dec 2019</p> <p>Accepted by PCA as satisfactory Aconex: MGC-GCOR-00361 &amp; LL-GCOR-018235. Dated 29<sup>th</sup> Jan 2020</p>	Compliant
Bicycle Parking and End of Trip Facilities							
<b>B63</b>	<p>Compliance with the following requirements for secure bicycle parking and end-of-trip facilities within the site, must be submitted to the satisfaction of the Certifying Authority prior to the commencement of above ground construction work:</p> <ul style="list-style-type: none"> <li>(a) the provision of a minimum 50 staff and 20 visitor bicycle parking spaces;</li> <li>(b) the layout, design and security of bicycle facilities must comply with the minimum</li> </ul>	Prior to above ground construction		Contractor	<p>Record Keeping for communications with the certifier.</p>	<p>Design Certificate supplied by external architect: Team2 Architects who were engaged direct by HI</p> <p><b>Issued to PCA</b> Aconex: LL-GCOR-011482 <i>Design Certification letter was issued by Team2 Architects which addressed the Greenstar requirement</i> File Name: <i>L-01 Planning Condition Certificate rev 3 – dated 25 Sept 2019</i></p>	Not triggered



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	<p>requirements of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance;</p> <p>(c) the provision of end-of-trip facilities for staff in accordance with the requirements contained in the current, relevant version of Green Star;</p> <p>(d) appropriate pedestrian and cyclist advisory signs are to be provided; and</p> <p>(e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant road's authority.</p>					<p><i>Letter from NSW/H1: stating that the EoT Facility is no longer required to form part of the ASB but should be in the <b>main campus facility car park</b> and will form part of <b>CC3 or CC4 submission</b></i>  <i>File Name: RCR-ASB-SSD 9113 Modification Request 002 – B63(1)</i></p>	
<b>Public Domain Works</b>							
<b>B64</b>	<p>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.</p>	Above ground Construction		Contractor	<p>Record Keeping for communications with the certifier, Council, Planning Secretary and other agencies as relevant.</p>	<p>Documentation is currently being prepared for submission to Council</p> <p>Refer to approved Staging Plan. Documentation will be submitted as part of CC4</p>	Not triggered
<b>Compliance Reporting</b>							
<b>B65</b>	<p>No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.</p>	Pre-Construction Phase		Contractor	<p>Compliance Monitoring and Reporting Program</p> <p>Record Keeping System for communications with the Certifying Authority</p>	<p><u>B65 &amp; C40 - Pre-Construction Compliance Program (Compliance &amp; Audits) Rev 1</u>            Document: Independent Auditor's Compliance Program Report, prepared by NGH (Independent Auditor)            File name: <i>Audit Program POW Stage 1</i>            File date: May 2019</p> <p><u>B65 &amp; C40 - Pre-Construction Compliance Program (Compliance &amp; Audits) Rev 2</u>            Document: Compliance Monitoring and Reporting Schedule            File Name: <i>Prince of Wales CMR Programme Rev 0 prepared by LLB dated 12/06/2019 (amended 18/5/2019) – NO COPY</i>            Date: 12 June 2019</p>	Compliant



					<p>Submitted by HI to DPIE:13 June 2019 (email - Refer to: <i>PwC Mail - FW_ SSD 9113 Prince of Wales Hospital- PCCR submission to DPIE</i>)</p> <p><u>B65 &amp; C40 - Pre-Construction Compliance Program (Compliance &amp; Audits) Rev 3</u>  Document: Compliance Monitoring and Reporting Schedule - Letter from LL to DPIE dated 14 June confirming program  File Name: <i>190614_Compliance Monitoring and Reporting Schedule</i>  File date: 14 June 2019 Issued to PCA: Issued for CC1 (Aconex Ref LL-GOCR-009287 Correspondence file name: <i>Issue of Pre-Construction Compliance Program &amp; Report to PCA for CC1</i>)</p> <p><u>B65 &amp; C40 - Pre-Construction Compliance Program (Compliance &amp; Audits) Rev 4</u>  Document: Compliance Monitoring and Reporting Schedule – combining SSD9113 &amp; SSD10339, including DPIE Acceptance  File name: RE SSD9113 SSD10339 IEA Program Acceptance from DPIE  Submitted to DPIE: 6 Feb 2020 (Email from C Muir (HI) SSD9113 &amp; SSD10339 IEA Program. Online submission: DPIE Ref SSD-10339-PA2. File name: <i>Audit Program POW Stage 1 Lodgement to DPIE 6 Feb SSD9113 &amp; SSD10339</i>)  Response received from DPIE: 28 May 2020 (Email from E. Williamson (DPIE) RE: SSD9113 &amp; SSD10339 IEA Program)</p> <p><u>B65 &amp; C40 – DPIE Agreement to Compliance Program</u>  Agreement received by email from DPIE  Email date: 28 May 2020 (Email from E. Williamson (DPIE) RE: SSD9113 &amp; SSD10339 IEA Program)</p>
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<p><b>B66</b></p>	<p>Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).</p>	<p>At all times</p>		<p>Note</p>	<p>As above</p>	<p><u><a href="#">B66 - Applicant Pre-Construction Compliance Report v3: 14 June 2019</a></u>  ASB Pre-Construction Compliance Report v3  Report Title: Randwick Campus Redevelopment Development Consent DA Number: SSD9113 Pre-Construction Compliance Report  Report Date: 14 June 2019  File Name: <i>190714_Pre-Construction Compliance Report V3</i>  Report submitted to PCA: Version 3 of report dated 14 June 2019 issued to PCA for CC1 (File name. Aconex Ref LL-GOCR-009287 Correspondence file name: <i>Issue of Pre-Construction Compliance Program &amp; Report to PCA for CC1</i>)</p> <p><u><a href="#">B66 - Applicant Pre-Construction Compliance Report v5: 18 July 2019</a></u>  ASB Pre-Construction Compliance Report v5  Report Title: Randwick Campus Redevelopment Development Consent DA Number: SSD9113 Pre-Construction Compliance Report  Report Date: 19 July 2019 (assume revision date error as submitted to DPIE 18 July 20)  File Name: <i>190708_Pre-Construction Compliance Report V5</i>  Report Submitted to HI/PWC (for record): 19 July 2019  Date: 21 Jan 2020 (Email from E Williamson (DPIE) Subject: Prince of Wales Hospital (SSD 9113) - Independent Audit Report / PCCR non-compliances. This email confirms date of receipt of Pre-Construction Compliance Report. Aconex Ref PWCAU-GCOR-006142)</p> <p><u><a href="#">B66 &amp; C43 - Applicant Response to DPIE regarding Non-Compliances raised by Audit 1 Sept/ Oct 2019</a></u>  Document Title: Proponent Response to Independent Audit Findings Randwick Campus Redevelopment Project State Significant Development (SSD) 9113 Version 2.0, prepared by PWC  File name: <i>Sep 19 RCR - ASB - Proponent Response to Independent Audit (R2)</i>  Date: 27 Sep 2019</p>	<p>Compliant</p>
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						Document Title: Randwick Campus Redevelopment Development Acute Services Building SSDA Number: SSD9113 Construction Compliance Report #1, Rev 3 File Name: 29 May 2020 - 9113- Construction Compliance Report #1 - Rev 3 Date: 29 May 2020 Submitted to DPIE: 2 June 2020 (file refs: PoW - Post Approval Document Received - (SSD-9113-PA-9) and PoW - Post Approval Document Received - (SSD-9113-PA-9) #2)	
<b>B67</b>	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.	60 days after submission		Note	CCR report on website	Compliance Reports prepared to date have been published and are currently on the Project website.	<b>compliant</b>
<b>B68</b>	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	Operation	the Planning Secretary may approve a request	Note	Record Keeping System for communications with the Department	Noted	Not triggered
<b>PART C During Construction</b>							
<b>Approved Plans to be On-site</b>							
<b>C1</b>	A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.	Construction		Contractor		Plans are kept on site and are readily available.	<b>Compliant</b>
<b>Site Notice</b>							
<b>C2</b>	A site notice(s): (c) 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	Construction		Contractor	Observation	Items a) though to e) contained on site notice board.  Notice Board erected on east boundary on Hospital Road at primary site entrance High Street	<b>Compliant</b>



	<p>Builder, Certifying Authority and Structural Engineer.</p> <p>(d) is to satisfy all but not be limited to, the following requirements:</p> <p>(iv) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;</p> <p>(v) the notice is to be durable and weatherproof and is to be displayed throughout the works period;</p> <p>(vi) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and</p> <p>(vii) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.</p>						
<b>Operation of Plant and Equipment</b>							
<b>C3</b>	<p>All plant and equipment used on site, or to monitor the performance of the development must be:</p> <p>(a) maintained in a proper and efficient condition; and</p> <p>(b) operated in a proper and efficient manner.</p>	Construction		Contractor	Plant on boarding processes	<p>Plant operators' tickets/licences are presented at the point of site induction and photocopied as part of the individual's induction record.</p> <p>Onsite checks are also conducted to see if the operator is suitably ticketed.</p> <p>Random plant pre-start checks are normally conducted on the site safety walk</p>	Compliant
<b>Construction Hours</b>							
<b>C4</b>	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>(a) between 7am and 6pm, Mondays to Fridays inclusive; and</p>	Construction		Note	<p>Observation</p> <p>Inductions and training</p> <p>Management Plans</p> <p>Site inspections</p>	<p>Recorded in daily diaries</p> <p>Forms part of the Contractor Induction Management Plan/s – i.e. is stated in the CEMP</p> <p>Toolbox attendance records</p>	Compliant



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	(b) between 8am and 5pm, Saturdays. No work may be carried out on Sundays or public holidays.						
<b>C5</b>	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 (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (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.	Construction		Note	Works planning / programming  Out of Hours permit/ Approval system  Out of Hours Noise assessments  Management Plans  Record keeping of Planning Secretary approval.	No works required outside of specified hours as yet.  Record keeping would include: <ul style="list-style-type: none"> <li>• Out of Hours Works permit Approval</li> <li>• Latest Management Plan/s with C6 requirements included</li> <li>• Out of Hours Noise assessments</li> <li>• Community Notification</li> <li>• Communications with Planning Secretary as required</li> </ul>	Not Triggered
<b>C6</b>	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Construction		Note	Community consultation record keeping system	Community Notification as per the Stakeholders Management Community	Not Triggered
<b>C7</b>	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; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	Construction		Note	Observation Inductions and training Management Plans Site inspections	Record keeping includes: <ul style="list-style-type: none"> <li>• Daily diaries</li> <li>• Contractor Induction &amp; induction attendance records</li> <li>• Latest Management Plan/s</li> <li>• Toolbox attendance records</li> </ul>	Compliant
<b>Implementation of Management Plans</b>							
<b>C8</b>	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	Construction		Note	Observation  Inductions and training  Management Plans  Site inspections	Record keeping includes: <ul style="list-style-type: none"> <li>• Daily diaries</li> <li>• Latest Induction with C5 requirements included</li> <li>• Induction attendance records</li> <li>• Latest Management Plan/s with C5 requirements included</li> <li>• Toolbox attendance records</li> <li>• Current Site Inspection Checklist</li> </ul>	Compliant
<b>Construction Traffic</b>							
<b>C9</b>	All construction vehicles (excluding worker vehicles) are to be contained wholly within the site, except if located in an approved on-street work	Construction		Note	Observation  Management Plans	CTPMP identifies gate access/egress and approved loading zones. Vehicles are either unloaded within the site or at the loading zone nominated on Botany Street.	Compliant



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	zone, and vehicles must enter the site before stopping.				Inductions and training	Management plans were issued to subcontractors. LL-TRANSMIT-002327 Date 14 April 2020	
<b>Construction Vehicle Access</b>							
<b>C10</b>	Construction vehicles shall not use High Street without prior approval of the Sydney Coordination Office within TfNSW and Roads and Maritime Services.	Construction		Note	Observation  Management Plans  Inductions and training  Record keeping of Approval from Sydney Coordination Office	This is detailed in the CTPMP.  To date no complaints received from Sydney Light Rail.	Compliant
<b>Road Occupancy Licence</b>							
<b>C11</b>	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	Construction		Contractor	Works planning / programming	Road Occupancy Licences have been obtained for outside of SSD9113, therefore not triggered.	Not Triggered
<b>Safe Work Requirements</b>							
<b>C12</b>	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	Construction		Contractor	Works planning / programming  Observation  Surveillance	Strategically placed warning signage  Site wide lighting to AS code  The project site has a full A class hoarding around the entire site perimeter  Electronic turnstiles fitted with swipe card security	Compliant
<b>Hoarding Requirements</b>							
<b>C13</b>	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application; and (c) the Applicant must submit a hoarding application to Council for the installation of	Construction		Contractor	Works planning / programming Observation	Hoarding approval a) noted b) any graffiti to date has been removed within the 48-hour window c) to date all hoardings are located within the site boundary – no application required.	Compliant



	any hoardings over Council footways or road reserve.						
<b>No Obstruction of Public Way</b>							
<b>C14</b>	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.	Construction		Note	Works planning / programming TCP TMP Observation	No materials or equipment have obscured the public way – no complaints register as yet.	Compliant
<b>Construction Noise Limits</b>							
<b>C15</b>	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	Construction		Note	Processes set out in the CNVMSP	<p>All works are managed in accordance with the conditions and requirements in the Construction Noise &amp; Vibration Management Sub Plan. (CVNMSP) as prepared by Acoustic Logic.</p> <p>Monitoring includes</p> <ul style="list-style-type: none"> <li>• Monitoring records maintained</li> <li>• Noise assessments undertaken where required</li> <li>• Complaints register maintained</li> </ul> <p>Management measures include:</p> <ul style="list-style-type: none"> <li>• Early notification of noisy activities to residents</li> <li>• Where monitoring indicates an exceedance the site team are notified and adjust the work methodology to reduce noise, if possible</li> <li>• Review of exceedances and activities by the acoustic consultant, and updated to the CNVMSP if required.</li> </ul> <p>Refer to Condition B37 for document references.</p>	Compliant
<b>C16</b>	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C4.	Construction		Note	Observation Inductions and training Inspections	<p>All vehicle &amp; truck movements to be in accordance with the Construction Traffic &amp; Pedestrian Management Sub Plan. (CTPMSP)</p> <p>Monitoring includes</p> <ul style="list-style-type: none"> <li>• Daily diaries</li> <li>• Inspection checklists</li> <li>• Induction and records</li> <li>• Toolboxes and records</li> </ul>	Compliant



						No incidents of this nature reported.	
<b>C17</b>	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	Construction		Note	Plant onboarding process Observation	Travel alarms & site beacon installed for reversing vehicles	Compliant
<b>C18</b>	Any noise generated during construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act 1997 or exceed approved noise limits for the site.	Construction		Note	Processes set out in the CNVMSP	Monitoring includes <ul style="list-style-type: none"> <li>Monitoring records</li> <li>Inspection reports</li> <li>Noise assessments</li> <li>Complaints register</li> </ul> <p>Not incidents of this nature reported to date.</p>	Compliant
<b>Vibration Criteria</b>							
<b>C19</b>	Vibration caused by construction at any residence or structure outside the site must be limited to: <p>(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</p> <p>(b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC 2006) (as may be updated or replaced from time to time).</p>	Construction		Note	Processes set out in the CNVMSP	All works are managed in accordance with the conditions and requirements in the Construction Noise & Vibration Management Sub Plan. CVNVMSPP) as prepared by Acoustic Logic. <p>Monitoring includes</p> <ul style="list-style-type: none"> <li>Monitoring records maintained and issued to HI/PwC.</li> <li>Noise assessments undertaken where required</li> <li>Complaints register maintained</li> </ul> <p>Refer to Condition B37 for document references.</p>	Compliant
<b>C20</b>	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C19.	Construction		Note	Works planning / programming Observation	No vibratory compactors have been used with specified distance in condition or requirements described in C19	Compliant
<b>C21</b>	The limits in conditions C19 and C20 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B37 of this consent.	Construction		Note	Processes set out in the CNVMSP	Noted – refer to CNVMSP.	Not Triggered
<b>Tree Protection</b>							
<b>C22</b>	For the duration of the construction works: <p>(a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written</p>	Construction		Contractor	Works planning / programming Environmental constraint mapping	<p>a) All trees for SSD 9113 were removed as part of the early works.</p> <p>b) condition is noted</p>	Compliant



	<p>approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;</p> <p>(b) all street trees not approved for removal must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;</p> <p>(c) all trees on the site that are not approved for removal must be suitably protected during construction; and</p> <p>(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.</p>				<p>Observation</p> <p>c) no trees exist on the site – not applicable</p> <p>d) Lendlease engage the services of Tree IQ who are qualified arborists</p> <p>Any adjacent trees which require trimming would be subject to inspection by qualified arborist report and approval by Planning Secretary and or Council.</p>		
<b>Dust Minimisation</b>							
<b>C23</b>	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Construction		Note	<p>Weather monitoring</p> <p>Works planning / programming</p> <p>Observation</p> <p>Inspection</p>	<p>All works are managed in accordance with the conditions and requirements in the Air Quality Management Sub Plan (AQMSP) as prepared by Lendlease.</p> <p>Water dust suppression policy and apparatus in place to control any potential dust events</p> <ul style="list-style-type: none"> <li>• Weather alerts</li> <li>• Inspection reports</li> </ul>	Compliant
<b>C24</b>	<p>During construction, the Applicant must ensure that:</p> <p>(a) exposed surfaces and stockpiles are suppressed by regular watering;</p>	Construction		Contractor	<p>Works planning / programming</p> <p>Observation</p> <p>Inspection</p>	<p>a) All stockpiles are regularly suppressed by watering</p> <p>b) All trucks entering or leaving site have loads covered</p>	Compliant





	<p>(b) all trucks entering or leaving the site with loads have their loads covered;</p> <p>(c) trucks associated with the development do not track dirt onto the public road network;</p> <p>(d) public roads used by these trucks are kept clean; and</p> <p>(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</p>					<p>c) cattle grid and truck wash positioned at site access point.</p> <p>d) Acknowledged by placement of cattlegrids and wheel washing points at exit points</p> <p>e) Land stabilisation is carried out to exposed surfaces – use of dust binders</p> <p>Monitoring &amp; records would include;</p> <ul style="list-style-type: none"> <li>• Inspection reports</li> <li>• Construction Phase activity</li> <li>• Toolbox talks / daily tasks</li> </ul>	
<b>Air Quality Discharges</b>							
<b>C25</b>	The Applicant must install and operate equipment in line with best practice to ensure that the development complies with all load limits, air quality criteria/air emission limits and air quality monitoring requirements as specified in the EPL applicable to the site.	Construction		Contractor	Equipment on board review Observation	<p>All works are managed in accordance with the conditions and requirements in the Air Quality Management Sub Plan (AQMS) as prepared by Lendlease.</p> <ul style="list-style-type: none"> <li>• Equipment specification sheets and manuals</li> <li>• Installation and maintenance records</li> <li>• Plant inspection list</li> <li>• Construction site worthiness testing</li> </ul>	Compliant
<b>Erosion of Sediment Control</b>							
<b>C26</b>	All erosion and sediment control measures, must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment.	Construction		Contractor	Erosion and Sediment Control Plan Observation Inspection	<p>All works are managed in accordance with the conditions and requirements in the Stormwater &amp; Erosion Management Plan prepared by Lendlease</p> <ul style="list-style-type: none"> <li>• Inspection and maintenance records</li> </ul>	Compliant
<b>Imported Soil</b>							
<b>C27</b>	The Applicant must: <p>(a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;</p> <p>(b) keep accurate records of the volume and type of fill to be used; and</p>	Construction		Contractor	Material tracking system Observation	<p>a) records kept in imported materials register</p> <p>b) records kept in imported materials register</p> <p>c) request acknowledged</p>	Compliant



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	(c) make these records available to the [Department/Certifying Authority] upon request.						
<b>Disposal of Seepage and Stormwater</b>							
<b>C28</b>	Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the Protection of the Environment Operations Act 1997.	Construction		Contractor	Off-site water Discharge/ de-watering Procedure Water quality test results EPA approvals	Managed in accordance with the Soil and Erosion Management Subplan  After heavy rain events water quality is subject to quality testing.	Compliant
<b>Unexpected Finds Protocol – Aboriginal Heritage</b>							
<b>C29</b>	<p>In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects.</p> <p>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.</p> <p>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.</p>	Construction		Contractor	Observation Inductions and training Inspections	<p>Protocol for unexpected finds refer to <b>Randwick Campus Redevelopment – Management Plan – Heritage and Archaeological</b> File Name: <i>Management Plan – Heritage and Archaeological_RCR_2.5 18.03</i> Date: 18/03/2020 Rev no 2.5 Prepared by LendLease and includes Aboriginal Cultural Assessment Report – Oct 2018 prepared by MDCA.</p> <p>Refer to Aboriginal Cultural Assessment Report – Oct 2018 prepared by MDC for details if AHIMS Register – Appendix B</p> <p>The Applicant has engaged Mary Dallas of MDCA qualified aboriginal expert who has consulted with the Aboriginal community representatives, the archaeologists and OEH to develop management strategies for all objects/sites as described in the document Refer also to MDCA Sub-Management Plan 2018 – June recommendations Included - prepared by MDCA (and cross signed by representative of LaPLALA)</p> <p>Works were taken in accordance with Aboriginal Cultural Heritage Assessment Report New Acute Services Building for the Prince of Wales Hospital</p>	Compliant



						<p>Randwick NSW prepared by Mary Dallas Consulting Archaeologists dated October 2018</p> <p>Aboriginal Cultural Heritage Management Sub-Plan prepared by Mary Dallas Consulting Archaeologists with reference to Condition B40 of SSD9113 (undated), and Office of Environment &amp; Heritage [OEH] Aboriginal Heritage Impact Permit [AHIP] # C004536.</p>	
<b>Unexpected Finds Protocol - Heritage</b>							
<b>C30</b>	<p>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.</p> <p>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.</p> <p>Works may only recommence with the written approval of Heritage Division of the OEH.</p>	Construction		Contractor	Observation Inductions and training Inspections	<p>PoW Hospital Randwick Camus Redevelopment – Historical Archaeology Excavation Report – date May 2020</p> <p>Refer to Table 1.2 item 6 – no substantial intact archaeological deposits and or state significant relics not identified in the report were encountered - status closed</p>	Not Triggered
<b>Waste Storage and Processing</b>							
<b>C31</b>	<p>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.</p>	Construction		Note	Observation Inspections	<p>For implementation stagey refer to <b>Construction Waste Management Subplan (CWMSp)</b>:</p> <p>Refer to CEMP section 5.3.14 Waste Management &amp; appendix 13.6 CWMSp</p> <p>No complaints registered to date.</p>	Compliant
<b>C32</b>	<p>All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).</p>	Construction		Note	Works planning / programming CWMSp Waste tracking system	<p>For implementation strategy refer to <b>Construction Waste Management Subplan (CWMSp)</b>:</p> <p>Refer to section 2.0 – implementation of the Subplan which states policy is to be in accordance with Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).</p>	Compliant
<b>C33</b>	<p>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,</p>	Construction		Note	Works planning / programming Observation Inspection	<p>Project site has installed cattle grids and truck wash stations at all exit points from site to avoid any material from being transported onto public highways</p> <p>Project has not received any complaints to date.</p>	Complaints



	trailer or motorised plant leaving the site must be removed before leaving the premises.						
<b>C34</b>	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	Construction		Note	Works planning / programming Erosion and Sediment Control Plan Observation Inspection	For details refer to <b>Construction Waste Management Subplan (CWMSP)</b> : in particular appendix 1 - Key Waste Streams” & “Control Measures”	Compliant
<b>Handling Asbestos</b>							
<b>C35</b>	The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – ‘Transportation and management of asbestos waste’ must also be complied with.	Construction		Contractor	Hazmat Report CWMSP	<p>Procedure for handling and disposing of asbestos will follow:</p> <ul style="list-style-type: none"> <li>Code of Practice for Safe Removal of asbestos (NOHSC:2002 (2005))</li> </ul> <p>And</p> <ul style="list-style-type: none"> <li>Guide to the Control of Asbestos Hazards in Buildings &amp; Structures (NOHSC: 3002 (1988))</li> </ul> <p>These are stated in the CEMP – section 8.0: authorities</p>	Compliant
<b>Consultation during Construction</b>							
<b>C36</b>	<p>The Applicant must attend Traffic and Transport Construction Coordination meetings during construction as required by the Sydney Coordination Office, and present the following information:</p> <ol style="list-style-type: none"> <li>an update of construction activities;</li> <li>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;</li> <li>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;</li> <li>an update of the CPTMP if any changes to the original CPTMP is required;</li> <li>safety incidents as a result of construction activities associated with pedestrian and public transport movements surrounding the site;</li> <li>the details of the coordination of work activities to manage cumulative construction</li> </ol>	Construction		Note	<p>Record keeping of meetings with Sydney Coordination Office</p> <p>CPTMP updates if required</p>	<p>Email received from TfNSW Dated 16<sup>th</sup> Aug 2019 Feedback to applicants CTPMSP outlining necessary updates before being endorsed</p> <p>Response Email letter issued to TfNSW From: LendLease Dated 20<sup>th</sup> Aug 2019 Attachment: CTMSP July Version File name: CTPM Subplan _ Main Works_ July 2019 version 2 _ v08</p> <p>Purpose of letter:</p> <ul style="list-style-type: none"> <li>to confirm the updating of report was in accordance with email received from TfNSW i.e. addressing comments</li> <li>To have the CTPMSP endorsed by TfNSW</li> </ul>	Compliant



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	<p>traffic from developments under construction within the precinct to minimise impacts on the road network; and</p> <p>(g) actions by the Applicant for the safety and traffic management issues raised by TfNSW and its internal stakeholders and Roads and Maritime Services.</p> <p>The Applicant maintain minutes and actions of meetings for distribution to all attendees.</p>					<p>As CTPMSP was updated as per comments and no further feedback was received from TfNSW Applicant has taken this as endorsed.</p> <p>Lendlease attended meetings with TfNSW on the following dates</p> <ul style="list-style-type: none"> <li>• 15<sup>th</sup> July 2019</li> <li>• 12<sup>th</sup> Dec 2019</li> <li>• 20<sup>th</sup> Feb 2020</li> <li>• 19 March 2020</li> </ul>	
<b>Builders Details</b>							
<b>C37</b>	<p>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.</p>	Construction		Note	Record keeping of corresponding with Transport Management Centre and Sydney Coordination Office within Transport for NSW	<p>Email correspondence with Sydney Coordination Office provided date 31/05/2019</p> <p>Telephone and email numbers from Lendlease Construction Manager ( i.e. point of contact for Applicant) were included in the email correspondence – as per C36</p> <p>Response Email letter issued to TfNSW From: LendLease Dated 20<sup>th</sup> Aug 2019</p>	Compliant
<b>Community Engagement</b>							
<b>C38</b>	<p>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.</p>	Construction		Contractor / Principal/ LHD	Record Keeping of evidence of consulting with community in accordance with CCS	<p>Refer to CNVMSP for details of community engagement process. – Condition B37</p> <p>Refer to Community Communications Strategy – Condition B14</p> <p>Letter box drops proceeding Regular community notices issued. Face to face to meetings held where required</p> <p>Example: email 27/02/20 from Lendlease Stakeholder Manager (LH) re distribution of Flyers to community advising extended working hours and street investigation works</p>	Compliant



Independent Environmental Audit							
C39	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	Prior to Audit work, prior to commencement of Construction	must be agreed to in writing by the Planning Secretary		Record Keeping System for communications with the Certifying Authority.	<p>Submission seeking agreement of suitable audit team made to Planning Secretary 14/05/2019</p> <p>Approval and date by Planning Secretary Letter received from Planning and Environment approving proposed audit team. File name: Agreement of Auditor – Prince of Wales Hospital. Document Name: Prince of Wales Hospital Expansion Stage 1 (SSD 9113) Condition C39 Prepared by nominee of the Secretary for Planning and Environment Dated:27/05/2019</p> <p>Independent Audit Report #2 Issued to PCA Aconex LL-GCOR-017294 16 Apr 2020</p>	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.	Prior to works and during Construction	must be submitted to the Department and the Certifying Authority.	Contractor	Independent Audit Program Record Keeping System for communications with the Certifying Authority. Record Keeping System for communications with the Department	<p>First Audit: 30 July 2019 Independent Audit Program File Name: <i>Audit Program POW Stage 1</i> Document Name: <i>Independent Audit Program</i> Prepared by: ngh environmental Dated May 2019 Version: FINAL</p> <p>Date of submission to Certifying Authority: 14/05/2019 -----</p> <p>Second Audit: 23 Jan 2020 Independent Audit Issued to PCA Aconex LL-GCOR-017294 16 Apr 2020 Prepared by NGH File Name: <i>RCR Audit Report January 2020 Rev 1(3)</i></p> <p>Date of submission to Certifying Authority:15<sup>th</sup> April 2020 – refer to aconex LL-GCOR-017236</p>	Compliant



<p><b>C41</b></p>	<p>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:</p> <p>(a) An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and</p> <p>(b) A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.</p>	<p>Construction</p>		<p>Note</p>	<p>Independent Audit Program</p>	<p>Independent Audit Program submitted to DPIE: 22/05/2019.</p> <p>NGH Environmental Independent Audit Schedule 2.1 Audit Schedule</p> <ul style="list-style-type: none"> <li>• Construction Commences – 17 June 2019</li> <li>• Initial Construction Independent Audit – 17 June 2019</li> <li>• Second Audit - 23 Jan 2020</li> <li>• Third Audit – desktop – 8 June 2020 (<u>note this audit date has passed – audit date confirmed with Auditor for 23 June 2020 hence non-compliance against C43</u>)</li> <li>• Fourth Audit – desktop – 7 June 2021</li> </ul> <p>Reference made to request by Independent Auditor and supported by PwC to combine the programme of Independent Audits so SSDA 9113 &amp; SSDA 10339 are conducted simultaneously</p> <p>Email letter from DPIE to HI Planning dated 28<sup>th</sup> May – titled – RE: SSD9113 &amp; SSD10339 IEA Program May 2020 – which stated that DPIE agree to combining the audits (with further dual audits being subject to review)</p> <p>File ref: <i>RE SSD9113 SSD10339 IEA Program Acceptance from DPIE</i></p>	<p>Compliant</p>
<p><b>C42</b></p>	<p>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.</p>	<p>Construction</p>	<p>The Planning Secretary may require the initial and subsequent Independent Audits</p>	<p>Note</p>	<p>Independent Audit Program</p> <p>Independent Audit</p>	<p>Issued to</p> <p>First Audit: 30 July 2019 Independent Audit File Name: <i>Audit Program POW Stage 1 Document Name: Independent Audit Program</i> Prepared by: NGH environmental</p> <p>Second Audit: 23 Jan 2020 Independent Audit File Name: <i>RCR Audit Report January 2020 Rev 1(3)</i> Prepared by NGH environmental</p>	<p>Compliant</p>



<p><b>C43</b></p>	<p>Independent Audits of the development must be carried out in accordance with:</p> <p>(c) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C40 of this consent; and</p> <p>(d) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).</p>	<p>Construction</p>	<p>submitted to the Department and the Certifying Authority</p>	<p>Contractor</p>	<p>Independent Audit Program  Independent Audit</p>	<p><u>C43 - Independent Audit 1: July/ Aug 2019</u>                  Audit Date: 30-31 July 2019                  Document Title: Independent Audit Report Randwick Campus Redevelopment                  Report Date: 26 August 2019                  File Name: <i>RCR Audit Report August 2019</i>                  Submitted by HI to DPIE by email, together with Applicant Response: 23 Oct 2019                  (email: SSD9113 Prince of Wales Independent Audit, Response &amp; Crown Certificate. File name: <i>PwC Mail - SSD9113 Prince of Wales Independent Audit, Response &amp; Crown Certificate_</i>)                  Updated Report submitted by HI to DPIE: 15 Jan 2020 (Department ref: SSD-9113-PA-1. Email confirmation from HI file name: <i>PwC Mail - FW_ Prince of Wales Hospital - Redevelopment - Post Approval Document Received - (SSD-9113-PA-1)</i>)                  Report submitted by PWC to PCA under C44B: 12 Feb 2020 (Aconex ref PWCAU-GCOR-006292 File name: <i>Submission of IA Rev 1 to Certifier</i>)</p> <p><u>C43 - Applicant Response to Audit 1 (Update) – Auditor's Action Plan (Updated) 14 Jan 2020</u>                  Document Title &amp; File Name: <i>200114 - Compliance Audit Report 19-317 - Action Plan (UPDATED)</i>                  File Date: 14 Jan 2020                  Updated Report submitted by HI to DPIE: 15 Jan 2020 (Department ref: SSD-9113-PA-1. Email confirmation from HI file name: <i>PwC Mail - FW_ Prince of Wales Hospital - Redevelopment - Post Approval Document Received - (SSD-9113-PA-1)</i>). Noted in Aconex Ref PWCAU-GCOR-0061242)</p> <p><u>C43 - Independent Audit 2: 23 January 2020</u>                  Audit Dates: 23 January 2020                  Independent Audit 2 :                  Report submitted to DPIE 05 Feb 2020 - PWCAU-GCOR-006408</p>	<p>Non-Compliant</p>
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<p><b>C44</b></p>	<p>In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must:</p> <ul style="list-style-type: none"> <li>(a) review and respond to each Independent Audit Report prepared under condition C38 of this consent;</li> <li>(b) submit the response to the Department and the Certifying Authority; and</li> <li>(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.</li> </ul>	<p>Construction</p>		<p>Note</p>	<p>Compliance reporting</p> <p>Independent Audit</p> <p>Website periodic review</p>	<p>Part a) it would be the Applicants understanding that the C44 refers to C38 – we assume this is a typo and that it should refer to c43 – question has been raised if this requires a modification?</p> <p>Part b) Cross reference to table 7 above in Construction all non-compliances raised both by the IA &amp; DPIE to IA no.2.</p> <p>Refer to letter submitted to DPIE issued via Aconex – LL-GCOR-014709 – tilted – “RCR - ASB - Compliance IA Response to DPIE” and sent on the 6<sup>th</sup> Feb 2020</p> <p>For non-compliances raised in the Preconstruction Compliance Report dated 19<sup>th</sup> July 2019. (published) table 2.4.2 Refer to table 8 of this report for non- compliances and current status.</p> <p>Refer to initial Construction Compliance #1 Report 1 submission: refer to table 2.7 (now superseded by Construction Compliance #1 Report (table 7 in this report) and Section 5: Compliance Matrix for status of non-compliant conditions.</p> <p>Part c) Issued to PCA Independent Audit#1 Dated 14/01/20 Aconex: PWCAU-GCOR-006048</p> <p>Issued to PCA Independent Audit #1: Revision 1 Date: 23<sup>rd</sup> Jan 2020 Aconex: PWCAU-GCOR-006149</p>	<p>Compliant</p>
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<b>C45</b>	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	Construction	the Planning Secretary may approve a request	Contractor	Record Keeping System for communications with the Department	No request received	Not Triggered
<b>Incident Notification, Reporting and Response</b>							
<b>C46</b>	The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.	Construction		Contractor / Principal/ LHD	Compliance reports Observation Inspections Audits	No notifications reported to date.	Not Triggered
<b>C47</b>	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 1.	Construction		Contractor / Principal/ LHD	Compliance reports Observation Inspections Audits	Condition acknowledged	Not Triggered
<b>Non-Compliance Notification</b>							
<b>C48</b>	The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	At all times		Note	Compliance reports Observation Inspections Audits	Acoustic & Vibration Monitoring reporting issued by monitoring consultant on a regular monthly basis. This is issued simultaneously to both Lendlease & PwC.  Monitoring Register issued to PwC – <i>date to be found</i> . Confirm issued to DPIE. – <i>date to be found</i>  Note: The Construction Monitoring Results are also updated and issued on a 6 monthly basis and uploaded on project website.  PCA confirmed that no non-compliances have been issued to date.	Compliant
<b>C49</b>	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	At all times		Note	Compliance reports	The monitoring report has <b>not</b> been formatted as per the requirements of the Condition, but the Construction Monitoring Results report does <ul style="list-style-type: none"> <li>• identify the particular exceedance,</li> <li>• the exceedance caused</li> </ul>	Compliant

	what actions have been, or will be, undertaken to address the non-compliance.					<ul style="list-style-type: none"> <li>and the Project response.</li> </ul> <p>The format shall be rectified to align with the condition requirements for all ongoing non-compliance reporting.</p> <p>Refer to Report titled: Randwick Campus Redevelopment Construction Monitoring Results File Name: <i>RCR Construction Monitoring Reporting – Mar20-V1</i> Covers the time period from June 2019 to March 2020 Produced by Lendlease</p>	
<b>C50</b>	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	At all times		Note	Compliance reports	Non-compliance notifications	Not Triggered
<b>Revision of Strategies, Plans and Programs</b>							
<b>C51</b>	<p>Within three months of:</p> <ul style="list-style-type: none"> <li>(a) the submission of a compliance report under condition B65;</li> <li>(b) the submission of an incident report under condition C46;</li> <li>(c) the submission of an Independent Audit under condition C43; or</li> <li>(d) the issue of a direction of the Planning Secretary under condition A2 which requires a review,</li> </ul> <p>The strategies, plans and programs required under this consent must be reviewed, and the Department and the Certifying Authority must be notified in writing that a review is being carried out.</p>	At all times		Contractor	Compliance reporting and reviews	<p>Date of submission or issue of triggers and date of notification of review to Department and certifying Authority</p> <p><b>Part (a) Condition B65 (Audit Compliance Program Report)</b> Refer to comments against Conditions B65 &amp; B66 above</p> <p><b>Part (b) Condition C46 (Incident Notification)</b> Not Triggered – No incidents reported to-date</p> <p><b>Part (c) Condition C43 (Independent Audit Report)</b> Refer to comments against Condition C43 &amp; B66 above</p> <p><b>Part (d) Issue of Direction under Condition A2</b> Not Triggered – No directions issued</p>	Compliant
<b>C52</b>	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	At all times	the revised document must be submitted to	Contractor	Compliance reporting and reviews	Triggered in relation to the Construction Noise & Vibration Management Plan – refer to comments against Condition B37 & C19 in Table 7 and this Matrix in Section 5.	Not Triggered



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	consent must be revised, to the satisfaction of the Certifying Authority. Where revisions are required, the revised document must be submitted to the Planning Secretary Certifying Authority for approval within six weeks of the review.  <i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i>		the Planning Secretary Certifying Authority				
<b>Intersection Works – Upgrade of Botany Street Magill Street</b>							
<b>C53</b>	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.	Within 12 months of commencement of construction	written evidence to the satisfaction of the Planning Secretary	Contractor	Record keeping of agreement with Council and RMS  Design / Payment as required by CoC B47	Drawings being for Council submission for approval.  Document: <b>RCR State Significant Development SSD 9113: Staging Report</b> File Name: Approved SSD 9113 Staging Report Rev 3 Prepared by PwC Date 24 April 2020 Status approved  Refer to Matrix – itemB47– certified design and approvals submitted prior to CC4 submission.	Not triggered
<b>PART D Prior to Occupation or Commencement of use</b>							
<b>Notification of Occupation</b>							
<b>D1</b>	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. s	Prior to occupation  If occupation if to be stage 1 month prior to each stage		Contractor / Principal/ LHD	Pre operations compliance report	Notice of commencement to the Department (and date)	Not Triggered
<b>External Walls and Cladding</b>							
<b>D2</b>	Prior to the occupation of the building, the Applicant must provide the Certifying Authority with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	Prior to occupation		Contractor	Submission of information for occupation certificate	Issuance of Occupation Certificate	Not Triggered



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D3	The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	Prior to occupation	copy of the documentation given to the Certifying Authority to the Planning Secretary	Contractor	Submission of information for occupation certificate	Issuance of Occupation Certificate (and date) Submission of information for occupation certificate to the Department (and date)	Not Triggered
<b>Post-Construction Dilapidation Report</b>							
D4	<p>Prior to occupation of the building, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:</p> <ul style="list-style-type: none"> <li>(a) to ascertain whether the construction created any structural damage to adjoining and nearby buildings or infrastructure including those referenced in condition B6.</li> <li>(b) to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining and nearby buildings or infrastructure, the Certifying Authority must: <ul style="list-style-type: none"> <li>(i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and</li> <li>(ii) have written confirmation from the relevant authority/owner that there is no adverse structural damage to their infrastructure, roads and/or property.</li> </ul> </li> <li>(c) to be forwarded to Council.</li> </ul>	Prior to occupation		Contractor	Works planning / programming	Post dilapidation reports Submission of reports to Certifying Authority and Council Certifying Authority statement of review and written confirmation on damage.	Not Triggered
<b>Protection of Public Infrastructure</b>							
D5	<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <ul style="list-style-type: none"> <li>(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and</li> <li>(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.</li> </ul>	Prior to operation		Contractor	<p>Submission of information for occupation certificate</p> <p>Pre operations compliance report Dilapidation reporting</p>	Pre and post dilapidation reports Damage payment records Occupation certificate issuance	Not Triggered



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Protection of Property							
<b>D6</b>	Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.	Prior to operation		Contractor	Submission of information for occupation certificate  Pre operations compliance report Dilapidation reporting	Pre and post dilapidation reports Damage payment records Occupation certificate issuance	Not Triggered
Utilities and Services							
<b>D7</b>	Prior to the commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.	Prior to commencement of operation		Contractor	Works planning / programming	Compliance Certificate	
<b>D8</b>	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.	Prior to commencement of operation	Evidence is to be submitted to the satisfaction of the Certifying Authority.	Contractor	Works planning / programming	Record of approval with Provider	Not triggered
Travel Demand Management Strategy and Green Travel Plan							
<b>D9</b>	Prior to the commencement of operation, the Applicant shall prepare a Travel Demand Management Strategy (TDS) and Green Travel Plan (GTP) to reduce the proportion of single-occupant car travel and increase the mode share of public transport and active transport for the development and the existing Randwick Health Campus. The strategy and plan shall be prepared in consultation with the Sydney Coordination Office within TfNSW and RMS, Council, and in conjunction with all stakeholders within the Randwick Health and Education Precinct.	Prior to operation	consultation with the Sydney Coordination Office within TfNSW and RMS, Council,	Principal/LHD	Submission of information for occupation certificate Pre operations compliance report	GTP Consultation records with TfNSW, RMS, Council and stakeholders within the Randwick Health and Education Precinct.	Not Triggered
<b>D10</b>	The TDS and GTP required by condition D9 must: (a) be prepared by a suitably qualified traffic consultant; (b) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for	Prior to operation		Principal/LHD	Submission of information for occupation certificate Pre operations compliance report	GTP Consultation records with TfNSW, RMS, Council and stakeholders within the Randwick Health and Education Precinct.	Not triggered



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	<p>implementation) to achieve an 8 per cent reduction of private vehicle usage by all staff and to define the direction and purpose;</p> <p>(c) include specific tools and actions to help achieve the objectives and mode share targets; include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the TDS and GTP; and</p> <p>(d) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the TDS and GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of staff and visitor to and from the site and existing Randwick Health Campus.</p>						
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.	Prior to operation	copy submitted to the Planning Secretary	Principal	Submission of information for occupation certificate Pre operations compliance report	GTP Consultation records with TfNSW	Not Triggered
<b>Heritage Interception Plan</b>							
D12	Should Aboriginal or Historical archaeological material be discovered during site investigations or subsequent construction works, a comprehensive Interpretation Strategy and Plan for the site, including appropriate community consultation, is to be prepared by a suitably qualified person, including identification of Historical Themes, Audiences and Resources, and Interpretative Recommendations. The recommendations of the Interpretative Strategy and Plan are to be implemented in conjunction with the proposed development.	Prior to operation		Note	Submission of information for occupation certificate Pre operations compliance report	Heritage Inception Plan	Not Triggered



Mechanical Ventilation							
<b>D13</b>	<p>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:</p> <ul style="list-style-type: none"> <li>(a) the BCA;</li> <li>(b) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes;</li> <li>(c) the development consent and any relevant modifications; and</li> <li>(d) any dispensation granted by the NSW Fire Brigade.</li> </ul>	Prior to the final occupation	the satisfaction of the Certifying Authority	Contractor	Submission of information for occupation certificate Pre operations compliance report	Mechanical plant installation report Occupation certificate issuance	Not Triggered
Car Parking							
<b>D14</b>	<p>Prior to the commencement of operation:</p> <ul style="list-style-type: none"> <li>(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</li> <li>(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</li> <li>(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</li> </ul>	Prior to operation		Principal/ LHD		<p>Parking strategy for the entire Randwick Health and Education Precinct is to have been developed in collaboration with the Randwick Collaboration Area partners</p> <p>Demonstrated parking demand shift</p> <p>Temporary car park</p>	Not Triggered





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	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.						
<b>D15</b>	Prior to the commencement of operation, 134 existing staff car parking spaces on the Randwick Health Campus are to be reallocated to visitor parking as outlined in Supplementary Information prepared by ARUP, dated 20 February 2019.	Prior to operation		LHD		Demonstrated adjusted visitor car parking	Not Triggered
<b>D16</b>	Prior to the commencement of operation, a parking strategy for the management of parking on the existing Randwick Health Campus is required to better manage allocation of parking and demand of shift rotations. A copy of the parking strategy is to be submitted to the Planning Secretary and Council for information.	Prior to operation	parking strategy is to be submitted to the Planning Secretary and Council	LHD		Parking Strategy  Parking Strategy submitted to Council and Planning Secretary	Not Triggered
<b>Infrastructure Upgrades</b>							
<b>D17</b>	Prior to the commencement of operation, the Applicant must complete the construction of a Traffic Control Signal at the intersection of Botany Street and the ASB access as required by condition B45 to the satisfaction of RMS, and evidence is to be submitted to the Certifying Authority.	Prior to operation	evidence is to be submitted to the Certifying Authority.	Contractor	Submission of information for occupation certificate Pre operations compliance report Design plan review	Design plans Occupation certificate issuance Planning approval for deviation (if any)	Not Triggered
<b>D18</b>	Prior to the commencement of operation, the Applicant must install/construct any infrastructure (e.g. no stopping zones) required as an outcome of the discussions undertaken as part of condition B46 to the satisfaction of Council and RMS (where relevant) and evidence is to be submitted to the Certifying Authority.	Prior to operation	to be submitted to the Certifying Authority.	Contractor	Submission of information for occupation certificate Pre operations compliance report Design plan review	Design plans Occupation certificate issuance Planning approval for deviation (if any)	Not Triggered
<b>D19</b>	Prior to the commencement of operation, the Applicant must complete the upgrade of the Magill Street and Botany Street intersection as required by condition B47 to the satisfaction of Council, and evidence is to be submitted to the Certifying Authority.	Prior to operation	to the satisfaction of Council, and evidence is to be submitted to the Certifying Authority.	Contractor	Submission of information for occupation certificate Pre operations compliance report Design plan review	Design plans Occupation certificate issuance Planning approval for deviation (if any)	Not Triggered



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<b>Shared Path</b>							
<b>D20</b>	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.	Prior to operation	and agreed to by the Planning Secretary.	Contractor	Submission of information for occupation certificate Pre operations compliance report Design plan review	Design plans Occupation certificate issuance Council approval for deviation (if any)	Not Triggered
<b>D21</b>	Prior to the commencement of operation, the Applicant must replace all kerb and gutter and associated infrastructure, re-turf, and construct new footpaths for the full length of the Botany Street and Magill Street site frontage to Council's specifications.	Prior to operation		Contractor	Submission of information for occupation certificate Pre operations compliance report Design plan review	Design plans Occupation certificate issuance Council approval for deviation (if any)	Not Triggered
<b>Road Damage</b>							
<b>D22</b>	The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development is to be met in full by the Applicant prior to commencement of use of any stage of the development.	Prior to operation		Contractor	Submission of information for occupation certificate  Pre operations compliance report Dilapidation reporting	Pre and post dilapidation reports Damage payment records Occupation certificate issuance	Not Triggered
<b>Fire Safety Certification</b>							
<b>D23</b>	Prior to the final occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	Prior to occupation		Contractor	Submission of information for occupation certificate Pre operations compliance report Design plan review	Fire Safety Certificate	Not Triggered
<b>Stormwater, Drainage and Flooding</b>							
<b>D24</b>	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	Prior to operation	must be completed to Council's satisfaction	Contractor	Submission of information for occupation certificate	Design plans Occupation certificate issuance Council approval for deviation (if any)	Not Triggered



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	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.		prior to the commencement of operation.		Pre operations compliance report Design plan review		
<b>D25</b>	Prior to the commencement of operation, evidence is to be submitted to the Certifying Authority demonstrating that a "restriction on the use of land" and "positive covenant" (under section 88E of the Conveyancing Act 1919) has been placed on the title of the subject property to ensure that all of the onsite detention systems (both for site stormwater drainage and compensatory detention associated with blockages to predevelopment overland flowpaths) are maintained and that no works which could affect the design function of the detention/infiltration system are undertaken without the prior consent (in writing) from Council. Such restriction and positive covenant shall not be released, varied or modified without the consent of the Council.	Prior to operation	evidence is to be submitted to the Certifying Authority	Contractor	Submission of information for occupation certificate Pre operations compliance report Design plan review	88B instrument	Not Triggered
<b>D26</b>	Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifying Authority.	Prior to operation		Contractor	Submission of information for occupation certificate Pre operations compliance report Design plan review	Submission of works-as-executed drawing signed by a registered surveyor to certifier	Not Triggered
<b>D27</b>	Prior to the commencement of operation, details of the site stormwater drainage system are to be provided to the satisfaction of the Certifying Authority in accordance with the following requirements: (a) the stormwater must be discharged (by gravity) directly into Council's reconstructed underground drainage system located within the development site;	Prior to operation	satisfaction of the Certifying Authority	Contractor	Submission of information for occupation certificate Pre operations compliance report Design plan review	Design plans Occupation certificate issuance	Not Triggered



	<p>(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;</p> <p>(c) determination of the required cumulative storage (in the on-site detention and/or infiltration system) must be calculated by the mass curve technique as detailed in Technical Note 1, Chapter 14 of the Australian Rainfall and Run-off Volume 1, 1987 Edition;</p> <p>(d) where possible any detention tanks should have an open base to infiltrate stormwater into the ground. Infiltration should not be used if ground water and/or any rock stratum is within 2.0 metres of the base of the tank;</p> <p>(e) should a pump system be required to drain any portion of the site the system must be designed with a minimum of two pumps being installed, connected in parallel (with each pump capable of discharging at the permissible discharge rate) and connected to a control board so that each pump will operate alternatively. The pump wet well shall be sized for the 1% AEP (1 in 100</p>						
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	<p>year), 2-hour storm assuming both pumps are not working;</p> <p>(f) the pump system must also be designed and installed strictly in accordance with Randwick City Council's Private Stormwater Code;</p> <p>(g) should a charged system be required to drain any portion of the site, the charged system must be designed such that:</p> <p>(i) there are suitable clear-outs/inspection points at pipe bends and junctions; and</p> <p>(ii) the maximum depth of the charged line does not exceed 1m below the gutter outlet;</p> <p>(h) if connecting to Council's underground drainage system, a reflux valve shall be provided (within the site) over the pipeline discharging from the site to ensure that stormwater from Council drainage system does not surcharge back into the site stormwater system;</p> <p>(i) generally, all internal pipelines must be capable of discharging a 1 in 20-year storm flow. However, the minimum pipe size for pipes that accept stormwater from a surface inlet pit must be 150 mm diameter. The site must be graded to direct any surplus run-off (i.e. above the 1 in 20-year storm) to the proposed drainage (detention/infiltration) system;</p> <p>(j) a sediment/silt arrester pit must be provided within the site prior to discharge of the stormwater to Council's drainage system;</p> <p>(k) sketch details of a standard sediment/silt arrester pit may be obtained from Council's Drainage Engineer;</p> <p>(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</p>						
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	<p>alternately a permanent 300mm high waterproof barrier is to be provided;</p> <p>(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):</p> <p>(i) 150mm in uncovered open car parking areas (with an isolated maximum depth of 200mm permissible at the low point pit within the detention area);</p> <p>(ii) 300mm in landscaped areas (where child proof fencing is not provided around the outside of the detention area and sides slopes are steeper than 1 in 10);</p> <p>(iii) 600mm in landscaped areas where the side slopes of the detention area have a maximum grade of 1 in 10;</p> <p>(iv) 1200mm in landscaped areas where a safety fence is provided around the outside of the detention area; and</p> <p>(v) above ground stormwater detention areas must be suitably signposted where required, warning people of the maximum flood level; and</p> <p>(n) a childproof and corrosion resistant fastening system shall be installed on access grates over pits/trenches where water is permitted to be temporarily stored. A 'V' drain (or equally effective provisions) are to be provided to the perimeter of the property, where necessary, to direct all stormwater to the detention/infiltration area.</p>						
<b>D28</b>	<p>Prior to the commencement of operation, the Applicant must provide full details of any proposed private drainage easements or drainage easements over private land in favour of Council, to Council for approval.</p>	<p>Prior to operation</p>	<p>to Council for approval.</p>	<p>Contractor</p>	<p>Submission of information for occupation certificate Pre operations compliance report Design plan review</p>	<p>Agreement of Council in regard to the required easements.</p>	<p>Not triggered</p>
<b>Groundwater</b>							



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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.	Prior to operation	must be submitted to the Certifying Authority and Council,	Contractor	Submission of information for occupation certificate Pre operations compliance report Design plan review	Certification regarding basement design.	Not Triggered
<b>Structural Inspection Certificate</b>							
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: (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; (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s; and (c) person/s authorised to, for the life of the development.	Prior to operation	to the satisfaction of the Certifying Authority	Contractor	Submission of information for occupation certificate Pre operations compliance report Design plan review	Structural Inspection Certificate or a Compliance Certificate  Occupation certificate issuance  Statement of satisfaction from Certifying Authority Submission to Certifying Authority and Council	Not Triggered
<b>Compliance with Food Code</b>							
D31	The Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises. The Applicant must provide evidence of receipt of the certificate to the satisfaction of the Certifying Authority prior to the commencement of operation.	Prior to operation	to the satisfaction of the Certifying Authority	Contractor	Submission of information for occupation certificate Pre operations compliance report	Evidence of qualification of tradesperson Installation report Issuance of occupation certificate	Not Triggered



<b>Stormwater Quality Management Plan</b>							
<b>D32</b>	Prior to the commencement of operation, an Operation and Maintenance Plan (OMP) is to be prepared and submitted to the satisfaction of the Certifying Authority, to ensure proposed stormwater quality measures remain effective. The OMP must contain the following: (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements.	Prior to operation	to the satisfaction of the Certifying Authority	Contractor	Submission of information for occupation certificate Pre operations compliance report	Structural Inspection Certificate or a Compliance Certificate Occupation certificate issuance Statement of satisfaction from Certifying Authority Submission to Certifying Authority and Council	Not Triggered
<b>Rainwater Harvesting</b>							
<b>D33</b>	A signed works-as-executed Rainwater Re-use Plan must be provided to the Certifying Authority prior to the commencement of operation.	Prior to operation	provided to the Certifying Authority	Contractor	Submission of information for occupation certificate Pre operations compliance report	As executed Rainwater Re-Use Plan	Not triggered
<b>Warm Water Systems and Cooling Systems</b>							
<b>D34</b>	The installation, operation and maintenance of water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and the relevant parts of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	Prior to and during operation		Contractor	Submission of information for occupation certificate Pre operations compliance report Maintenance programming	Installation and maintenance records	Not triggered
<b>Outdoor Lighting</b>							
<b>D35</b>	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: (a) comply with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and (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.	Prior to operation	to the Certifier	Contractor	Submission of information for occupation certificate Pre operations compliance report	Lighting strategy Occupation certificate issuance Submission to Department and Council	Not triggered





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	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.						
<b>Signage</b>							
<b>D36</b>	Way-finding signage and signage identifying the location of staff car parking must be installed prior to the commencement of operation.	Prior to operation		Contractor	Lighting design review Submission of information for occupation certificate Pre operations compliance report	Issuance of occupation certificate	Not Triggered
<b>D37</b>	Bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas prior to the commencement of operation	Prior to operation		Contractor	Submission of information for occupation certificate Pre operations compliance report	Issuance of occupation certificate	Not Triggered
<b>D38</b>	'Do not drink' signage on non-potable water to new hose taps and irrigation systems for landscaped areas must be installed within the site prior to the commencement of operation.	Prior to operation		Contractor	Submission of information for occupation certificate Pre operations compliance report	Issuance of occupation certificate	Not Triggered
<b>Operational Waste Management</b>							
<b>D39</b>	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: (a) detail the type and quantity of waste to be generated during operation of the development; (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline Department of Environment, Climate Change and Water, 2009); and (c) detail the materials to be reused or recycled, either on or off site.	Prior to operation	submit it to the Department/ Certifying Authority.	LHD	Submission of information for occupation certificate Pre operations compliance report Observation Unexpected finds protocol	OWMP Issuance of occupation certificate Submission to Certifying Authority and Department	Not Triggered



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<b>Ecologically Sustainable Development</b>							
<b>D40</b>	Within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4-star Green Star as Built rating unless updated NSW Health Engineering Services Guidelines are accepted by the Planning Secretary. Evidence of the certification or other evidence as agreed with the Planning Secretary in updated NSW Health Engineering Services Guidelines, must be provided to the Certifying Authority and the Planning Secretary.	Prior to operation	must be provided to the Certifying Authority and the Planning Secretary	Contractor	Submission	Green Star Certification / agreed approach with Planning Secretary Issuance of occupation certificate	Not Triggered
<b>Landscaping</b>							
<b>D41</b>	Prior to the commencement of operation, the Applicant must submit a Landscape Management Plan (LMP) prepared by a suitably qualified person, to manage the revegetation and Landscaping works on-site. The LMP must: (a) detail the species to be planted on-site; (b) be consistent with the approved landscape plans as amended by condition B55; (c) describe the monitoring and maintenance measures to manage revegetation and landscaping works; and (d) provide for the planting of 134 trees.	Prior to operation		Contractor	Submission of information for occupation certificate Pre operations compliance report	Landscape management plan Issuance of occupation certificate	Not Triggered
<b>D42</b>	The Applicant must not commence operation until the LMP is submitted to the satisfaction of the Certifying Authority.	Prior to operation	submitted to the satisfaction of the Certifying Authority.	Note	Submission of information for occupation certificate Pre operations compliance report	Landscape management plan Issuance of occupation certificate Construction lot close out	Not Triggered
<b>Street Trees</b>							
<b>D43</b>	Prior to the commencement of operation, the Applicant is to complete all planting outlined in the street tree planting strategy required by condition B57.	Prior to operation		Contractor	Submission of information for occupation certificate Pre operations compliance report	Issuance of occupation certificate	Not Triggered
<b>Site Audit Report and Site Audit Statement</b>							
<b>D44</b>	Prior to the commencement of operation, the Applicant must obtain from an EPA accredited Site Auditor, a Site Audit Statement and a Site Audit Report which demonstrates that the site is suitable for its intended use.	Prior to operation		Contractor	Unexpected Finds Protocol	Incident reports Validation reports SAR SAS	Not Triggered



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



Randwick Campus Redevelopment

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



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	measures together with a review and if necessary, reassessment of all mitigation measures; and  (h) Identification of additional mitigation measures to those required following the revised operational noise modelling as required by Condition B61 with the objective of meeting the criteria outlined in the Noise Policy for Industry (EPA 2017), when these measures would be offered and/or implemented and how their effectiveness would be measured and reported to the Planning Secretary.						
E6	The Applicant must provide the Planning Secretary with a copy of the Operational Noise Report referred to in condition E5 and install any additional noise mitigation measures within one month of completing the operational noise monitoring referred to in (a) above		must provide the Planning Secretary with a copy	HI/LHD/Contractor			
<b>Unobstructed Driveways and Parking Areas</b>							
E7	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.	Operation		LHD	TBD	TBD	Not Triggered
<b>Loading Dock</b>							
E8	The loading dock hours of operation are limited to between 7am and 6pm daily.	Operation		LHD	TBD	TBD	Not Triggered
<b>Green Travel Plan</b>							
E9	The Green Travel Plan required by condition D9 of this consent must be updated annually and implemented.	Operation		LHD	TBD	Annually updated GTP TBD	Not Triggered
<b>Outdoor Lighting</b>							
E10	Notwithstanding Condition D35, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	Operation		HI/LHD/Contractor	TBD	TBD	Not Triggered



<b>Fire Safety Certificate</b>							
<b>E11</b>	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.	Operation	The certificate must be on, or to the effect of, Council's Fire Safety Statement.	LHD	Annual Fire Safety Statement	Annual issue of Fire Safety Statement as required	Not triggered
<b>Landscaping</b>							
<b>E12</b>	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D41 for the duration of occupation of the development.	Operation		LHD	TBD	TBD	Not Triggered
<b>Hazards and Risk</b>							
<b>E13</b>	The Applicant must store all chemicals, fuels and oils used on-site in accordance with: (a) the requirements of all relevant Australian Standards; and (b) the NSW EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual' if the chemicals are liquids.	Operation		LHD	TBD	TBD	Not Triggered
<b>E14</b>	In the event of an inconsistency between the requirements of condition E13(a) and E13(b)E13(a), the most stringent requirement must prevail to the extent of the inconsistency.	Operation		LHD	TBD	TBD	Not Triggered
<b>Dangerous Goods</b>							
<b>E15</b>	The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department of Planning's Hazardous and Offensive Development Application Guidelines – Applying SEPP 33 at all times.	Operation		LHD	TBD	TBD	Not Triggered



## APPENDIX 1 – APPROVED STAGING REPORT





Health  
Infrastructure

# Randwick Campus Redevelopment Project

State Significant Development SSD 9113

**Staging Report**

**PwC**

VERSION 0.3

24 April 2020



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## RANDWICK CAMPUS REDEVELOPMENT PROJECT

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Revision	Date	Prepared by	Reviewed by	Description of change
0.1	4/10/19	CM		Draft
0.2	17/03/20	CM	CH	Final
0.3	24/04/20	CM	CH	Final - Amended Compliance Matrix

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# 1. Introduction

## 1.1. The Project

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

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

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

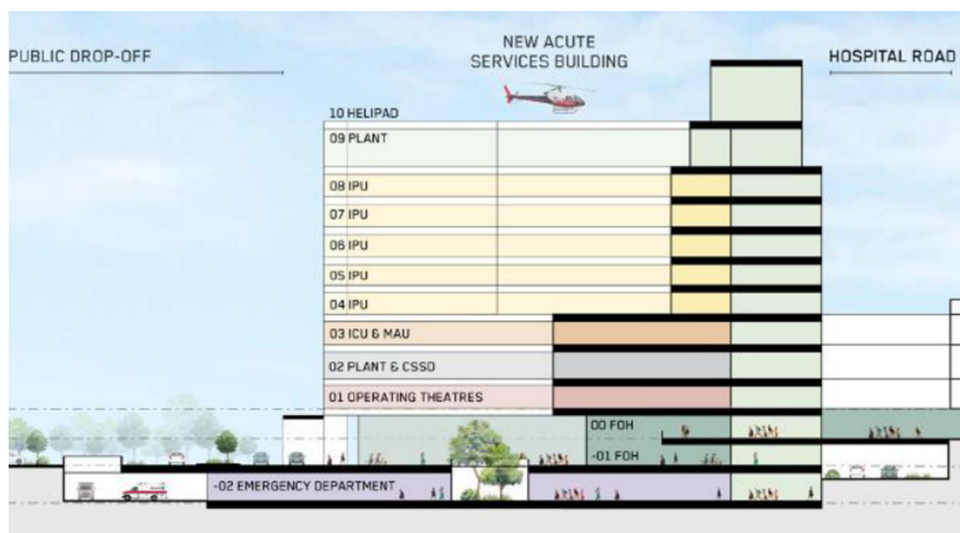


Figure 1 - Acute Services Building Block & Stack

## 1.2. Statutory Context

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

An application for Development Consent was lodged with the now NSW Department of Planning Industry and Environment (the Department) in 2018 along with an accompanying Environmental Impact Statement. Development Consent was granted on 27 February 2019 under Section 4.38 of the Environmental Planning and Assessment Act 1979 (EP&A Act), SSD9113, subject to a set of Conditions of Consent (CoCs).

One modification has been lodged since consent was granted. At the time of writing this Staging Report, one modification has been approved. A summary of each of the modifications is set out below.

### Modification 1

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

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

The consolidated CoCs, incorporating MOD 1 are provided at Attachment B.

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

## 1.3. Requirement and Purpose of this Report

Due to the timing of award of the main contract, design finalisation is unable to occur in accordance with the construction programme submitted with the original development application. This impacted the construction programme and generated a requirement for the timing for application of several CoCs to be adjusted to align with the project programme to enable the commencement of construction activities while design finalisation occurs for some elements of the project.

SSD 9113 MOD 1 inserted Conditions 27-29 in order to allow for the staged satisfaction of CoCs in line with the project programme, as per the timing set out in this staging report rather than as specified by the particular condition.

Condition A.27 updates the Administrative Conditions of Consent as follows:

*Condition A.27 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.*

*The Staging Report will outline the following:*

- a) *Construction staging – set out 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;*
- b) *Operation staging - 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);*
- c) *specify how compliance with conditions will be achieved across and between each of the stages of the project; and*
- d) *set out mechanisms for managing any cumulative impacts arising from the proposed staging.*

The Department advises that where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.

The Department states that 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.

This Staging Report has been prepared to facilitate the staging of requirements in accordance with the above-mentioned CoCs.

#### **1.4. Merits**

The Staging Report reduces administrative burden on the Department, the Certifying Authority and the proponent by allowing requirements to be adhered to/ delivered in a systematic manner, aligned with the works themselves. Staging close out of conditions in line with the project programme will allow for the completion of design finalisation and construction activities to occur concurrently, significantly reducing programme delay and ensures that the new hospital facilities and services that respond to the needs of patients, carers, families, local residents and the community are delivered on time. Furthermore, this provides additional time for the required due diligence in addressing the requirements of conditions relative to each works stage, as well as the requested design modifications (CoC A15 – A19) within the Development Consent.

## 2. Project Staging

The initial Early and Enabling Works phase of the project is currently being completed under three separate statutory approvals.

The demolition of 93 existing residential dwellings and the site clearance were completed under Development Application, DA/208/2018. The demolition, service disconnection and tree removal on Eurimbla Avenue were completed under a Part 5 of the Environmental Planning and Assessment Act 1979, including a Review of Environmental Factors (REF). Similarly, the sewer and stormwater trunk infrastructure diversion works are currently being completed a REF.

ASB construction activities commenced 17 June 2019. These activities include retention and building piling, bulk excavation and construction of the Acute Services Building onsite detention tank. These works were completed under the SSD9113 Development Consent, and Crown Certificate 19/124846-3 (CC1) has been issued for the above scope of works pursuant to the provisions of Section 6.28 of the Environmental Planning and Assessment Act 1979 No 203.

### 2.1. Construction Staging

The following proposed staging enables design finalisation to be completed level by level, commencing at the Basement (Lvl-02), following the construction programme upwards. Completing early construction activities including piling, bulk excavation, in ground services and basement slabs maximises delivery opportunities and provides the greatest potential to minimise construction duration, where possible, to the benefit of the surround community and adjacent Hospital Campus.

This staging also provides time to complete due diligence and best practice design, with respect to the design finalisation and the design modifications requested in SSD9113.

The Acute Services Building, subject to SSD9113 will be constructed in the following four stages:

Stage	Commencement Date / Forecast Date	Forecast Completion Date	Construction Activities
1	17 June 2019	19 Dec 2019	Piling Bulk Excavation Onsite detention system, within the Emergency Department Drop off
2	08 October 2019	Oct 2020	Level 01 slab and below (structure Trenching In ground services Lift pits Stormwater main works Cores / jump form
3	April 2020	May 2021	Remainder of all Structure L2 up to roof, B2 to L1 services and fit out including BCA, DDA & FER
4	July 2020	Mar 2022	All Façades, L2 to Roof services & remainder fit out, External works and landscaping including JV3 modelling

## 2.2. Compliance Staging

All Part B 'Prior to Commencement of Construction' and Part C 'During Construction' CoCs will be adhered to specific to the relevant stage of works, in accordance with the staged programme. A summary of which stage each CoC will be satisfied under is attached, refer to Attachment A – Compliance Matrix.

Completion of the project delivery is expected in 2022. This Staging Report does not seek to alter the timing of any the Part D - Prior to Occupation or Commencement of Use or Part E - Post Occupation CoCs.

This Staging Report may be updated in future to confirm the timing for altered staging for Operation (Occupation) of the project. If this requirement arises, it would be resubmitted to the Planning Secretary for approval.

### 3. Managing compliance and impacts

The Project has completed a review of the impacts of a staged construction programme and notes that the staged construction programme mitigates potential delays due to prolonged design finalisation, reducing the overall impact to the local community, adjacent Hospitals (Sydney Children's Hospital and the Royal Hospital for Women) and UNSW.

Management of environmental issues and compliance with the Project conditions of consent will be achieved through implementation of the Lendlease Building Environmental Management System (EMS), application of the Project Construction Environmental Management Plan (CEMP) and sub-plans, compliance monitoring and reporting and independent auditing.

No aspect of the staged approach to construction will affect the ability of the Project to comply with the conditions of consent. All triggered conditions of consent will be complied with at each stage.

#### 3.1. Cumulative Impacts

Impacts considered during the delivery of the Project include traffic, parking and access, and amenity such as dust, noise and vibration. These impacts in isolation or cumulatively would be unchanged as a result of the proposed staging and remain the same as those assessed by the Department prior to consent.

The Project would continue to manage the potential impacts through implementation of the Project plans, strategies and protocols identified within the CoCs.

#### 3.2. Management Plans

A number of management plans are required by the Project CoCs and are to be developed in accordance with the Lendlease Building management systems (including EMS), CoC requirements, relevant standards and guidelines and best practice.

The following key management strategies and plans applicable to Stages 1 to 4 have been developed for construction as a whole to manage potential impacts and compliance with CoCs. While these will not require updating as per the proposed staging. However, Lendlease Building do review and update all Project Plans and strategies routinely to ensure currency is maintained as the project progresses.

- Community Communications Strategy (B14);
- Construction Environmental Management Plan (B33) and sub-plans:
  - Construction Noise and Vibration Management Sub-Plan (B37);
  - Construction Waste and Management Sub-Plan (B38);
  - Construction Soil and Water Management Sub-Plan (B39);
  - Aboriginal Cultural Heritage Management Sub-Plan (B40); and
  - Flood Emergency Response Sub-Plan (B41).

The following sub plan applicable to Stages 1 to 4 has been developed for stage 1 and 2 only, and will require updating for all remaining stages ahead of stage 3 commencement.

- Construction Traffic and Pedestrian Management Sub-Plan (B35).

During previous consultation with TfNSW, Sydney Coordination Office, RMS, Light Rail and Randwick City Council regarding stage 1 and 2 construction activities, these agencies were notified that the Project would need to update this plan for the remaining stages. Main changes to include traffic management, proposed marshalling area and type and frequency of construction vehicles accessing the site (to align with the construction activities, i.e. concrete pours).



### **3.3. Compliance Monitoring and Reporting**

In accordance with condition of consent B65 the Project has developed a Compliance Monitoring and Reporting Program in accordance with Department's Compliance Reporting Post Approval Requirements 2018.

It sets out the methodology of periodic monitoring and reporting of compliance with each condition of consent applicable to the scope of the development being carried out. This will ensure the Project undertakes the appropriate internal checks on compliance throughout each stage and prior to the next.

The Compliance Monitoring and Reporting Program includes a compliance matrix that captures each condition of consent, the Scope or stage to which it relates, the monitoring methodology to track compliance and the evidence used to demonstrate compliance.

A compliance matrix is presented in Appendix A. It identifies the timing of which each condition of consent is triggered and must be complied with, relative the scope of works included in each Crown Certificate Stage. The Compliance Monitoring and Reporting Program will require updating to capture the timing shown in the Appendix A, should the staging set out in this Staging Report be approved.

In accordance with condition of consent B66, the Compliance Monitoring and Reporting Program and the Department's Compliance Reporting Post Approval Requirements 2018, the Project has, and will continue to, prepare Compliance Reports throughout the delivery of the Project. These include:

- Pre-Construction Compliance Report (single report)
- Construction Compliance Report (reported 6-monthly for duration of construction)
- Pre-Operational Compliance Report (single report)
- Operation Compliance Report (reported annually for duration of operations unless otherwise approved under condition of consent B68).

In undertaking this reporting:

- all requirements in the conditions of consent that apply to each stage of the Project are identified and the approach for assessing compliance with them is considered, and where possible, documented, before the commencement of each stage
- the Project's performance in terms of compliance with the conditions of consent is evaluated and is communicated at various stages during the carrying out of the development
- the reporting obligations required by the conditions of consents are met; and
- opportunities for improvement are identified and adopted.

### **3.4. Independent Environmental Auditing**

Independent Audits provide a valuable tool in ensuring compliance is achieved and opportunities for improvement are realized.

An Independent Audit Program was developed for the Project in accordance with condition of consent C40 and captured the audit frequencies set out in condition of consent C41 and the Department's Independent Audit Post Approval Requirements. The Program sets out when Independent Audits need to be undertaken.

As required by condition of consent B65, Independent Audits have been, and will continue to be, implemented on the Project in accordance with the Independent Audit Program and the methodologies and reporting requirements in the Department's Independent Audit Post Approval Requirements.

The undertaking of Independent Audits for the Project will not be impacted by implementing a staged approach.

## Attachment A – Compliance Matrix

# Randwick Campus Redevelopment - Conditions of Consent Staging Compliance Matrix: SSD 9113

## Acute Services Building

Stage	Relevant Stage of Works	CC#
1	Civil / Piling / Sub-Structure / Temp accommodation / Inground Services	CC1
2	L01 Slab, Structure to L01, Trenching, in-ground services, Lift Pits, Pile caps, stormwater main works, cores & jump form	CC2
3	Full Structure, partial services and fit out LLB to prepare documentation and obtain CC from Certifying Authority Principal to submit documents DPE, coordinate meetings with relevant Authorities	CC3
4	Façade, remainder fit out and services, external works and landscaping LLB to prepare documentation and obtain CC from Certifying Authority Principal to submit documents DPE, coordinate meetings with relevant Authorities	CC4

X	Relevant to stage of works
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**Notes**

"Certified" drawings or design means - Design to be completed & certified as compliant with relevant requirements of the Consent Condition, BCA & Australian Standards / Codes

No.	Condition:	Stage Triggered / Relevant				Relevant Stage Scope (Notes)	Staging Comment (Note - relevant to future stages only, not completed works)
		Stage 1	Stage 2	Stage 3	Stage 4		
<b>Part A Administrative Conditions</b>							
A1	Obligation to Minimise Harm to the Environment 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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
A2	Terms of Consent The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS, Response to Submissions and Supplementary Information; and (d) in accordance with the approved plans in the table below:	X	X	X	X	All Stages - Throughout	Relevant to all stages
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and (b) the implementation of any actions or measures contained in any such document referred to in (a) above.	X	X	X	X	All Stages - Throughout	Relevant to all stages
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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
A5	Limits of Consent This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	X	X	X	X	All Stages - Throughout	Relevant to all stages
A6	Prescribed Conditions The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	X	X	X	X	All Stages - Throughout	Relevant to all stages
A7	Planning Secretary as Moderator 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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
A9	Long Service Levy 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.	X	X	X	X	All Stages - Throughout	LSL to be paid prior to the issue of a construction certificate and commencement of any works for each Stage. LSL to be calculated based on the cost of works. (e.g. LSL calculated based on the cost of works for Stage 3 to be paid to the issue of a CC for the Stage 3 works (CC3 - Stage 3). LSL calculated based on the cost of works for Stage 4 to be paid to the issue of a CC for the Stage 4 works (CC4).)

No.	Condition:	Stage Triggered / Relevant				Relevant Stage Scope (Notes)	Staging Comment (Note - relevant to future stages only, not completed works)
		Stage 1	Stage 2	Stage 3	Stage 4		
A10	Legal Notices Any advice or notice to the consent authority must be served on the Planning Secretary.	X	X	X	X	All Stages - Throughout	Relevant to all stages
A11	Evidence of Consultation Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	X	X	X	X	All Stages - Throughout	Relevant to all stages
A12	Staging, Combining and Updating Strategies, Plans or Programs With the approval of the Planning Secretary, the Applicant may: (a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program); (b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and (c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	X	X	X	X	All Stages - Throughout	Relevant to all stages
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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
A15	Design Modifications No consent is granted for the opening of the eastern end of Magill Street for vehicular access to and from Hospital Road except to allow emergency ambulance access in cases where access via Botany Road is not available. The eastern end of Magill Street is to be closed with bollards. Details of the bollards, including their design and operation are to be developed in consultation with Council and submitted to the satisfaction of the Planning Secretary prior to installation.				X	Stage 4 - Road works	Design approved by the Planning Secretary to be provided prior to installation of bollards on Magill Street.
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.				X	Stage 4 - Façade	Certified refined facade design to be completed in accordance with Condition prior to commencement of Stage 3 façade works.
A17	The Applicant must articulate and refine the south facing loading dock wall, to improve visual amenity for pedestrians using Magill Street and residents of Magill Street located opposite the site. This design must be submitted to the satisfaction of the Planning Secretary, prior to the commencement of construction of the loading dock.				X	Stage 4 - Loading dock	Design approved by the Planning Secretary to be provided prior to installation of the loading dock.
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.				X	Stage 4 - Car Park or Landscaping	Design approved by the Planning Secretary to be provided prior to car park or landscaping works, whichever comes first.
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.				X	Stage 4 - Roof	Certified design of the 'cool roof' to be submitted prior to Stage 4 works involving construction of the roof.
A20	Structural Adequacy All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. Notes: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.	X	X	X	X	All Stages of works - Design, certification and approvals.	Certified design for each Stage's scope of construction works to be completed prior to commencement of each stage of construction works.
A21	External Walls and Cladding The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.				X	Stage 4 - Façade	Certified design of the external walls to be submitted prior to commencement of Stage 4 façade works.
A22	Applicability of Guidelines 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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
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.	X	X	X	X	All Stages - Throughout	Relevant to all stages

No.	Condition:	Stage Triggered / Relevant				Relevant Stage Scope (Notes)	Staging Comment (Note - relevant to future stages only, not completed works)
		Stage 1	Stage 2	Stage 3	Stage 4		
A24	<p>Monitoring and Environmental Audits</p> <p>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&amp;A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.</p> <p>Note: For the purposes of this condition, as set out in the EP&amp;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.</p>	X	X	X	X	All Stages - Throughout	Relevant to all stages
A25	<p>Access to Information</p> <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"> <li>(i) the documents referred to in condition A2 of this consent;</li> <li>(ii) all current statutory approvals for the development;</li> <li>(iii) all approved strategies, plans and programs required under the conditions of this consent;</li> <li>(iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;</li> <li>(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;</li> <li>(vi) a summary of the current stage and progress of the development;</li> <li>(viii) a complaints register, updated monthly;</li> <li>(ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;</li> <li>(x) any other matter required by the Planning Secretary; and</li> </ul> <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>	X	X	X	X	All Stages - Throughout	Relevant to all stages
A26	<p>Compliance</p> <p>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.</p>	X	X	X	X	All Stages - Throughout	Relevant to all stages
A27	<p>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.</p>	X	X	X	X	All Stages - Throughout	Relevant to all stages
A28	<p>A Staging Report prepared in accordance with condition A27 must:</p> <p>(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;</p> <p>(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);</p> <p>(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and</p> <p>(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.</p>			X	X	All Stages - Throughout	Staging Report to be submitted relevant to work stages 3 and 4 (Mod 1 inserting these conditions was approved following commencement of Stages 1 & 2).
A29	<p>Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.</p>			X	X	All Stages - Throughout	Staging Report to be submitted relevant to work stages 3 and 4 (Mod 1 inserting these conditions was approved following commencement of Stages 1 & 2).
A30	<p>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>			X	X	All Stages - Throughout	Staging Report to be submitted relevant to work stages 3 and 4 (Mod 1 inserting these conditions was approved following commencement of Stages 1 & 2).
AN1	<p>ADVISORY NOTES</p> <p>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.</p>	X	X	X	X	All Stages - Throughout	Relevant to all stages
<b>Part B Prior to commencement of construction</b>							
B1	<p>Notification of Commencement</p> <p>The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.</p>	X			X	Stage 1 - Prior to works & Stage 4 - Prior to operation	Notification to be submitted prior to the commencement of work & prior to operation.
B2	<p>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.</p>	X	X	X	X	All stages of works & operation	Notification to be submitted for each Stage
B3	<p>Certified Drawings</p> <p>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:</p> <ul style="list-style-type: none"> <li>(a) the relevant clauses of the BCA; and</li> <li>(b) this development consent.</li> </ul>	X	X	X	X	All Stages of works - Design, certification and approvals.	Certified design for the scope of each works Stage to be to be completed prior to commencement of that Stage of works.

No.	Condition:	Stage Triggered / Relevant				Relevant Stage Scope (Notes)	Staging Comment (Note - relevant to future stages only, not completed works)
		Stage 1	Stage 2	Stage 3	Stage 4		
B4	External Walls and Cladding 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.				X	Stage 4 - Façade	Certified design of the external walls to be submitted prior to commencement of Stage 4 façade works.
B5	The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	X	X	X	X	All Stages - Certification	Submit within 7 days of issue of a CC for each Stage of works.
B6	Protection of Public and Private Property and Infrastructure 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 affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); (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; (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. (e) submit a copy of the dilapidation report and engineers report to the Certifying Authority and Council.	X				Stage 1 - Pre-construction & certification	Details to be submitted prior to the commencement of any Stage 1 works
B7	Security Deposit 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 4.17(6) of the Environmental Planning and Assessment Act 1979.	X				Stage 1	Payment to be made prior to the commencement of any Stage 1 works
B8	The damage/civil works security deposit is refundable upon a satisfactory inspection by Council upon the completion of the civil works which confirms that there has been no damage to Council's infrastructure.						Refund to be sought from Council following completion of Stage 4 works.
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.	X				Stage 1 - Pre-construction & certification	Details to be submitted as needed prior to the commencement of any Stage 1 works
B10	Contamination Prior to commencement construction, the Applicant must prepare a Contamination Management Protocol to the satisfaction of a NSW EPA Accredited Site Auditor which identifies how concurrent remediation and construction activities will be managed on site which: (a) includes procedures to differentiate between the handling of contaminated soil/material and construction material to ensure clear separation of handling; (b) includes procedures to differentiate between the handling and transport of contaminated soil and construction materials to and from the site ensure clear separation of handling; and (c) includes a procedure for recording the volume and type of contaminated material leaving the site and its destination.	X				Stage 1 - Pre-construction & certification	Documentation to be approved by the Site Auditor prior to the commencement of any Stage 1 works
B11	Unexpected Contamination Procedure 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.	X				Stage 1 - Pre-construction & certification	Documentation to be submitted to the Planning Secretary prior to the commencement of any Stage 1 works
B12	Utilities and Services Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.		X			Stage 2 - Utility works	Relevant approvals to be obtained prior to the commencement of Stage 2 - Utility works
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.		X			Stage 2 - Utility works	Relevant approvals to be obtained prior to the commencement of Stage 2 - Utility works



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		Stage 1	Stage 2	Stage 3	Stage 4		
B14	<p>Community Communication Strategy</p> <p>A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.</p> <p>The Community Communication Strategy must:</p> <p>(a) identify people to be consulted during the design and construction phases;</p> <p>(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</p> <p>(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</p> <p>(d) set out procedures and mechanisms:</p> <p>(i) through which the community can discuss or provide feedback to the Applicant;</p> <p>(ii) through which the Applicant will respond to enquiries or feedback from the community; and</p> <p>(iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.</p>	X				Stage 1 - Pre-construction & certification	The CCS will be prepared prior to commencement of Stage 1 works
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.	X				Stage 1 - Pre-construction & certification	The CCS will be submitted two weeks prior to commencement of Stage 1 works
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.	X				Stage 1 - Pre-construction & certification	CCS to be approved by the Planning Secretary prior to Stage 1 works
B17	<p>Aboriginal Cultural Heritage</p> <p>In accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report, prepared by Mary Dallas Consulting Archaeologists, dated October 2018:</p> <p>(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;</p> <p>(b) archaeological monitoring of the removal of all-natural soil profiles are to be undertaken. This is to include relevant earthworks conducted during the demolition and/or construction phases of the proposal, geotechnical investigations and historical archaeological investigations;</p> <p>(c) any Aboriginal archaeological monitoring, test or salvage excavations should be designed and developed with reference to any historical archaeological requirements and approvals;</p> <p>(d) final management of any retrieved Aboriginal archaeological remains, and recommendations relating to any Aboriginal archaeological deposit which may exist within the subject land, will be made in conjunction with Registered Aboriginal Parties to the current assessment on completion of the proposed Aboriginal archaeological test excavations and monitoring and be documented in an updated Aboriginal Cultural Heritage Assessment report; and</p> <p>(e) one copy of this report should be forwarded to all Registered Aboriginal Parties, the Certifying Authority, OEH and the Planning Secretary, within six months of completion of the test excavations and monitoring.</p>	X	X	X	X	Stages 1, 2 & 4 - Earthworks	Prior to commencement of Stage 1 demolition / earth works - a limited program of investigations be undertaken. Stages 1, 2 & 4 earthworks are to comply with the monitoring requirements. Aboriginal Cultural Heritage Assessment report to be completed within six months of completion of test excavations, or prior to occupation if additional time is required to prepare the report in accordance with Part (d) of the Condition.
B18	<p>Ecologically Sustainable Development</p> <p>Within six months of commencement of construction, the Applicant must register for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifying Authority, unless the NSW Health Engineering Services Guidelines are updated demonstrating equivalency with an accredited rating scheme to the satisfaction of the Planning Secretary.</p>		X	X		Stages 2 & 3 - During design Development	During the design development for construction works, details of compliance to be provided.
B19	<p>Outdoor Lighting</p> <p>Prior to commencement of construction, all outdoor lighting within the site must comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority.</p>				X	Stage 4 - Outdoor lighting (building, landscape, road)	Certified design for lighting to be provided prior to construction of outdoor lighting.
B20	<p>Access for People with Disabilities</p> <p>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>	X	X	X	X	All Stages	Certified design to be provided prior to construction of fit out & landscape works
B21	<p>Stormwater, Drainage and Flood Management</p> <p>The proposed development is defined as a "Critical Facility" and the habitable floor levels and openings into the structure must comply with the flood planning levels as described in Appendix P of the EIS – Civil Report prepared by enstruct, dated May 2018. Prior to the commencement of above ground construction, certification from a qualified engineer demonstrating the floor levels of the development are compliant with this report is to be submitted to the satisfaction of the Certifying Authority.</p>		X	X	X	Stage 2 - Structure, Stage 3 Fit Out & Stage 3 - Façade & Fit Out	Certified architectural design to be submitted prior to construction of the Stage 2 - Structure, Stage 3 Fit Out & Stage 3 - Façade & Fit Out works.
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		X		X	Stage 2 - B2 Slab Stage 4 - Façade	Certified structural design for the facade to be submitted prior to construction of the Stage 4 façade works.

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		Stage 1	Stage 2	Stage 3	Stage 4		
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		X		X		
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		X			Stage 2 - Footings	Certified hydraulic drainage design to be submitted prior to construction of the Stage 2 in-ground services works.
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.		X			Stage 2 - Footings	Certified hydraulic drainage design to be submitted prior to construction of the Stage 2 in-ground services works.
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.		X		X	Stage 2 - Design Development & Stage 4 in-ground services & civil/landscape works	Documentation to be submitted prior to Stage 2 in-ground services works. & Stage 4 landscape / civil works
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.		X		X	Stage 2 - Design Development & Stage 4 in-ground services & civil/landscape works	Documentation to be submitted prior to Stage 2 in-ground services works. & Stage 4 landscape / civil works
B28	Prior to the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must: (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the EIS; (c) be in accordance with applicable Australian Standards; and (d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.		X	X	X	Stage 2 - Design Development, Stage 3 - Building hydraulic works, & Stage 4 in-ground services & civil/landscape works	Documentation to be submitted prior to Stages 2, 3 and 4 hydraulic and civil / landscape works.
B29	Groundwater 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.	X	X		X	Stages 1 & 2 in-ground works & Stage 4 - civil/landscape works	Documentation to be submitted prior to Stages 1, & 2 works and Stage 4 civil / landscape works.
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: (a) the design and construction of the basement level/s must preclude the need for dewatering after construction; (b) that part of the development that may be impacted by the water table must include a water proof retention system (i.e. a fully tanked structure) with adequate provision for future fluctuations of water table levels. (It is recommended that a minimum allowance for a water table variation of at least +/-1.0 metre beyond any expected fluctuation be provided). The actual water table fluctuation and fluctuation safety margin must be determined by a suitably qualified professional; (c) groundwater management systems shall be designed to transfer groundwater around, through or under the proposed development without a change in the range of the natural groundwater level fluctuations in the locality; (d) where an impediment to the natural flow paths is created as a result of the nature of the construction methods utilised or the bulk of the below-ground structure, artificial drains such as perimeter drains and through drainage may be utilised. These systems may only be utilised where it can be demonstrated that the natural groundwater flow regime is restored both up-gradient and down-gradient of the site, without any adverse effects on surrounding property or infrastructure; (e) groundwater management systems: (i) are to be designed to be easily maintained; and (ii) should have a design life of 100 years; and (f) the basement level/s of the building must be designed by a structural engineer who is qualified and experienced in the design of structures below a water table.		X		X	Stage 2 in-ground works & Stage 4 - civil/landscape works	Documentation to be submitted prior to Stage 2 works and Stage 4 civil / landscape works.
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.	X	X	X	X	All Stages - Throughout	Relevant to all stages



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		Stage 1	Stage 2	Stage 3	Stage 4		
B32	<p>Environmental Management Plan Requirements</p> <p>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <p>(a) detailed baseline data;</p> <p>(b) details of:</p> <p>(i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);</p> <p>(ii) any relevant limits or performance measures and criteria; and</p> <p>(iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;</p> <p>(c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;</p> <p>(d) a program to monitor and report on the:</p> <p>(i) impacts and environmental performance of the development;</p> <p>(ii) effectiveness of the management measures set out pursuant to paragraph (c) above;</p> <p>(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;</p> <p>(f) a program to investigate and implement ways to improve the environmental performance of the development over time;</p> <p>(g) a protocol for managing and reporting any:</p> <p>(i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);</p> <p>(ii) complaint;</p> <p>(iii) failure to comply with statutory requirements; and</p> <p>(h) a protocol for periodic review of the plan.</p> <p>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.</p>	X				Stage 1 - Pre-construction & certification	Plan to be developed prior to Stage 1 - to be updated if required to respond to changes to site context/ conditions or construction methodology for subsequent Stages
B33	<p>Construction Environmental Management Plan</p> <p>The Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following:</p> <p>(a) Details of:</p> <p>(i) hours of work;</p> <p>(ii) 24-hour contact details of site manager;</p> <p>(iii) management of dust and odour to protect the amenity of the neighbourhood;</p> <p>(iv) stormwater control and discharge;</p> <p>(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>(vi) groundwater management plan including measures to prevent groundwater contamination;</p> <p>(vii) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting;</p> <p>(viii) community consultation and complaints handling;</p> <p>(ix) measures to ensure the ongoing safe operation of the existing helipad on the site identified in the review undertaken in accordance with Condition B49;</p> <p>(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B35);</p> <p>(c) Construction Noise and Vibration Management Sub-Plan (see condition B37);</p> <p>(d) Construction Waste Management Sub-Plan (see condition B38);</p> <p>(e) Construction Soil and Water Management Sub-Plan (see condition B39);</p> <p>(f) Aboriginal Cultural Heritage Management Sub-Plan (see condition B40);</p> <p>(g) Flood Emergency Response (see condition B41);</p> <p>(h) an unexpected finds protocol for contamination and associated communications procedure;</p> <p>(i) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;</p> <p>(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</p>	X				Stage 1 - Pre-construction & certification	Plan to be developed prior to Stage 1 - to be updated if required to respond to changes to site context/ conditions or construction methodology for subsequent Stages
B34	<p>The Applicant must not commence construction of the development until the CEMP is submitted to the satisfaction of the Certifying Authority and a copy submitted to the Planning Secretary.</p>	X				Stage 1 - Pre-construction & certification	Plan to be developed prior to Stage 1 - to be updated if required to respond to changes to site context/ conditions or construction methodology for subsequent Stages

No.	Condition:	Stage Triggered / Relevant				Relevant Stage Scope (Notes)	Staging Comment (Note - relevant to future stages only, not completed works)
		Stage 1	Stage 2	Stage 3	Stage 4		
B35	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared in consultation with the Sydney Coordination Office and Sydney Light Rail team within TfNSW and RMS. The CTPMSP must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) specify:</p> <p>(i) location of the proposed work zone/s;</p> <p>(ii) location of any crane;</p> <p>(iii) details of any lane or road closures;</p> <p>(iv) construction hours; and</p> <p>(v) construction program;</p> <p>(c) detail size and type of construction vehicles including a swept path analysis demonstrating no encroachment into oncoming traffic lanes;</p> <p>(d) haulage and heavy vehicle routes including marshalling area/s and operations to ensure no heavy vehicle queuing prior to site entry;</p> <p>(e) estimated number of construction vehicle movements including measures to significantly minimise the number of movements during the defined peak traffic periods;</p> <p>(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;</p> <p>(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;</p> <p>(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;</p> <p>(i) identify cumulative construction impacts of projects including the Sydney Light Rail Project, University of New South Wales, Inglis Stables and surrounding new residential network;</p> <p>(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;</p> <p>(k) consideration of potential impacts on general traffic, cyclists, pedestrians, bus services and light rail construction and operation within the vicinity of the site;</p> <p>(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;</p> <p>(m) include a Driver Code of Conduct to:</p> <p>(i) minimise the impacts of earthworks and construction on the local and regional road network;</p> <p>(ii) minimise conflicts with other road users;</p> <p>(iii) minimise road traffic noise; and</p> <p>(iv) ensure truck drivers use specified routes;</p>	X	X	X	X	All Stages - Preconstruction, design development, certification and approvals	Plan to be developed prior to Stage 1 - to be updated if required by the Authorities to respond to changes to site context/ conditions or construction methodology for subsequent Stages
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.	X				Stage 1 - Pre-construction & certification	Plan to be endorsed by the Coordinator General - Transport prior to Stage 1 - to be updated if required to respond to changes to site context/ conditions or construction methodology for subsequent Stages
B37	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced noise expert;</p> <p>(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</p> <p>(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p> <p>(d) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(e) describe the community consultation undertaken to develop the strategies in condition B37(d); and</p> <p>(f) include a complaints management system that would be implemented for the duration of the construction.</p>	X				Stage 1 - Pre-construction & certification	Plan to be developed prior to Stage 1 - to be updated if required to respond to changes to site context/ conditions or construction methodology for subsequent Stages
B38	<p>The Construction Waste Management Sub-Plan (CWMSWP) must address, but not be limited to, the following:</p> <p>(a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;</p> <p>(b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.</p>	X				Stage 1 - Pre-construction & certification	Plan to be developed prior to Stage 1 - to be updated if required to respond to changes to site context/ conditions or construction methodology for subsequent Stages
B39	<p>The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <p>(a) be prepared by a suitably qualified expert, in consultation with Council;</p> <p>(b) describe all erosion and sediment controls to be implemented during construction;</p> <p>(c) include an Acid Sulfate Soils Management Plan, if required, including measures for the management, handling, treatment and disposal of acid sulfate soils, including monitoring of water quality at acid sulfate soils treatment areas.</p> <p>(d) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site);</p> <p>(e) detail all off-Site flows from the Site; and</p> <p>(f) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI).</p>	X				Stage 1 - Pre-construction & certification	Plan to be developed prior to Stage 1 - to be updated if required to respond to changes to site context/ conditions or construction methodology for subsequent Stages

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		Stage 1	Stage 2	Stage 3	Stage 4		
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; (b) incorporate the recommendations of the Aboriginal Cultural Heritage Assessment Report, prepared by Mary Dallas Consulting Archaeologists, dated October 2018; and (c) be submitted to the satisfaction of the Planning Secretary prior to construction of any part of the development.	X				Stage 1 - Preconstruction, design development, certification and approvals	Plan to be approved by Planning Secretary prior to Stage 1
B41	The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) address the provisions of the Floodplain Risk Management Guideline (OEH, 2007); (c) include details of: (i) flood emergency responses for both construction and operation phases of the development; (ii) predicted flood levels; (iii) flood warning time and flood notification; (iv) assembly points and evacuation routes; (v) evacuation and refuge protocols; and (vi) awareness training for employees and contractors.	X				Stage 1 - Preconstruction & certification	Plan to be developed prior to Stage 1 - to be updated if required to respond to changes to site context/ conditions or construction methodology for subsequent Stages
B42	Construction Worker Transportation Strategy 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: (a) Initiatives that would help discourage construction workers driving to the precinct and parking; (b) Provision of secure storage areas for construction worker tools and equipment on site; (c) Measures to encourage the use of the ample public and active transport available within the vicinity of the site; and (d) Details of the operation of off-site construction worker parking location/s, including how workers would be shuttled to the development site.	X	X			Stage 1 - Preconstruction & certification	Plan to be submitted for endorsed by the Coordinator General - Transport prior to Stage 1
B43	Construction Parking 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.	X	X	X	X	All Stages	Documentation to be provided prior to Stage 1
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.	X	X	X	X	All Stages	Documentation to be arranged during Stage 1 and provided in accordance with the Construction Worker Transportation Strategy
B45	Intersection Works – Traffic Control Signal Within six months of commencement of construction, the Applicant must liaise with RMS and meet the following requirements for the proposed Traffic Control Signal (TCS): (a) the proposed TCS at the intersection of Botany Street and the Acute Services Building (ASB) access shall be designed to meet RMS requirements. The TCS plans shall be drawn by a suitably qualified person and endorsed by a suitably qualified practitioner. Prior to detailed design of the intersection, the Applicant must obtain approval (agreement 'in principle') for the concept design of the TCS from RMS; (b) the submitted design shall be in accordance with Austroads Guide to Road Design in association with relevant RMS supplements (available on www.rms.nsw.gov.au). The certified copies of the TCS design and civil design plans shall be submitted to RMS for consideration and approval prior to the commencement of construction. Please send all documentation to development.sydney@rms.nsw.gov.au; (c) the Applicant will be required to enter into a Works Authorisation Deed (WAD) for the abovementioned works; (d) the Applicant is required to dedicate land as public road for the maintenance of the Traffic Control Signals and associated infrastructure, further details will be included as part of the WAD process; and (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.			X	X	Stage 3 - Design Development & Stage 4 - Road Works design development & certification	Documentation to be designed in accordance with condition & approved by RMS prior to construction of Stage 4 - road works.(traffic control signal at intersection of Botany Street and the Acute Services Building access)
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.			X	X	Stage 3 - Design Development & Stage 4 - Road Works design development & certification	Documentation to be designed in accordance with condition & submitted to the Planning Secretary construction of Stage 4 - road works.
B47	Intersection Works - Upgrade of Botany Street and Magill Street 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.			X	X	Stage 3 - Design Development & Stage 4 - Road Works design development & certification	Documentation to be designed in accordance with condition & approved by Council prior to construction of Stage 4 - road works.(upgrade of the Magill Street and Botany Street intersection)

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		Stage 1	Stage 2	Stage 3	Stage 4		
B48	Construction Approval 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: (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 (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.	X	X	X	X	Stage 1 - Pre-construction & certification	Plan to be developed prior to Stage 1 - to be updated if required by the Authorities to respond to changes to site context/ conditions or construction methodology for subsequent Stages
B49	Existing Helipad / Helicopter Operations During Construction 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.			X		Stage 3 - Main ASB Building Structure	Documentation required prior to Stage 3 - full structure works
B50	Proposed Helipad Design 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.			X	X	Stage 3 structure & detailed design & Stage 4 fit out, services & external works	Documentation require prior to construction of the helipad in Stages 3 & 4
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.			X	X	Stage 3 structure & detailed design & Stage 4 fit out, services & external works	Documentation require prior to construction of the helipad in Stages 3 & 4
B52	Operational Noise - Design of Mechanical Plant and Equipment Prior to commencement of above ground works, the Applicant must incorporate the noise mitigation recommendations in the Noise and Vibration Impact Assessment, dated 8 August 2018 and prepared by Acoustic Studio, into the detailed design drawings. The Certifying Authority must verify that all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Noise and Vibration Impact Assessment, dated 8 August 2018, and prepared by Acoustic Studio.		X			Stages 3 & 4 - Mechanical services	Certified design required prior to the commencement of installation of mechanical services during Stages 3 & 4
B53	Historic Archaeology 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.	X				Stage 1 - Pre-construction & certification	Documentation to be prepared & submitted to the Planning Secretary prior to Stage 1
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.		X	X		Stage 2 and 3 - Reporting	Documentation to be submitted upon completion of reporting by the nominated Archaeologist - expected during Stage 3 or 4
B55	Landscaping and Habitat Improvement Prior to commencement of landscape construction works, the Applicant must amend the approved landscape plans to incorporate the following: (a) detail the native vegetation community (or communities), with a list of local provenance species (trees, shrubs and groundcovers) to be used for landscaping including quantities and locations; (b) provide for the planting of at least 134 trees with a minimum pot size of 100 litres, and chosen from species consistent with (a) above; and (c) provide for a range of artificial nest boxes are to be installed, suitable for native fauna likely to utilise the site.				X	Stage 4 - Landscape	Certified documentation required prior to Stage 4 landscape works
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.				X	Stage 4 - Landscape	Certified documentation required prior to Stage 4 landscape works
B57	Street Trees Prior to commencement of landscape construction works, the Applicant is to develop a street tree planting strategy in consultation with Council and to the satisfaction of the Planning Secretary, which is to include at no cost to Council, planting of street trees, maintenance for a period of 12 months following commencement of operations, and replacement of street trees if required within the 12 month maintenance period.				X	Stage 4 - Road works on Council Roads	Certified documentation required prior to Stage 4 road works to Council roads



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B58	Construction and Demolition Waste Management 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.	X				Stage 1 - Pre-construction	Notify RMS prior to Stage 1
B59	Mechanical Ventilation 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.			X	X	Stages 3 & 4 - Mechanical ventilation	Certified design required prior to the commencement of installation of mechanical ventilation services during Stages 3 & 4
B60	Rainwater Harvesting 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.			X	X	Stage 3 - Hydraulic Services & Stage 4 - Landscape & civil works, & hydraulic services	Certified design required prior to the commencement of installation of Stage 3 - Hydraulic Services & Stage 4 - Landscape & civil works, & hydraulic services, as relevant to rainwater harvesting, as relevant to each Stage's scope
B61	Operational Noise 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.			X	X	Stages 3 & 4	Certified documentation required prior to the commencement of Stages 3 & 4, as relevant to each Stage's scope
B62	Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority within six months of commencement of construction: (a) all vehicles must enter and leave the Site in a forward direction; (b) minimum of 12 on-site time limited car parking spaces for use by visitors to the Emergency Department during operation of the development and designed in accordance with the latest version of AS2890.1; (c) the swept path of the longest vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with AUSTROADS; (d) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed; (e) all internal access driveways must be designed and constructed in accordance with AS 2890.1 (2004) – Off Street Car Parking and the levels of the driveway must match the alignment levels at the property boundary (as specified by Council); and (f) all internal driveways and carpark areas must be designed for two way traffic movements.			X		Stage 3 - Site Access	Site access arrangements to be put in place prior to Stage 3
B63	Bicycle and End-of-Trip Facilities 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: (a) the provision of a minimum 50 staff and 20 visitor bicycle parking spaces; (b) the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 <i>Parking facilities - Bicycle parking</i> , and be located in easy to access, well-lit areas that incorporate passive surveillance; (c) the provision of end-of-trip facilities for staff in accordance with the relevant provisions of the BCA; (d) appropriate pedestrian and cyclist advisory signs are to be provided; and (e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.			X	X	Stage 3 and Stage 4	Stage 3 - Design Stage 4 - Construction
B64	Public Domain Works 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.				X	Stage 4 - Landscape works	Design approved by Council to be provided prior to the landscape works in Stage 4
B65	Compliance Reporting 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.	X	X	X	X	All Stages - throughout	Compliance Reports will be submitted in accordance with the Compliance Reporting Post Approval Requirements (Department 2018)

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B66	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	X	X	X	X	All Stages - Throughout	Relevant to all 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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
<b>Part C During Construction</b>							
C1	Approved Plans to be On-Site 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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C2	Site Notice 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. b) is to satisfy all but not be limited to, the following requirements: i) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size; ii) the notice is to be durable and weatherproof and is to be displayed All Stages - Throughout the works period; iii) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and iv) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C3	Operation of Plant and Equipment All plant and equipment used on site, or to monitor the performance of the development must be: a) maintained in a proper and efficient condition; and b) operated in a proper and efficient manner.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C4	Construction Hours 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 b) between 8am and 5pm, Saturdays. No work may be carried out on Sundays or public holidays.	X	X	X	X	All Stages - Throughout	Relevant to all stages
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 b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or c) where the works are inaudible at the nearest sensitive receivers; or 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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C6	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	X	X	X	X	All Stages - Throughout	Relevant to all stages
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; b) 2pm to 5pm Monday to Friday; and c) 9am to 12pm, Saturday.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C8	Implementation of Management Plans The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	X	X	X	X	All Stages - Throughout	Relevant to all stages
C9	Construction Traffic 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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C10	Construction Vehicle Access Construction vehicles shall not use High Street without prior approval of the Sydney Coordination Office within TfNSW and Roads and Maritime Services.	X	X	X	X	All Stages - Throughout	Relevant to all stages

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C11	Road Occupancy Licence A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	X	X	X	X	All Stages - Throughout	Relevant to all stages
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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C13	Hoarding Requirements The following hoarding requirements must be complied with: a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application; and c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C14	No Obstruction of Public Way 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	X	X	X	X	All Stages - Throughout	Relevant to all stages
C15	Construction Noise Limits The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	X	X	X	X	All Stages - Throughout	Relevant to all stages
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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C17	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers	X	X	X	X	All Stages - Throughout	Relevant to all stages
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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C19	Vibration Criteria Vibration caused by construction at any residence or structure outside the site must be limited to: a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	X	X	X	X	All Stages - Throughout	Relevant to all stages
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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C22	Tree Protection For the duration of the construction works: a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; b) all street trees not approved for removal must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; c) all trees on the site that are not approved for removal must be suitably protected during construction; and d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C23	Dust Minimisation The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C24	During construction, the Applicant must ensure that: a) exposed surfaces and stockpiles are suppressed by regular watering; b) all trucks entering or leaving the site with loads have their loads covered; c) trucks associated with the development do not track dirt onto the public road network; d) public roads used by these trucks are kept clean; and e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C25	Air Quality Discharges 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.	X	X	X	X	All Stages - Throughout	Relevant to all stages

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C26	Erosion and Sediment Control 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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C27	Imported Soil The Applicant must: a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; b) keep accurate records of the volume and type of fill to be used; and c) make these records available to the [Department/Certifying Authority] upon request.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C28	Disposal of Seepage and Stormwater 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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C29	Unexpected Finds Protocol - Aboriginal Heritage In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and OEH to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of OEH.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C30	Unexpected Finds Protocol - Historic Heritage 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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C31	Waste Storage and Processing 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.	X	X	X	X	All Stages - Throughout	
C32	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	X	X	X	X	All Stages - Throughout	Relevant to all stages
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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C35	Handling of Asbestos 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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C36	Consultation during Construction The Applicant must attend Traffic and Transport Construction Coordination meetings during construction as required by the Sydney Coordination Office, and present the following information: a) an update of construction activities; b) the details in relation to date and timing of construction activities such as concreting etc. That are likely to generate high volume of construction vehicles; c) the details of full or part road closures that are likely to impact on traffic and bus movements in the vicinity of the site and the Sydney Light Rail Project; d) an update of the CPTMP if any changes to the original CPTMP is required; e) safety incidents as a result of construction activities associated with pedestrian and public transport movements surrounding the site; f) the details of the coordination of work activities to manage cumulative construction traffic from developments under construction within the precinct to minimise impacts on the road network; and g) actions by the Applicant for the safety and traffic management issues raised by TfNSW and its internal stakeholders and Roads and Maritime Services.  The Applicant maintain minutes and actions of meetings for distribution to all attendees.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C37	Builders Details 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.	X	X	X	X	All Stages - Throughout	Relevant to all stages



No.	Condition:	Stage Triggered / Relevant				Relevant Stage Scope (Notes)	Staging Comment (Note - relevant to future stages only, not completed works)
		Stage 1	Stage 2	Stage 3	Stage 4		
C38	Community Engagement 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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C39	Independent Environmental Audit Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	X				Stage 1	Agreement to be established during Stage 1
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.	X				Stage 1	Program to be submitted 4 weeks prior to the commencement of Stage 1
C41	Table 1 of the Independent Audit Post Approval Requirements (Department 2018) is amended so that the frequency of audits required in the construction phase is: a) An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and b) A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.	X	X	X	X	All Stages - Throughout	Relevant to all stages
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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C43	Independent Audits of the development must be carried out in accordance with: a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C40 of this consent; and b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).	X	X	X	X	All Stages - Throughout	Relevant to all stages
C44	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must: a) review and respond to each Independent Audit Report prepared under condition C38 of this consent; b) submit the response to the Department and the Certifying Authority; and 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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C46	Incident Notification, Reporting and Response 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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C47	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C48	Non-Compliance Notification 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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C50	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	X	X	X	X	All Stages - Throughout	Relevant to all stages

No.	Condition:	Stage Triggered / Relevant				Relevant Stage Scope (Notes)	Staging Comment (Note - relevant to future stages only, not completed works)
		Stage 1	Stage 2	Stage 3	Stage 4		
C51	Revision of Strategies, Plans and Programs Within three months of: a) the submission of a compliance report under condition B65; b) the submission of an incident report under condition C46; c) the submission of an Independent Audit under condition C43; or d) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Department and the Certifying Authority must be notified in writing that a review is being carried out.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C52	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Certifying Authority. Where revisions are required, the revised document must be submitted to the Planning Secretary Certifying Authority for approval within six weeks of the review. 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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C53	Intersection Works - Upgrade of Botany Street and Magill Street 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.			X	X	Stage 3 - Design Development & Stage 4 - Road Works design development & certification	Stage 3 - Design development Stage 4 - Approvals & works (upgrade of the Magill Street and Botany Street intersection)

## Attachment B – Consolidated Conditions SSD9113 (Mod 1)



20 February 2020

Health Administration Corporation  
c/- Ms Claire Muir  
Town Planning Advisor  
NSW Health Infrastructure

Our ref.: SSD-9113-Mod-1

-via email-

[Claire.Muir@health.nsw.gov.au](mailto:Claire.Muir@health.nsw.gov.au)

Dear Ms Muir

**Notice of Determination of Section 4.55(1A) Modification Application  
Prince of Wales Hospital Expansion Stage 1 (SSD-9113-Mod-1)**

I am writing to inform you that the above modification application was approved, subject to amended conditions, on 10 February 2020, by the Director, Social and Infrastructure Assessments as delegate of the Minister for Planning and Public Spaces under section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (the Act).

All documents associated with the application are available on the Department's website at: <https://www.planningportal.nsw.gov.au/major-projects/project/26876>.

The amended conditions in the notice of modification are required to prevent, minimise, and/or offset adverse environmental impacts.

**Reviews/Appeals**

Certain appeal and review rights are available to applicants and objectors following determination of a modification application. In this case, you have a right to appeal the determination on its merits to the Land and Environment Court under section 8.9 of the Act.

For further enquiries, please contact Kathyne Glover on (02) 9274 6558 or via email at [Kathyne.Glover@planning.nsw.gov.au](mailto:Kathyne.Glover@planning.nsw.gov.au).

Yours sincerely

David Gibson  
Team Leader  
Social Infrastructure

Enclosed: Modifying Instrument

# Modification of Development Consent

Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Karen Harragon  
**Director**  
**Social and Infrastructure Assessments**

Sydney

10 February 2020

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## SCHEDULE 1

**Development consent:** **SSD 9113** granted by the Executive Director, Priority Projects Assessments on 27 February 2019

**For the following:** Prince of Wales Hospital Expansion Stage 1 comprising:

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

**Applicant:** NSW Health Infrastructure, in behalf of Health Administration Corporation

**Consent Authority:** Minister for Planning

**The Land:** Part Lot 1 DP870720 (Randwick Hospital Campus), Lot 7 DP13997 (71 Botany Street, Randwick), Lot A DP167106 (73 Botany Street, Randwick), Lot B DP167106 (75 Botany Street, Randwick), Lot C DP167106 (77 Botany Street, Randwick), Lot D DP167106 (79 Botany Street, Randwick), Lot A DP33161 (81 Botany Street, Randwick), Lot B DP33161 (83 Botany Street, Randwick), Lot C DP33161 (85 Botany Street, Randwick), Lot D DP33161 (87 Botany Street, Randwick), Lot E DP33161 (89 Botany Street, Randwick), Lot F DP33161 (91 Botany Street, Randwick), Lot 1 DP741639 (93 Botany Street, Randwick), Lot

2 DP1134643 (95 Botany Street, Randwick), Lot A DP439101 (97 Botany Street, Randwick), Lot B DP439101 (99 Botany Street, Randwick), Lot 3 DP302329 (101 Botany Street, Randwick), Part Lot 2 DP13995 (27 Eurimbla Avenue, Randwick), Lot 3 DP13995 (29 Eurimbla Avenue, Randwick), Lot 4 DP13995 (31 Eurimbla Avenue, Randwick), Lot 5 DP13995 (33 Eurimbla Avenue, Randwick), Lot 6 DP13995 (35 Eurimbla Avenue, Randwick), Lot 7 DP13995 (37 Eurimbla Avenue, Randwick), Lot 8 DP13995 (39 Eurimbla Avenue, Randwick), Lot 9 DP13995 (41 Eurimbla Avenue, Randwick), Lot 10 DP13995 (43 Eurimbla Avenue, Randwick), Lot 11 DP13995 (45 Eurimbla Avenue, Randwick), Lot 12 DP13995 (47 Eurimbla Avenue, Randwick), Lot 13 DP12909 (34 Eurimbla Avenue, Randwick), Lot 14 DP12909 (36 Eurimbla Avenue, Randwick), Lot B DP441943 (38 Eurimbla Avenue, Randwick), Lot A DP441943 (40 Eurimbla Avenue, Randwick), Lot 1 DP1182570 (42 Eurimbla Avenue, Randwick), Lot 2 DP1182570 (44 Eurimbla Avenue, Randwick), Lot 23A DP434935 (46 Eurimbla Avenue, Randwick), Lot 23B DP434935 (48 Eurimbla Avenue, Randwick), Lot 1 DP522596 (50 Eurimbla Avenue, Randwick), Lot 2 DP522596 (52 Eurimbla Avenue, Randwick), Lot 1 DP501682 (54 Eurimbla Avenue, Randwick), Lot 2 DP501682 (56 Eurimbla Avenue, Randwick), Lot 3 DP513339 (58 Eurimbla Avenue, Randwick), Lot 4 DP513339 (60 Eurimbla Avenue, Randwick), Lot 19 DP7745 (62 Eurimbla Avenue, Randwick), Lot 18 DP7745 (64-64A Eurimbla Avenue, Randwick, Randwick), Lot 52 DP7745 (64R Eurimbla Avenue – pedestrian walkway, Randwick), Lot 1 DP74860 (66 Eurimbla Avenue – also known as 6 Magill Street, Randwick), Lot 11 DP806091 (66A Eurimbla Avenue, Randwick), Lot 1 DP307266 (2 Magill Street, Randwick), Lot 12 DP806091 (4 Magill Street, Randwick), Lot 7 DP975640 (8-8A Magill Street, Randwick), Lot 1 DP11351 (10 Magill Street, Randwick), Lot 2 DP11351 (12 Magill Street, Randwick), Lot 3 DP11351 (14 Magill Street, Randwick)

**Modification:**

SSD 9113 MOD 1 comprises:

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

## SCHEDULE 2

The consent (SSD 9113) is modified as follows:

- a) Schedule 2 – Part A Administrative Conditions is amended by the insertion of the **bold and underlined** words/numbers, immediately following condition A26 as follows:

### **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.**

**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;**
- (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);**
- (c) **specify how compliance with conditions will be achieved across and between each of the stages of the project; and**
- (d) **set out mechanisms for managing any cumulative impacts arising from the proposed staging.**

**A29. Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.**

**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.**

- b) Schedule 2 - Part B Prior To Commencement of Construction, condition B63 is amended by the insertion of the **bold and underlined** words/numbers and ~~struck out~~ words/numbers as follows:

### Bicycle Parking and End-of-Trip Facilities

B63. Compliance with the following requirements for secure bicycle parking and end-of-trip facilities within the site **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:~~

- (a) the provision of a minimum 50 staff and 20 visitor bicycle parking spaces;
- (b) the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3: 2015 Parking facilities – Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance;
- (c) the provision of end-of-trip facilities for staff in accordance with the ~~requirements contained in the current, relevant version of Green Star~~ **relevant provisions of the BCA**;
- (d) appropriate pedestrian and cyclist advisory signs are to be provided; and
- (e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.

- c) Schedule 2 - Part C During Construction, condition C28 is amended by the insertion of the **bold and underlined** words/numbers and ~~struck-out~~ words/numbers as follows:

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.**

**End of modification**

**(SSD 9113 MOD 1)**



## APPENDIX 2 – CONSOLIDATED CONDITIONS OF CONSENT SSD9113



# Consolidated Consent

## Prince of Wales Hospital Expansion Stage 1

[As modified by SSD-9113-MOD-1]

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### SCHEDULE 1

<b>Application Number:</b>	SSD 9113
<b>Applicant:</b>	NSW Health Infrastructure, on behalf of Health Administration Corporation
<b>Consent Authority:</b>	Minister for Planning
<b>Site:</b>	Part Lot 1 DP870720 (Randwick Hospital Campus), Lot 7 DP13997 (71 Botany Street, Randwick), Lot A DP167106 (73 Botany Street, Randwick), Lot B DP167106 (75 Botany Street, Randwick), Lot C DP167106 (77 Botany Street, Randwick), Lot D DP167106 (79 Botany Street, Randwick), Lot A DP33161 (81 Botany Street, Randwick), Lot B DP33161 (83 Botany Street, Randwick), Lot C DP33161 (85 Botany Street, Randwick), Lot D DP33161 (87 Botany Street, Randwick), Lot E DP33161 (89 Botany Street, Randwick), Lot F DP33161 (91 Botany Street, Randwick), Lot 1 DP741639 (93 Botany Street, Randwick), Lot 2 DP1134643 (95 Botany Street, Randwick), Lot A DP439101 (97 Botany Street, Randwick), Lot B DP439101 (99 Botany Street, Randwick), Lot 3 DP302329 (101 Botany Street, Randwick), Part Lot 2 DP13995 (27 Eurimbla Avenue, Randwick), Lot 3 DP13995 (29 Eurimbla Avenue, Randwick), Lot 4 DP13995 (31 Eurimbla Avenue, Randwick), Lot 5 DP13995 (33 Eurimbla Avenue, Randwick), Lot 6 DP13995 (35 Eurimbla Avenue, Randwick), Lot 7 DP13995 (37 Eurimbla Avenue, Randwick), Lot 8 DP13995 (39 Eurimbla Avenue, Randwick), Lot 9 DP13995 (41 Eurimbla Avenue, Randwick), Lot 10 DP13995 (43 Eurimbla Avenue, Randwick), Lot 11 DP13995 (45 Eurimbla Avenue, Randwick), Lot 12 DP13995 (47 Eurimbla Avenue, Randwick), Lot 13 DP12909 (34 Eurimbla Avenue, Randwick), Lot 14 DP12909 (36 Eurimbla Avenue, Randwick), Lot B DP441943 (38 Eurimbla Avenue, Randwick), Lot A DP441943 (40 Eurimbla Avenue, Randwick), Lot 1 DP1182570 (42 Eurimbla Avenue, Randwick), Lot 2 DP1182570 (44 Eurimbla Avenue, Randwick), Lot 23A DP434935 (46 Eurimbla Avenue, Randwick), Lot 23B DP434935 (48 Eurimbla Avenue, Randwick)

Randwick), Lot 1 DP522596 (50 Eurimbla Avenue, Randwick), Lot 2 DP522596 (52 Eurimbla Avenue, Randwick), Lot 1 DP501682 (54 Eurimbla Avenue, Randwick), Lot 2 DP501682 (56 Eurimbla Avenue, Randwick), Lot 3 DP513339 (58 Eurimbla Avenue, Randwick), Lot 4 DP513339 (60 Eurimbla Avenue, Randwick), Lot 19 DP7745 (62 Eurimbla Avenue, Randwick), Lot 18 DP7745 (64-64A Eurimbla Avenue, Randwick, Randwick), Lot 52 DP7745 (64R Eurimbla Avenue – pedestrian walkway, Randwick), Lot 1 DP74860 (66 Eurimbla Avenue – also known as 6 Magill Street, Randwick), Lot 11 DP806091 (66A Eurimbla Avenue, Randwick), Lot 1 DP307266 (2 Magill Street, Randwick), Lot 12 DP806091 (4 Magill Street, Randwick), Lot 7 DP975640 (8-8A Magill Street, Randwick), Lot 1 DP11351 (10 Magill Street, Randwick), Lot 2 DP11351 (12 Magill Street, Randwick), Lot 3 DP11351 (14 Magill Street, Randwick)

**Development:**

Prince of Wales Hospital Expansion Stage 1 comprising:

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

## DEFINITIONS

<b>Aboriginal object</b>	Has the same meaning as the definition of the term in section 5 of the <i>National Parks and Wildlife Act 1974</i>
<b>Aboriginal place</b>	Has the same meaning as the definition of the term in section 5 of the <i>National Parks and Wildlife Act 1974</i>
<b>Advisory Notes</b>	Advisory information relating to the consent but do not form a part of this consent
<b>Applicant</b>	Health Administration Corporation or any other person carrying out any development to which this consent applies
<b>ASB</b>	Acute Services Building
<b>BCA</b>	Building Code of Australia
<b>BC Act</b>	<i>Biodiversity Conservation Act 2016</i>
<b>CEMP</b>	Construction Environmental Management Plan
<b>Certifying Authority</b>	Professionals that are accredited by the Building Professionals Board to issue construction, occupation, subdivision, strata, compliance and complying development certificates under the EP&A Act, <i>Strata Schemes (Freehold Development) Act 1973</i> and <i>Strata Schemes (Leasehold Development) Act 1986</i> or in the case of Crown development, a person qualified to conduct a Certification of Crown Building works.
<b>Conditions of this consent</b>	The conditions contained in Schedule 2 of this document
<b>Construction</b>	All physical work to enable operation including but not limited to the demolition and removal of buildings, the carrying out of works for the purposes of the development, including bulk earthworks, and erection of buildings and other infrastructure permitted by this consent, but excluding the following: <ul style="list-style-type: none"><li>• building and road dilapidation surveys;</li><li>• investigative drilling, investigative excavation or Archaeological Salvage;</li><li>• establishing temporary site offices (in locations identified by the conditions of this consent);</li><li>• installation of environmental impact mitigation measures, fencing, enabling works; and</li><li>• minor adjustments to services or utilities.</li></ul>
<b>Council</b>	Randwick City Council
<b>CSELR</b>	CBD and South East Light Rail
<b>Day</b>	The period from 7am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and Public Holidays
<b>Demolition</b>	The deconstruction and removal of buildings, sheds and other structures on the site
<b>Department</b>	NSW Department of Planning and Environment
<b>Development</b>	The development described in the EIS, Response to Submissions, and supplementary information including the works and activities comprising Stage 1 Redevelopment of Prince of Wales Hospital, as modified by the conditions of this consent.
<b>Earthworks</b>	Bulk earthworks, site levelling, import and compaction of fill material, excavation for installation of drainage and services, to prepare the site for construction
<b>EIS</b>	The Environmental Impact Statement titled 'Environmental Impact Statement – State Significant Development Application SSD 9113 Randwick Hospitals Campus Redevelopment – Stage 1', prepared by Advisian dated 21 August 2018, submitted with the application for consent for the development, including any additional information provided by the Applicant in support of the application

<b>ENM</b>	Excavated Natural Material
<b>Environment</b>	Includes all aspects of the surroundings of humans, whether affecting any human as an individual or in his or her social groupings
<b>EPA</b>	NSW Environment Protection Authority
<b>EP&amp;A Act</b>	<i>Environmental Planning and Assessment Act 1979</i>
<b>EP&amp;A Regulation</b>	<i>Environmental Planning and Assessment Regulation 2000</i>
<b>Evening</b>	The period from 6pm to 10pm.
<b>Feasible</b>	Means what is possible and practical in the circumstances
<b>Heritage</b>	Encompasses both Aboriginal and historic heritage including sites that predate European settlement, and a shared history since European settlement
<b>Heritage Item</b>	An item as defined under the <i>Heritage Act 1977</i> , and assessed as being of local, State and/ or National heritage significance, and/or an Aboriginal Object or Aboriginal Place as defined under the <i>National Parks and Wildlife Act 1974</i> , the World Heritage List, or the National Heritage List or Commonwealth Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cth), or anything identified as a heritage item under the conditions of this consent
<b>Incident</b>	An occurrence or set of circumstances that causes, or threatens to cause, material harm and which may or may not be, or cause, a non-compliance <i>Note: "material harm" is defined in this consent</i>
<b>Land</b>	Has the same meaning as the definition of the term in section 1.4 of the EP&A Act
<b>Management and mitigation measures</b>	The management and mitigation measures set out in Sections 8 and 9 of the EIS.
<b>Material harm</b>	Is harm that: <ul style="list-style-type: none"> <li>a) involves actual or potential harm to the health or safety of human beings or to the environment that is not trivial; or</li> <li>b) results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000, (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment)</li> </ul>
<b>Minister</b>	NSW Minister for Planning (or delegate)
<b>Mitigation</b>	Activities associated with reducing the impacts of the development prior to or during those impacts occurring
<b>Monitoring</b>	Any monitoring required under this consent must be undertaken in accordance with section 9.40 of the EP&A Act
<b>Night</b>	The period from 10pm to 7am on Monday to Saturday, and 10pm to 8am on Sundays and Public Holidays
<b>Non-compliance</b>	An occurrence, set of circumstances or development that is a breach of this consent
<b>OEH</b>	NSW Office of Environment and Heritage
<b>Operation</b>	The carrying out of the approved purpose of the development upon completion of construction.
<b>Planning Secretary</b>	Planning Secretary under the EP&A Act, or nominee
<b>POEO Act</b>	<i>Protection of the Environment Operations Act 1997</i>
<b>Randwick Collaboration Area</b>	Area defined by the 'Collaboration Area – Randwick Place Strategy', dated December 2018, prepared by the Greater Sydney Commission
<b>Randwick Collaboration Area</b>	Randwick Collaboration Area stakeholder group operating under a Collaboration Area Agreement.

<b>Partners</b>	
<b>Randwick Health Campus</b>	Land bound by High Street, Avoca Street, Barker Street and Hospital Road, Randwick.
<b>Reasonable</b>	Means applying judgement in arriving at a decision, taking into account: mitigation, benefits, costs of mitigation versus benefits provided, community views, and the nature and extent of potential improvements.
<b>Registered Aboriginal Parties</b>	Means the Aboriginal persons identified in accordance with the document entitled " <i>Aboriginal cultural heritage consultation requirements for proponents 2010</i> " (DECCW)
<b>Response to submissions</b>	The Applicant's response to issues raised in submissions received in relation to the application for consent for the development under the EP&A Act.
<b>RMS</b>	NSW Roads and Maritime Services
<b>Sensitive receivers</b>	A location where people are likely to work, occupy or reside, including a dwelling, school, hospital, office or public recreational area.
<b>Site</b>	The land defined in Schedule 1.
<b>Site Auditor</b>	As defined in section 4 of the <i>Contaminated Land Management Act 1997</i>
<b>Site Audit Report</b>	As defined in section 4 of the <i>Contaminated Land Management Act 1997</i>
<b>Site Audit Statement</b>	As defined in section 4 of the <i>Contaminated Land Management Act 1997</i>
<b>Supplementary Information</b>	Additional information submitted following the Response to Submissions.
<b>TfNSW</b>	Transport for New South Wales
<b>Waste</b>	Has the same meaning as the definition of the term in the Dictionary to the POEO Act
<b>Year</b>	A period of 12 consecutive months

## SCHEDULE 2

### PART A ADMINISTRATIVE CONDITIONS

#### Obligation to Minimise Harm to the Environment

- A1. In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.

#### Terms of Consent

- A2. The development may only be carried out:
- (a) in compliance with the conditions of this consent;
  - (b) in accordance with all written directions of the Planning Secretary;
  - (c) generally in accordance with the EIS, Response to Submissions and Supplementary Information; and
  - (d) in accordance with the approved plans in the table below:

<b>Architectural Drawings prepared by <i>BVN and Terroir</i></b>			
<b>Dwg No.</b>	<b>Rev</b>	<b>Name of Plan</b>	<b>Date</b>
01A-NL00013	E	Site Plan	08/08/18
01A-NL00021	C	Site Analysis Plan	16/05/18
11B-B200001	L	General Arrangement Plan – Level -02	29/10/18
11B-B100001	L	General Arrangement Plan – Level -01	29/10/18
11B-0000001	K	General Arrangement Plan – Level 00	29/10/18
11B-0100001	L	General Arrangement Plan – Level L01	29/10/18
11B-0200001	K	General Arrangement Plan – Level L02	29/10/18
11B-0300001	K	General Arrangement Plan – Level L03	29/10/18
11B-0400001	L	General Arrangement Plan – Level L04	29/10/18
11B-0500001	L	General Arrangement Plan – Level L05	29/10/18
11B-0600001	L	General Arrangement Plan – Level L06	29/10/18
11B-0700001	L	General Arrangement Plan – Level L07	29/10/18
11B-0800001	L	General Arrangement Plan – Level L08	29/10/18
11B-0900001	L	General Arrangement Plan – Level L09	29/10/18
11B-1000001	L	General Arrangement Plan – Level L10	29/10/18
11B-1100001	J	General Arrangement Plan – Level L11	29/10/18
11B-1200001	J	General Arrangement Plan – Level L12	29/10/18
11C-DA00001	B	North Elevation	15/01/19
11C-DA00002	B	West Elevation	29/10/18
11C-DA00003	B	South Elevation	15/01/19
11C-DA00004	B	East Elevation	29/10/18
11D-DA00001	B	East West Section 1	29/10/18
11D-DA00002	B	East West Section 2	29/10/18
11D-DA00003	B	North South Section 1	29/10/18
11D-DA00004	B	North South Section 2	29/10/18
11B-NL50001	B	Patient Bridge	16/05/18
11B-NL50002	B	Patient Bridge	16/05/18
11B-0050001	B	Public Link Bridge – Level Ground	16/05/18

11D-NL50001	B	Public and Patient Bridge	16/05/18
11C-DA00005	A	South Elevation – Magill Street	17/01/19
<b>Landscape Documentation Tender Set prepared by <i>Aspect Studios</i></b>			
<b>Dwg No.</b>	<b>Rev</b>	<b>Name of Plan</b>	<b>Date</b>
S17032-LA-001	F	Cover Sheet and Drawing List	13/12/18
S17032-LA-002	F	Legend	13/12/18
S17032-LA-350	E	Planting Schedule	13/12/18
S17032-LA-B-110	G	General Arrangement Plan Level B1	13/12/18
S17032-LA-B-120	H	General Arrangement Plan Level B2	13/12/18
S17032-LA-B-211	D	Materials & Finishes Plan Level – B1	13/12/18
S17032-LA-B-212	D	Materials & Finishes Plan Level – B1	13/12/18
S17032-LA-B-213	E	Materials & Finishes Plan Level – B1	13/12/18
S17032-LA-B-214	D	Materials & Finishes Plan Level – B1	13/12/18
S17032-LA-B-215	E	Materials & Finishes Plan Level – B1	13/12/18
S17032-LA-B-216	D	Materials & Finishes Plan Level – B1	13/12/18
S17032-LA-B-221	E	Materials & Finishes Plan Level – B2	13/12/18
S17032-LA-B-222	F	Materials & Finishes Plan Level – B2	13/12/18
S17032-LA-B-223	E	Materials & Finishes Plan Level – B2	13/12/18
S17032-LA-B-311	C	Planting Plan – B1	13/12/18
S17032-LA-B-312	C	Planting Plan – B1	13/12/18
S17032-LA-B-313	C	Planting Plan – B1	13/12/18
S17032-LA-B-314	C	Planting Plan – B1	13/12/18
S17032-LA-B-315	C	Planting Plan – B1	13/12/18
S17032-LA-B-316	C	Planting Plan – B1	13/12/18
S17032-LA-B-321	C	Planting Plan – B2	13/12/18
S17032-LA-B-322	C	Planting Plan – B2	13/12/18
S17032-LA-B-323	C	Planting Plan – B2	13/12/18
S17032-LA-L-100	B	General Arrangement Plan Level 00	13/12/18
S17032-LA-L-130	B	General Arrangement – L3	31/08/18
S17032-LA-L-140	F	General Arrangement – L4	04/09/18
S17032-LA-L-170	B	General Arrangement – L7	31/08/18
S17032-LA-L-201	B	Materials & Finishes Plan Level – 00	13/12/18
S17032-LA-L-202	B	Materials & Finishes Plan Level – 00	13/12/18
S17032-LA-L-231	B	Materials & Finishes Plan – L3	31/08/18
S17032-LA-L-241	E	Materials & Finishes Plan Level – 4	06/09/18
S17032-LA-L-242	C	Materials & Finishes Plan – L4	31/08/18
S17032-LA-L-243	D	Materials & Finishes Plan – L4	04/09/18
S17032-LA-L-271	B	Materials & Finishes Plan – L7	31/08/18
S17032-LA-L-341	C	Planting Plan – L4	13/12/18
S17032-LA-L-342	C	Planting Plan – L4	13/12/18
S17032-LA-L-343	C	Planting Plan – L4	13/12/18



- A3. Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:
- (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and
  - (b) the implementation of any actions or measures contained in any such document referred to in (a) above.
- 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.

#### **Limits of Consent**

- A5. This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.

#### **Prescribed Conditions**

- A6. The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.

#### **Planning Secretary as Moderator**

- A7. In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.
- 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.

#### **Long Service Levy**

- A9. For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.

#### **Legal Notices**

- A10. Any advice or notice to the consent authority must be served on the Planning Secretary.

#### **Evidence of Consultation**

- A11. Where conditions of this consent require consultation with an identified party, the Applicant must:
- (a) consult with the relevant party prior to submitting the subject document for information or approval; and
  - (b) provide details of the consultation undertaken including:
    - (i) the outcome of that consultation, matters resolved and unresolved; and
    - (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.

#### **Staging, Combining and Updating Strategies, Plans or Programs**

- A12. With the approval of the Planning Secretary, the Applicant may:
- (a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);

- (b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and
  - (c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).
- 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.
- 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.

### **Design Modifications**

- A15. No consent is granted for the opening of the eastern end of Magill Street for vehicular access to and from Hospital Road except to allow emergency ambulance access in cases where access via Botany Road is not available. The eastern end of Magill Street is to be closed with bollards. Details of the bollards, including their design and operation are to be developed in consultation with Council and submitted to the satisfaction of the Planning Secretary prior to installation.
- 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.
- A17. The Applicant must articulate and refine the south facing loading dock wall, to improve visual amenity for pedestrians using Magill Street and residents of Magill Street located opposite the site. This design must be submitted to the satisfaction of the Planning Secretary, prior to the commencement of construction of the loading dock.
- 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.
- 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.

### **Structural Adequacy**

- A20. All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.

*Notes: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.*

### **External Walls and Cladding**

- A21. The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.

### **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.
- 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.

### **Monitoring and Environmental Audits**

A24. Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.

*Note: For the purposes of this condition, as set out in the EP&A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.*

### **Access to Information**

A25. At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:

- (a) make the following information and documents (as they are obtained or approved) publicly available on its website:
  - (i) the documents referred to in condition A2 of this consent;
  - (ii) all current statutory approvals for the development;
  - (iii) all approved strategies, plans and programs required under the conditions of this consent;
  - (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;
  - (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;
  - (vi) a summary of the current stage and progress of the development;
  - (vii) contact details to enquire about the development or to make a complaint;
  - (viii) a complaints register, updated monthly;
  - (ix) audit reports prepared as part of any independent audit of the development and the Applicant’s response to the recommendations in any audit report;
  - (x) any other matter required by the Planning Secretary; and
- (b) keep such information up to date, to the satisfaction of the Planning Secretary.

### **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.

### **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.**

**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;**
- (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);

- (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and
- (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.

**A29. Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.**

**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.**

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#### **ADVISORY NOTES**

AN1. All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.

## **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.
- 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.

### **Certified Drawings**

- B3. Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with:
  - (a) the relevant clauses of the BCA; and
  - (b) this development consent.

### **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.
- B5. The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.

### **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 affected infrastructure;
  - (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths);
  - (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;
  - (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.
  - (e) submit a copy of the dilapidation report and engineers report to the Certifying Authority and Council.

### **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 4.17(6) of the *Environmental Planning and Assessment Act 1979*.
- 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.
- 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.

## **Contamination**

- B10. Prior to commencement construction, the Applicant must prepare a Contamination Management Protocol to the satisfaction of a NSW EPA Accredited Site Auditor which identifies how concurrent remediation and construction activities will be managed on site which:
- (a) includes procedures to differentiate between the handling of contaminated soil/material and construction material to ensure clear separation of handling;
  - (b) includes procedures to differentiate between the handling and transport of contaminated soil and construction materials to and from the site ensure clear separation of handling; and
  - (c) includes a procedure for recording the volume and type of contaminated material leaving the site and its destination.

## **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.

## **Utilities and Services**

- B12. Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.
- 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.

## **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:

- (a) identify people to be consulted during the design and construction phases;
  - (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;
  - (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;
  - (d) set out procedures and mechanisms:
    - (i) through which the community can discuss or provide feedback to the Applicant;
    - (ii) through which the Applicant will respond to enquiries or feedback from the community; and
    - (iii) to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.
- 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.
- 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.

## **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;
- (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;
- (c) any Aboriginal archaeological monitoring, test or salvage excavations should be designed and developed with reference to any historical archaeological requirements and approvals;
- (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
- (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.

## **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.

## **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.

## **Access for People with Disabilities**

B20. The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.

## **Stormwater, Drainage and Flood Management**

B21. The proposed development is defined as a “Critical Facility” and the habitable floor levels and openings into the structure must comply with the flood planning levels as described in Appendix P of the EIS – Civil Report prepared by enstruct, dated May 2018. Prior to the commencement of above ground construction, certification from a qualified engineer demonstrating the floor levels of the development are compliant with this report is to be submitted to the satisfaction of the Certifying Authority.

- 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
- 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
- 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
- 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.
- 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.
- 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.
- B28. Prior to the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must:
- (a) be designed by a suitably qualified and experienced person(s);
  - (b) be generally in accordance with the conceptual design in the EIS;
  - (c) be in accordance with applicable Australian Standards; and
  - (d) ensure that the system capacity has been designed in accordance with *Australian Rainfall and Runoff* (Engineers Australia, 2016) and *Managing Urban Stormwater: Council Handbook* (EPA, 1997) guidelines.

## **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.
- 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:
- (a) the design and construction of the basement level/s must preclude the need for dewatering after construction;
  - (b) that part of the development that may be impacted by the water table must include a water proof retention system (i.e. a fully tanked structure) with adequate provision for future fluctuations of water table levels. (It is recommended that a minimum allowance for a water table variation of at least +/-1.0 metre beyond any expected fluctuation be provided). The actual water table fluctuation and fluctuation safety margin must be determined by a suitably qualified professional;



- (c) groundwater management systems shall be designed to transfer groundwater around, through or under the proposed development without a change in the range of the natural groundwater level fluctuations in the locality;
- (d) where an impediment to the natural flowpaths is created as a result of the nature of the construction methods utilised or the bulk of the below-ground structure, artificial drains such as perimeter drains and through drainage may be utilised. These systems may only be utilised where it can be demonstrated that the natural groundwater flow regime is restored both up-gradient and down-gradient of the site, without any adverse effects on surrounding property or infrastructure;
- (e) groundwater management systems:
  - (i) are to be designed to be easily maintained; and
  - (ii) should have a design life of 100 years; and
- (f) the basement level/s of the building must be designed by a structural engineer who is qualified and experienced in the design of structures below a water table.

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.

### **Environmental Management Plan Requirements**

B32. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:

- (a) detailed baseline data;
- (b) details of:
  - (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);
  - (ii) any relevant limits or performance measures and criteria; and
  - (iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;
- (c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;
- (d) a program to monitor and report on the:
  - (i) impacts and environmental performance of the development;
  - (ii) effectiveness of the management measures set out pursuant to paragraph (c) above;
- (e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;
- (f) a program to investigate and implement ways to improve the environmental performance of the development over time;
- (g) a protocol for managing and reporting any:
  - (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);
  - (ii) complaint;
  - (iii) failure to comply with statutory requirements; and
- (h) a protocol for periodic review of the plan.

*Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans*

### **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:

- (a) Details of:
  - (i) hours of work;
  - (ii) 24-hour contact details of site manager;
  - (iii) management of dust and odour to protect the amenity of the neighbourhood;
  - (iv) stormwater control and discharge;
  - (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;
  - (vi) groundwater management plan including measures to prevent groundwater contamination;
  - (vii) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting;
  - (viii) community consultation and complaints handling;
  - (ix) measures to ensure the ongoing safe operation of the existing helipad on the site identified in the review undertaken in accordance with Condition B49;
- (b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B35);
- (c) Construction Noise and Vibration Management Sub-Plan (see condition B37);
- (d) Construction Waste Management Sub-Plan (see condition B38);
- (e) Construction Soil and Water Management Sub-Plan (see condition B39);
- (f) Aboriginal Cultural Heritage Management Sub-Plan (see condition B40);
- (g) Flood Emergency Response (see condition B41);
- (h) an unexpected finds protocol for contamination and associated communications procedure;
- (i) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;
- (j) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site; and

B34. The Applicant must not commence construction of the development until the CEMP is submitted to the satisfaction of the Certifying Authority and a copy submitted to the Planning Secretary.

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:

- (a) be prepared by a suitably qualified and experienced person(s);
- (b) specify:
  - (i) location of the proposed work zone/s;
  - (ii) location of any crane;
  - (iii) details of any lane or road closures;
  - (iv) construction hours; and
  - (v) construction program;
- (c) detail size and type of construction vehicles including a swept path analysis demonstrating no encroachment into oncoming traffic lanes;
- (d) haulage and heavy vehicle routes including marshalling area/s and operations to ensure no heavy vehicle queuing prior to site entry;
- (e) estimated number of construction vehicle movements including measures to significantly minimise the number of movements during the defined peak traffic periods;
- (f) construction vehicle access arrangements noting that construction vehicles shall not use High Street without prior approval of the Sydney Coordination Office within TfNSW and RMS;
- (g) measures to avoid construction worker vehicle movements within the vicinity of the precinct, including any off-site construction worker parking location/s away from the precinct and operation;

- (h) location and operation of a pick-up/drop-off zone of adequate length on Hospital Road for the Sydney Children's Hospital. Pedestrian access to the zone should be maintained at all times;
  - (i) identify cumulative construction impacts of projects including the Sydney Light Rail Project, University of New South Wales, Inglis Stables and surrounding new residential developments;
  - (j) identify and reference existing Construction Pedestrian and Traffic Management Plans (CPTMPs) for developments within or around the site to ensure that coordination of work activities are managed to minimise the impacts on the road network;
  - (k) consideration of potential impacts on general traffic, cyclists, pedestrians, bus services and light rail construction and operation within the vicinity of the site;
  - (l) detail the duration of impacts and identify mitigation measures that are to be implemented to mitigate impacts on general traffic, Sydney Light Rail construction and operation, bus operations, pedestrians and cyclists, and ensure road safety and network efficiency during construction;
  - (m) include a Driver Code of Conduct to:
    - (i) minimise the impacts of earthworks and construction on the local and regional road network;
    - (ii) minimise conflicts with other road users;
    - (iii) minimise road traffic noise; and
    - (iv) ensure truck drivers use specified routes;
  - (n) include a program to monitor the effectiveness of these measures;
  - (o) consultation strategy for liaison with surrounding stakeholders; and
  - (p) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.
- 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.
- 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;
  - (b) describe procedures for achieving the noise management levels in EPA's *Interim Construction Noise Guideline* (DECC, 2009);
  - (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;
  - (d) include strategies that have been developed with the community for managing high noise generating works;
  - (e) describe the community consultation undertaken to develop the strategies in condition B37(d); and
  - (f) include a complaints management system that would be implemented for the duration of the construction.
- 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;
  - (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.
- 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:

- (a) be prepared by a suitably qualified expert, in consultation with Council;
- (b) describe all erosion and sediment controls to be implemented during construction;
- (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.
- (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);
- (e) detail all off-Site flows from the Site; and
- (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).

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;
- (b) incorporate the recommendations of the *Aboriginal Cultural Heritage Assessment Report*, prepared by Mary Dallas Consulting Archaeologists, dated October 2018; and
- (c) be submitted to the satisfaction of the Planning Secretary prior to construction of any part of the development.

B41. The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following:

- (a) be prepared by a suitably qualified and experienced person(s);
- (b) address the provisions of the *Floodplain Risk Management Guideline* (OEH, 2007);
- (c) include details of:
  - (i) the flood emergency responses for both construction and operation phases of the development;
  - (ii) predicted flood levels;
  - (iii) flood warning time and flood notification;
  - (iv) assembly points and evacuation routes;
  - (v) evacuation and refuge protocols; and
  - (vi) awareness training for employees and contractors.

#### 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:

- (a) Initiatives that would help discourage construction workers driving to the precinct and parking;
- (b) Provision of secure storage areas for construction worker tools and equipment on site;
- (c) Measures to encourage the use of the ample public and active transport available within the vicinity of the site; and
- (d) Details of the operation of off-site construction worker parking location/s, including how workers would be shuttled to the development site.

#### 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.

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.

#### **Intersection Works – Traffic Control Signal**

- B45. Within six months of commencement of construction, the Applicant must liaise with RMS and meet the following requirements for the proposed Traffic Control Signal (TCS):
- (a) the proposed TCS at the intersection of Botany Street and the Acute Services Building (ASB) access shall be designed to meet RMS requirements. The TCS plans shall be drawn by a suitably qualified person and endorsed by a suitably qualified practitioner. Prior to detailed design of the intersection, the Applicant must obtain approval (agreement 'in principle') for the concept design of the TCS from RMS;
  - (b) the submitted design shall be in accordance with Austroads Guide to Road Design in association with relevant RMS supplements (available on [www.rms.nsw.gov.au](http://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](mailto:development.sydney@rms.nsw.gov.au);
  - (c) the Applicant will be required to enter into a Works Authorisation Deed (WAD) for the abovementioned works;
  - (d) the Applicant is required to dedicate land as public road for the maintenance of the Traffic Control Signals and associated infrastructure, further details will be included as part of the WAD process; and
  - (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.
- 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.

#### **Intersection Works – Upgrade of Botany Street and Magill Street**

B47. Within six months of commencement of construction, the Applicant must submit to Council for approval full design engineering plans and specifications prepared by a suitably qualified and experienced civil engineer for the upgrade of the Magill Street and Botany Street intersection generally in accordance with the *Transport Assessment – Acute Services Building*, dated 13 July 2018, and prepared by ARUP.

#### **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:
- (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
  - (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.

#### **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.

### **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.

### **Proposed Helipad Operations**

B51. Prior to the construction of the helipad, future ongoing helicopter operations to the site are to be reviewed by a suitably qualified and experienced aviation professional. Proposed flight paths to the helipad must be identified in consultation with relevant stakeholders in accordance with Civil Aviation Safety Authority Civil Aviation Advisory Publication *CAAP 92-2(2) Guidelines for the establishment* and other relevant National and International guidelines. A report summarising the outcome of the review and a Three-dimensional Visual Flight Rules Approach and Departure Path and Transitional Surface Survey must be submitted to the satisfaction of Certifying Authority and a copy submitted to the Planning Secretary and Council.

### **Operational Noise – Design of Mechanical Plant and Equipment**

B52. Prior to commencement of above ground works, the Applicant must incorporate the noise mitigation recommendations in the *Noise and Vibration Impact Assessment*, dated 8 August 2018 and prepared by Acoustic Studio, into the detailed design drawings. The Certifying Authority must verify that all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the *Noise and Vibration Impact Assessment*, dated 8 August 2018, and prepared by Acoustic Studio.

### **Historic Archaeology**

B53. Prior to the commencement of works, an Archaeological Research Design (ARD) including an Archaeological Excavation Methodology is to be prepared in accordance with Heritage Council guidelines. The ARD is to require that all affected historical archaeological relics and or deposits of Local significance are to be subject to professional archaeological excavation and/or recording before any construction works which will impact those relics commences. The ARD must also incorporate recommendations No's.1 – 8 provided in Section 8.2 of the Historic Archaeology Assessment, dated April 2018, prepared by Casey and Lowe. The ARD is to be developed in consultation with the Heritage Division of the Office of Environment and Heritage, and a copy submitted to the Planning Secretary.

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.

### **Landscaping and Habitat Improvement**

B55. Prior to commencement of landscape construction works, the Applicant must amend the approved landscape plans to incorporate the following:

- (a) detail the native vegetation community (or communities), with a list of local provenance species (trees, shrubs and groundcovers) to be used for landscaping including quantities and locations;
- (b) provide for the planting of at least 134 trees with a minimum pot size of 100 litres, and chosen from species consistent with (a) above; and
- (c) provide for a range of artificial nest boxes are to be installed, suitable for native fauna likely to utilise the site.

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.

### **Street Trees**

B57. Prior to commencement of landscape construction works, the Applicant is to develop a street tree planting strategy in consultation with Council and to the satisfaction of the Planning

Secretary, which is to include at no cost to Council, planting of street trees, maintenance for a period of 12 months following commencement of operations, and replacement of street trees if required within the 12 month maintenance period.

### **Construction and Demolition Waste Management**

B58. The Applicant must notify the RMS Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site, prior to the commencement of the removal of any waste material from the site.

### **Mechanical Ventilation**

B59. All mechanical ventilation systems must be designed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 *The use of air-conditioning in buildings – 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.

### **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.

### **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.

### **Car Parking and Service Vehicle Layout**

B62. Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority within six months of commencement of construction:

- (a) all vehicles must enter and leave the Site in a forward direction;
- (b) minimum of 12 on-site time limited car parking spaces for use by visitors to the Emergency Department during operation of the development and designed in accordance with the latest version of AS2890.1;
- (c) the swept path of the longest vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with AUSTRROADS;
- (d) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed;
- (e) all internal access driveways must be designed and constructed in accordance with AS 2890.1 (2004) – Off Street Car Parking and the levels of the driveway must match the alignment levels at the property boundary (as specified by Council); and
- (f) all internal driveways and carpark areas must be designed for two way traffic movements.

### **Bicycle Parking and End-of-Trip Facilities**

B63. Compliance with the following requirements for secure bicycle parking and end-of-trip facilities within the **site 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:**

a) the provision of a minimum 50 staff and 20 visitor bicycle parking spaces;

- b) the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 *Parking facilities - Bicycle parking*, and be located in easy to access, well-lit areas that incorporate passive surveillance;
- c) the provision of end-of-trip facilities for staff in accordance with the ~~requirements contained in the current, relevant version of Green Star~~ **relevant provisions of the BCA**;
- d) appropriate pedestrian and cyclist advisory signs are to be provided; and
- e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.

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### **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.

### **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.
- B66. Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).
- B67. The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.
- B68. Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.



## **PART C DURING CONSTRUCTION**

### **Approved Plans to be On-site**

- C1. A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.

### **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.
  - (b) is to satisfy all but not be limited to, the following requirements:
    - (i) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;
    - (ii) the notice is to be durable and weatherproof and is to be displayed throughout the works period;
    - (iii) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and
    - (iv) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.

### **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
  - b) operated in a proper and efficient manner.

### **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
  - (b) between 8am and 5pm, Saturdays.

No work may be carried out on Sundays or public holidays.

- 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
  - (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or
  - (c) where the works are inaudible at the nearest sensitive receivers; or
  - (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.
- C6. Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.
- 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;
  - (b) 2pm to 5pm Monday to Friday; and
  - (c) 9am to 12pm, Saturday.

### **Implementation of Management Plans**

- C8. The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).

### **Construction 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.

### **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.

### **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.

### **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.

### **Hoarding Requirements**

- C13. The following hoarding requirements must be complied with:
- (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing;
  - (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application; and
  - (c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.

### **No Obstruction of Public Way**

- C14. The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.

### **Construction Noise Limits**

- C15. The development must be constructed to achieve the construction noise management levels detailed in *the Interim Construction Noise Guideline* (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.
- 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.
- C17. The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.
- 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.

### **Vibration Criteria**

- C19. Vibration caused by construction at any residence or structure outside the site must be limited to:

- (a) for structural damage, the latest version of *DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures* (German Institute for Standardisation, 1999); and
  - (b) for human exposure, the acceptable vibration values set out in the *Environmental Noise Management Assessing Vibration: a technical guideline* (DEC, 2006) (as may be updated or replaced from time to time).
- 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.
- 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.

### **Tree Protection**

- C22. For the duration of the construction works:
- (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;
  - (b) all street trees not approved for removal must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;
  - (c) all trees on the site that are not approved for removal must be suitably protected during construction; and
  - (d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.

### **Dust Minimisation**

- C23. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.
- C24. During construction, the Applicant must ensure that:
- (a) exposed surfaces and stockpiles are suppressed by regular watering;
  - (b) all trucks entering or leaving the site with loads have their loads covered;
  - (c) trucks associated with the development do not track dirt onto the public road network;
  - (d) public roads used by these trucks are kept clean; and
  - (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.

### **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.

### **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.

### **Imported Soil**

- C27. The Applicant must:

- (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;
- (b) keep accurate records of the volume and type of fill to be used; and
- (c) make these records available to the [Department/Certifying Authority] upon request.

### **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.**

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### **Unexpected Finds Protocol – Aboriginal Heritage**

C29. In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and OEH to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of OEH.

### **Unexpected Finds Protocol – Historic Heritage**

C30. If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the OEH Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of Heritage Division of the OEH.

### **Waste Storage and Processing**

- C31. Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.
- C32. All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).
- 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.
- 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.

### **Handling of Asbestos**

C35. The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – 'Transportation and management of asbestos waste' must also be complied with.

### **Consultation during Construction**

- C36. The Applicant must attend Traffic and Transport Construction Coordination meetings during construction as required by the Sydney Coordination Office, and present the following information:
  - (a) an update of construction activities;

- (b) the details in relation to date and timing of construction activities such as concreting etc. that are likely to generate high volume of construction vehicles;
- (c) the details of full or part road closures that are likely to impact on traffic and bus movements in the vicinity of the site and the Sydney Light Rail Project;
- (d) an update of the CPTMP if any changes to the original CPTMP is required;
- (e) safety incidents as a result of construction activities associated with pedestrian and public transport movements surrounding the site;
- (f) the details of the coordination of work activities to manage cumulative construction traffic from developments under construction within the precinct to minimise impacts on the road network; and
- (g) actions by the Applicant for the safety and traffic management issues raised by TfNSW and its internal stakeholders and Roads and Maritime Services.

The Applicant maintain minutes and actions of meetings for distribution to all attendees.

### **Builders Details**

- C37. The Applicant must provide the builder's direct contact number to surrounding stakeholders impacted by the construction work and the Transport Management Centre and Sydney Coordination Office within Transport for NSW to resolve issues relating to traffic, freight, servicing and pedestrian access during construction in real time. The Applicant is responsible for ensuring the builder's direct contact number is current during any stage of construction.

### **Community Engagement**

- C38. The Applicant must consult with the community regularly throughout construction, including consultation with the nearby sensitive receivers, relevant regulatory authorities, Registered Aboriginal Parties and other interested stakeholders.

### **Independent Environmental Audit**

- C39. Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.
- 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.
- C41. Table 1 of the Independent Audit Post Approval Requirements (Department 2018) is amended so that the frequency of audits required in the construction phase is:
- (a) An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and
  - (b) A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.
- 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.
- C43. Independent Audits of the development must be carried out in accordance with:
- (a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C40 of this consent; and
  - (b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).
- C44. In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must:
- (a) review and respond to each Independent Audit Report prepared under condition C38 of this consent;
  - (b) submit the response to the Department and the Certifying Authority; and

- (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.

C45. Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.

#### **Incident Notification, Reporting and Response**

C46. The Department must be notified in writing to [compliance@planning.nsw.gov.au](mailto: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.

C47. Subsequent notification must be given and reports submitted in accordance with the requirements set out in **Appendix 1**.

#### **Non-Compliance Notification**

C48. The Department must be notified in writing to [compliance@planning.nsw.gov.au](mailto: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](mailto:compliance@planning.nsw.gov.au) within seven days after they identify any non-compliance.

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.

C50. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.

#### **Revision of Strategies, Plans and Programs**

C51. Within three months of:

- (a) the submission of a compliance report under condition B65;
- (b) the submission of an incident report under condition C46;
- (c) the submission of an Independent Audit under condition C43; or
- (d) the issue of a direction of the Planning Secretary under condition A2 which requires a review,

the strategies, plans and programs required under this consent must be reviewed, and the Department and the Certifying Authority must be notified in writing that a review is being carried out.

C52. If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Certifying Authority. Where revisions are required, the revised document must be submitted to the Planning Secretary Certifying Authority for approval within six weeks of the review.

**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.

## **PART D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE**

### **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.

### **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.
- 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.

### **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:
- a) to ascertain whether the construction created any structural damage to adjoining and nearby buildings or infrastructure including those referenced in condition B6 .
  - b) to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining and nearby buildings or infrastructure, the Certifying Authority must:
    - i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and
    - ii) have written confirmation from the relevant authority/owner that there is no adverse structural damage to their infrastructure, roads and/or property.
  - c) to be forwarded to Council.

### **Protection of Public Infrastructure**

- D5. Unless the Applicant and the applicable authority agree otherwise, the Applicant must:
- (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and
  - (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.

### **Protection of Property**

- D6. Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.

### **Utilities and Services**

- D7. Prior to the commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the *Sydney Water Act 1994*.
- 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.

### **Travel Demand Management Strategy and Green Travel Plan**

- D9. Prior to the commencement of operation, the Applicant shall prepare a Travel Demand Management Strategy (TDS) and Green Travel Plan (GTP) to reduce the proportion of single-occupant car travel and increase the mode share of public transport and active transport for the

development and the existing Randwick Health Campus. The strategy and plan shall be prepared in consultation with the Sydney Coordination Office within TfNSW and RMS, Council, and in conjunction with all stakeholders within the Randwick Health and Education Precinct.

D10. The TDS and GTP required by condition D9 must:

- (a) be prepared by a suitably qualified traffic consultant;
- (b) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to achieve an 8 per cent reduction of private vehicle usage by all staff and to define the direction and purpose;
- (c) include specific tools and actions to help achieve the objectives and mode share targets;
- (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
- (e) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the TDS and GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of staff and visitor to and from the site and existing Randwick Health Campus.

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.

#### **Heritage Interpretation Plan**

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.

#### **Mechanical Ventilation**

D13. Following completion, installation and testing of all mechanical ventilation systems, the Applicant must provide evidence to the satisfaction of the Certifying Authority, prior to the final occupation, that the installation and performance of the mechanical systems complies with:

- (a) the BCA;
- (b) *AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings* and other relevant codes;
- (c) the development consent and any relevant modifications; and
- (d) any dispensation granted by the NSW Fire Brigade.

#### **Car Parking**

D14. Prior to the commencement of operation:

- (a) a parking strategy for the entire Randwick Health and Education Precinct is to have been developed in collaboration with the Randwick Collaboration Area partners, which includes measures to meet the parking demand for the development; or
- (b) notwithstanding the requirements of D14(a) above, if a precinct wide strategy is not able to be delivered within the specified timeline, the Applicant must demonstrate that parking demand has reduced (consistent with the mode share shift of an eight per cent reduction in the use of private vehicles by staff across the Randwick Health Campus as forecast in Supplementary Information received from Arup, dated 20 February 2019) following the opening of the CSELR and implementation of a GTP across the existing Randwick Health Campus, thus negating the need for on-site car parking for the development; or
- (c) should the requirements of neither D14(a) or (b) above be delivered, temporary car parking is to be provided in the vicinity of the site for 216 vehicles to satisfy the parking demand of the development. The temporary car parking would be required to operate



from occupation until such time as permanent provision of car parking to meet the parking demand can be provided across the precinct in accordance with a precinct wide strategy.

- D15. Prior to the commencement of operation, 134 existing staff car parking spaces on the Randwick Health Campus are to be reallocated to visitor parking as outlined in Supplementary Information prepared by ARUP, dated 20 February 2019.
- 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.

#### **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.
- 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.
- 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.

#### **Shared Path**

- D20. Prior to the commencement of operation, the Applicant must provide a 2.2 metre wide strip of land along the Botany Street frontage of the site and deliver a minimum 4 metre wide shared pedestrian/bicycle path to the satisfaction of Council, unless an alternative strategy for the delivery of pedestrian and bicycle paths is developed by the Randwick Collaboration Area partners for the Randwick Health and Education Precinct and agreed to by the Planning Secretary. If an alternative strategy is developed, all pedestrian and bicycle paths on, or adjoining the site are to be delivered prior to operation to the satisfaction of Council and in accordance with the strategy.
- 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.

#### **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.

#### **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.

#### **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.

- 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.
- 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.
- D27. Prior to the commencement of operation, details of the site stormwater drainage system are to be provided to the satisfaction of the Certifying Authority in accordance with the following requirements:
- (a) the stormwater must be discharged (by gravity) directly into Council's reconstructed underground drainage system located within the development site;
  - (b) an on-site stormwater detention system must be provided to ensure that the maximum discharge from the site does not exceed that which would occur during a 20% AEP (1 in 5 year) storm of one hour duration for existing site conditions. All other stormwater run-off from the site for all storms up to the 5% AEP (1 in 20 year) storm is to be retained on the site for gradual release to the street drainage system, to the satisfaction of the Crown Certifying Authority. An overland escape route or overflow system (to Council's street drainage system) 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;
  - (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*;
  - (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;
  - (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;
  - (f) the pump system must also be designed and installed strictly in accordance with Randwick City Council's Private Stormwater Code;
  - (g) should a charged system be required to drain any portion of the site, the charged system must be designed such that:
    - (i) there are suitable clear-outs/inspection points at pipe bends and junctions; and
    - (ii) the maximum depth of the charged line does not exceed 1m below the gutter outlet;
  - (h) if connecting to Council's underground drainage system, a reflux valve shall be provided (within the site) over the pipeline discharging from the site to ensure that stormwater from Council drainage system does not surcharge back into the site stormwater system;
  - (i) 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;
  - (j) a sediment/silt arrestor pit must be provided within the site prior to discharge of the stormwater to Council's drainage system;

- (k) sketch details of a standard sediment/silt arrester pit may be obtained from Council's Drainage Engineer;
- (l) the floor level of all habitable, retail, commercial and storage areas located adjacent to any detention and/or infiltration systems with above ground storage must be a minimum of 300mm above the maximum water level for the design storm or alternately a permanent 300mm high water proof barrier is to be provided;
- (m) the maximum depth of ponding in any above ground detention areas and/or infiltration systems with above ground storage shall be as follows (as applicable):
  - (i) 150mm in uncovered open car parking areas (with an isolated maximum depth of 200mm permissible at the low point pit within the detention area);
  - (ii) 300mm in landscaped areas (where child proof fencing is not provided around the outside of the detention area and sides slopes are steeper than 1 in 10);
  - (iii) 600mm in landscaped areas where the side slopes of the detention area have a maximum grade of 1 in 10;
  - (iv) 1200mm in landscaped areas where a safety fence is provided around the outside of the detention area; and
  - (v) above ground stormwater detention areas must be suitably signposted where required, warning people of the maximum flood level; and
- (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.

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.

#### **Groundwater**

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.

#### **Structural Inspection Certificate**

D30. A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority prior to the commencement of operation. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:

- (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;
- (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s; and
- (c) person/s authorised to, for the life of the development.

#### **Compliance with Food Code**

D31. The Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 *Design, construction and fit-out of food premises*. The Applicant must provide evidence of receipt of the certificate to the satisfaction of the Certifying Authority prior to the commencement of operation.

### **Stormwater Quality Management Plan**

- D32. Prior to the commencement of operation, an Operation and Maintenance Plan (OMP) is to be prepared and submitted to the satisfaction of the Certifying Authority, to ensure proposed stormwater quality measures remain effective. The OMP must contain the following:
- (a) maintenance schedule of all stormwater quality treatment devices;
  - (b) record and reporting details;
  - (c) relevant contact information; and
  - (d) Work Health and Safety requirements.

### **Rainwater Harvesting**

- D33. A signed works-as-executed Rainwater Re-use Plan must be provided to the Certifying Authority prior to the commencement of operation.

### **Warm Water Systems and Cooling Systems**

- D34. The installation, operation and maintenance of water cooling systems (as defined under the *Public Health Act 2010*) must comply with the *Public Health Act 2010*, Public Health Regulation 2012 and the relevant parts of *AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance* and the NSW Health Code of Practice for the Control of Legionnaires' Disease.

### **Outdoor Lighting**

- 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:
- (a) comply with the latest version of AS 4282-1997 - *Control of the obtrusive effects of outdoor lighting* (Standards Australia, 1997); and
  - (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 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.

### **Signage**

- D36. Way-finding signage and signage identifying the location of staff car parking must be installed prior to the commencement of operation.
- 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.
- 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.

### **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:
- (a) detail the type and quantity of waste to be generated during operation of the development;
  - (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the *Protection of the Environment Operations Act 1997*, *Protection of the Environment Operations (Waste) Regulation 2014* and the *Waste Classification Guideline* (Department of Environment, Climate Change and Water, 2009); and
  - (c) detail the materials to be reused or recycled, either on or off site.

### **Ecologically Sustainable Development**

D40. Within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star As Built rating unless updated NSW Health Engineering Services Guidelines are accepted by the Planning Secretary. Evidence of the certification or other evidence as agreed with the Planning Secretary in updated NSW Health Engineering Services Guidelines, must be provided to the Certifying Authority and the Planning Secretary.

### **Landscaping**

D41. Prior to the commencement of operation, the Applicant must submit a Landscape Management Plan (LMP) prepared by a suitably qualified person, to manage the revegetation and landscaping works on-site. The LMP must:

- (a) detail the species to be planted on-site;
- (b) be consistent with the approved landscape plans as amended by condition B55;
- (c) describe the monitoring and maintenance measures to manage revegetation and landscaping works; and
- (d) provide for the planting of 134 trees.

D42. The Applicant must not commence operation until the LMP is submitted to the satisfaction of the Certifying Authority.

### **Street Trees**

D43. Prior to the commencement of operation, the Applicant is to complete all planting outlined in the street tree planting strategy required by condition B57.

### **Site Audit Report and Site Audit Statement**

D44. Prior to the commencement of operation, the Applicant must obtain from an EPA accredited Site Auditor, a Site Audit Statement and a Site Audit Report which demonstrates that the site is suitable for its intended use.

### **Consolidation of Lots**

D45. Prior to commencement of operation, the lots which form the subject site are to be consolidated into one lot. Evidence of the consolidation must be provided to the satisfaction of the Certifying Authority.

## PART E POST OCCUPATION

### Operation of Plant and Equipment

- E1. All plant and equipment used on site, or to monitor the performance of the development must be:
- (a) maintained in a proper and efficient condition; and
  - (b) operated in a proper and efficient manner.

### Community Communication Strategy

- E2. The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.

### Operational Noise

- E3. The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in *Noise and Vibration Impact Assessment*, dated 8 August 2018 and prepared by Acoustic Studio as revised by condition B61.
- E4. The Applicant must undertake short term noise monitoring in accordance with the *Noise Policy for Industry* where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in *Noise and Vibration Impact Assessment*, dated 8 August 2018 and prepared by Acoustic Studio. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.
- E5. Within 12 months of commencement of operation, the Applicant must undertake operational noise monitoring to compare actual noise performance of the development against the noise performance predicted in the *Noise and Vibration Impact Assessment*, dated 8 August 2018, prepared by Acoustic Studio as revised by the operational noise modelling required by Condition B61, and prepare an Operational Noise Report to document this monitoring. The Report must include, but not be limited to:
- (a) Noise monitoring to assess compliance with the operational noise levels predicted in the revised operational noise modelling required by Condition B61;
  - (b) A review of the operational noise levels in terms of the criteria and noise goals established in the Noise Policy for Industry (EPA 2017);
  - (c) Sleep disturbance impacts compared to those predicted in the EIS (in full);
  - (d) Methodology, location and frequency of noise monitoring undertaken, including monitoring sites at which project noise levels are ascertained, with specific reference to locations indicative of impacts on sensitive receivers;
  - (e) Details of any complaints and enquiries received in relation to operational noise generated by the development between the date of commencement of operation and the date the report was prepared;
  - (f) Any required recalibrations of the noise model taking into consideration factors such as actual traffic numbers;
  - (g) An assessment of the performance and effectiveness of applied noise mitigation measures together with a review and if necessary, reassessment of all mitigation measures; and
  - (h) Identification of additional mitigation measures to those required following the revised operational noise modelling as required by Condition B61 with the objective of meeting the criteria outlined in the Noise Policy for Industry (EPA 2017), when these measures would be offered and/or implemented and how their effectiveness would be measured and reported to the Planning Secretary.

- E6. The Applicant must provide the Planning Secretary with a copy of the Operational Noise Report referred to in condition E5 and install any additional noise mitigation measures within one month of completing the operational noise monitoring referred to in (a) above.

#### **Unobstructed Driveways and Parking Areas**

- E7. All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.

#### **Loading Dock**

- E8. The loading dock hours of operation are limited to between 7am and 6pm daily.

#### **Green Travel Plan**

- E9. The Green Travel Plan required by condition D9 of this consent must be updated annually and implemented.

#### **Outdoor Lighting**

- E10. Notwithstanding Condition D35, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.

#### **Fire Safety Certificate**

- E11. The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.

#### **Landscaping**

- E12. The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D41 for the duration of occupation of the development.

#### **Hazards and Risk**

- E13. The Applicant must store all chemicals, fuels and oils used on-site in accordance with:
- (a) the requirements of all relevant Australian Standards; and
  - (b) the NSW EPA's *Storing and Handling of Liquids: Environmental Protection – Participants Manual* if the chemicals are liquids.
- E14. In the event of an inconsistency between the requirements of condition E13(a) and E13(b), the most stringent requirement must prevail to the extent of the inconsistency.

#### **Dangerous Goods**

- E15. The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department of *Planning's Hazardous and Offensive Development Application Guidelines – Applying SEPP 33* at all times.

## **APPENDIX 1 WRITTEN INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS**

### **Written Incident Notification Requirements**

1. A written incident notification addressing the requirements set out below must be emailed to the Department at the following address: [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au) within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition C46 or, having given such notification, subsequently forms the view that an incident has not occurred.
2. Written notification of an incident must:
  - a. identify the development and application number;
  - b. provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);
  - c. identify how the incident was detected;
  - d. identify when the Applicant became aware of the incident;
  - e. identify any actual or potential non-compliance with conditions of consent;
  - f. describe what immediate steps were taken in relation to the incident;
  - g. identify further action(s) that will be taken in relation to the incident; and
  - h. identify a project contact for further communication regarding the incident.
3. Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.
4. The Incident Report must include:
  - a. a summary of the incident;
  - b. outcomes of an incident investigation, including identification of the cause of the incident;
  - c. details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and
  - d. details of any communication with other stakeholders regarding the incident.