

RANDWICK CAMPUS REDEVELOPMENT
PRINCE OF WALES
UNSW ADDITION & LOWERING HOSPITAL ROAD
SSDA NUMBER: 10339

Pre-Construction Compliance Report
Condition B27



STRICTLY CONFIDENTIAL

Randwick Campus Redevelopment

Table 1 - Version Control

Rev	Date	Details / Description	
01	10/02/20	Randwick Campus Redevelopment – first draft	Gordon T Brown
02	02/03/20	Randwick Campus Redevelopment – Final	Gordon T Brown (Reviewed RY)
03	11/03/20	Modification B40 updated to approved.	Gordon T Brown
04			
05			

Randwick Campus Redevelopment

Compliance Report Declaration Form

Compliance Report Declaration Form

Project Name	Randwick Campus Redevelopment
Project Application Number	SSDA 10339
Description of Project	Prince of Wales : Addition to ASB & Lowering of Hospital Road
Project Address	Prince of Wales Hospital Campus - Part Lots 4-11 DP 13995, Part Lot 1 DP870720
Proponent	Health Infrastructure
Title of Compliance Report	Pre-Construction Compliance Report: March 2020
Date	02nd March 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 judgement 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	Richard Yarad
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

The Pre-Construction Compliance Report (PCCR) has been prepared for the work occurring under SSD10339 - Hospital Road Lowering and the UNSW Eastern Extension component of the Randwick Campus Redevelopment Project (the Project).

This Pre-Construction Compliance Report has been prepared to satisfy the first Compliance Report for the Project. SSD10339: Schedule 2: Part B Conditions B27 to B31 requires the Development and submission of a Compliance Monitoring and Reporting Program Schedule, in accordance with Section 2.1 of the Compliance Reporting Post Approval Requirements (Department 2018 or as amended) to be submitted to the Planning Secretary and the Certifier.

The Report demonstrates that Pre-Construction requirements under the Consent have been satisfied and that the Project is permitted to proceed to Construction.

A summary of the Project is provided in sections 1.3, 1.4 and 1.5. A summary on incidents and complaints is presented in Sections 3 and 4 respectively. Detailed findings of compliance can be found in the Compliance Table in Section 5.

1.2 Purpose of this Report

The PCCR addresses all requirements needing to be satisfied prior to the commencement of Construction and in accordance with Compliance Reporting Post Approval Requirements (2018). The requirements of the PCCR related to planning conditions B27 to B31 are provided below in Table 2.

Table 2 - Compliance Reporting

Condition	Condition Requirement	How Addressed
B27.	No later than 48 hours prior to the commencement of construction, a Compliance Monitoring and Reporting Schedule prepared in accordance with section 2.1 of the Compliance Reporting Post Approval Requirements (Department 2018, or as amended), as amended by condition B28 must be submitted to the Planning Secretary and the Certifier.	Compliance Monitoring and Reporting Program Record Keeping System for communications with the Certifying Authority
B28.	Table 1 of the Compliance Reporting Post Approval Requirements (Department 2018, or as amended) is amended so that the Compliance Monitoring and Reporting Schedule, minimum frequency of Compliance Reports required is: a) a Pre-Construction Compliance Report must be submitted to the Planning Secretary prior to commencement of construction;	This Pre-Construction Compliance Report has been submitted to the Secretary before the commencement of construction. Record Keeping System for communications with the Certifying Authority
B29.	Compliance Reports of the development must be prepared in accordance with the Compliance Reporting Post Approvals Requirements (Department 2019, or as amended)	Record Keeping System for submission to Planning Secretary
B30.	Compliance Reports of the development must be submitted to the Planning Secretary in accordance with timing outlined in the Compliance Monitoring and Reporting Schedule.	Record Keeping System for submission to Planning Secretary
B31.	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	This Pre-Construction Compliance Report will be published to the Project website following submission to DPIE

1.3 Background

1.3.1 Project Name and Application Number

Application Number

SSDA 10339

Project Name

Prince of Wales Hospital Campus
Addition to the Acute Services Building & Lowering of Hospital Road

1.3.2 Project Address

Site

Prince of Wales Hospital Campus
Parts Lots 4-11 DP 13995
Part Lot 1 DP870720

1.4 Project Description

The Randwick Campus Redevelopment new Acute Services Building (ASB) is the first stage of a major expansion of Prince of Wales Hospital at Randwick, previously approved under SSD9113.

The works included in SSDA 10339 will comprise of a 10-storey addition to the eastern elevation of the ASB. The addition will accommodate an integrated clinical research, health and translation for the University of New South Wales (UNSW). The addition is approximately 5,000 m² floor area and the approved Development Application scope includes the following:

- Construction of a 10-storey addition to the eastern elevation and extending above Hospital Road.
- Lowering of Hospital Road and closure of access at the High Street intersection.
- Opening of Magill Street for through traffic access.
- Landscaping and public domain works.
- Utility services and stormwater infrastructure works.
- Excavation and site preparation work.

Figure 2 and 3 below provide an illustration of the works details above.

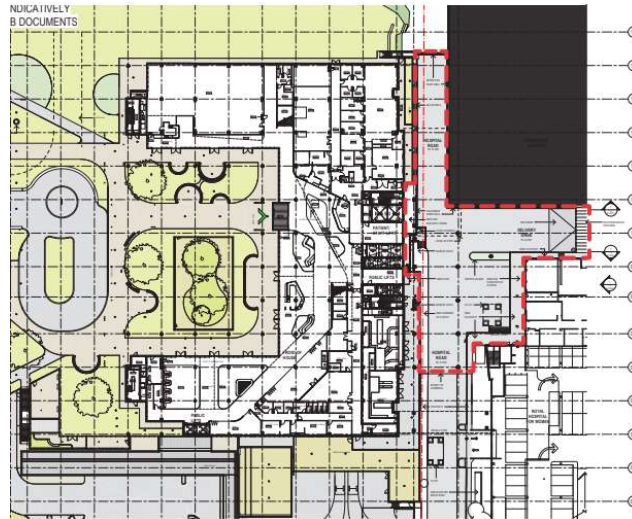


Figure 1 - Extent of Hospital Road Lowering (red dashed line)



Figure 2 - UNSW Eastern Extension

1.4.1 Statutory Context

The Project is classified as a 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).

(1) SSD9113

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

(2) SSD9113

An application for consent was lodged with the now NSW Department of Planning Industry and Environment (the Department) in 2019 along with an accompanying Environmental Impact Statement. Consent was granted on 18 December 2019 under Section 4.38 of the Environmental Planning and Assessment Act 1979 (EP&A Act), SSD10339, subject to a set of Conditions of Consent (CoCs).

No modifications have been lodged since consent was granted. 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/13511>

1.4.2 Approval Documentation

Documentation relevant to SSD10339 PCCR includes:

- Environmental Impact Statement (EIS) - State Significant Development Application SSD-10339 Prince of Wales Hospital - Addition to Approved Acute Services Building

1.5 Project Phase

Below is an indicative program for Crown Certificates in line with the construction program:

Table 3 - Crown Certificate Application Program

Crown Certificate 1 – target approval date mid March 2020
Scope of Works: <ul style="list-style-type: none">• Diversion of in ground services on Hospital Road & Fire Booster Pump Enclosure
Crown Certificate 2 – target approval date early July 2020
Scope of Works: <ul style="list-style-type: none">• Bulk Excavation for tunnel, new retaining structures, piling & pile caps, road/pavement and steps, temp access routes from adjoining buildings
Crown Certificate 3 – target approval date early Dec 2020
Scope of Works: <ul style="list-style-type: none">• Full above ground Structure to roof, base build services and cold shell spaces, façade, external works, public domain and landscaping and updates to BCA, DDA & FER & JV3 as required

2.0 COMPLIANCE REPORTING

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

2.1 Reporting Timing

This Compliance Report is to be submitted to the Planning Secretary prior to commencement of construction. Construction works for the Project are notified to be commencing 23rd March 2020.

The Reporting Period for this Pre-Construction Compliance Report is from the granting of consent on the 18th December 2019 to the proposed notified date of commencement of Construction.

The Schedule of Compliance reporting is presented in Table 4 below;

Construction Start Date: 23rd March 2020.

Table 4 - Compliance Reporting Program

Report	Timing	Anticipated Lodgement Date
Pre-Construction Compliance Report (B28a)	No later than 48 hours prior to commencement of construction	No later than 18 th March 2020
Construction Compliance Report #1	26 weeks intervals from date of commencement of construction	No later than 16 th Sept 2020
Construction Compliance Report #2	26 weeks intervals from date of commencement of construction	No later than 18 th March 2021
Construction Compliance Report #3	26 weeks intervals from date of commencement of construction	No later than 16 th Sept 2021
Construction Compliance Report #4	26 weeks intervals from date of commencement of construction	No later than 18 th March 2022
Pre-Operation Compliance Report (B28b)	Prior to the commencement of Operation	No later than 16 th Sept 2022.
Operations Compliance Reports	At intervals, no greater than 52 weeks from the date of commencement of operations	*Operation date to be confirmed.

Note 1: Condition B1: notification 48 hours prior to construction start is 27th February 2020

Note 2: Works are assumed to be completed 'target' program July 2022

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: B32 provides that, notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (2018), the Planning Secretary may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.

2.2 Key Project Personnel

Table 5 below provides a summary of key project personnel:

Table 5 - Key Project Personnel

Organisation	Position	Representative	Contact Details
Health Infrastructure NSW	Senior Project Director	Nick Brooker	Refer Project email below
Head Contractor Lendlease Building	Senior Construction Manager	Richard Yarad	Refer Project email below
Project Manager PwC	Project Director	Luke Libert	Refer Project email below
Certifying Authority	McKenzie Group	Paul Curjack	Refer Project email below
Phone	24/7 Community Contact		1800 571 866
Project Email	randwickcampusredevelopment@health.nsw.gov.au		
Project Website	www.randwickcampusredevelopment.health.nsw.gov.au		
Postal Address	Randwick Campus Redevelopment Health Infrastructure PO BOX 1060 North Sydney NSW 2060		

All employees, contractors (and their sub-contractors) have been made aware of, and have been instructed to comply with, the conditions of consent relevant to activities they carry out in respect of the development as per Condition A23

2.3 Compliance Summary

2.3.1 Summary

Compliance to the Conditions of Approval for the Prior to Construction phase of the Project are using the definitions summarised in Table 6 with further details regarding status against each Condition being provided in Section 5: Compliance Table.

2.3.2 Compliance Status Descriptors

The status of each compliance requirement applicable during the reporting period has been recorded using the relevant descriptors in Table 6 below. No other terms are to be or have been used to describe the compliance status.

Table 6 - Summary of Status Descriptors

Status	Descriptor
Compliant	The proponent has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with.
Non-Compliant	The proponent has identified a non-compliance with one or more elements of the requirement.

Not Triggered	A requirement has an activation or timing trigger that has not been met at the phase of the development when the compliance assessment is undertaken, therefore an assessment of compliance is not relevant.
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2.3.3 Detail of Non-Compliance

Table 7 - Detail of Non-Compliance

CC ID	Condition Requirement	Reason for Non-Compliance	Action / recommendation

2.4 Previous Reports Actions

This Pre-Construction Compliance Report is the first Compliance Report for SSDA 10339 as set out in Compliance Monitoring and Reporting Program.

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).

4.0 COMPLAINTS

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

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

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

Date of Complaint	Date of Response	Method of Complaint	Nature of Complaint	Project Response	Complaint Status

In accordance with Condition A22 (a)(viii) – A complaints register will be maintained and updated monthly on the Project website.

SECTION 5

COMPLIANCE TABLE

Item	Condition	Timing	Secretary Approval Required?	Responsibility	Monitoring Methodology	Evidence/ Comments	Compliance Status
SSDA 10339 : UNSW & LHR : Conditions							
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.	At all times	-	Note	At all times - Note Environmental monitoring, inspection/s, internal and independent audits, Management Plan and Management Plan Reviews, training, Record keeping systems for communications with Certifier/ Planning Secretary and other relevant 3rd party groups	Contained within current Management Plans and Sub-plans. Commitment that Management plans and Sub-plans will be complied with throughout the duration of works under this Consent, with evidence to be provided throughout works such as: Monitoring records, Site Inspection Records Environmental Action Registers, Incident reports, Management plan/s review tracking Audit results and close outs	Compliant
Terms of Consent							
A2	The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS and Response to	At all times	in accordance with written directions of	Note	At all times - Note Environmental monitoring, inspection/s, internal and independent audits, Management	a) Pre-Construction Compliance Report (this Report)	Compliant

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	Submissions; (d) in accordance with the approved plans in the table below:		the Planning Secretary		Plan and Management Plan Reviews, training, Record keeping systems for communications with Certifier/ Planning Secretary and other relevant 3rd party groups	Refer to details contained within this table for Compliance to Conditions b) Record of written direction No directions received from the Planning Secretary to date c) Current Management plans and Sub-plans In accordance with the EIS and Response to Submissions d) Check of Current Plans Approved plans are in place for Construction	
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; (b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and (c) the implementation of any actions or measures contained in any such document referred to in (a) above.	At all times	-	Note	Record Keeping System for communications with the Planning Secretary, Department of Planning Industry and Environment	Record of Written direction. Record of implementation of any written direction and or response to written direction	Not Triggered
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	At all times	-	Note	Review & cross check requirements	Noted	Compliant

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Limits of Consent							
A5	This consent lapses five years after the date of consent unless work is 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 10339 with date and evidence of date construction commenced. Note: 'Construction' as defined by SSD 9113	
Prescribed Conditions							
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	At all times	-	LHD	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) Erection of Site Signage – yet to be erected. 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)	Not triggered
Planning Secretary as Moderator							
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	At all times	reference may be made to Planning Secretary	Note	Record Keeping System for communications with the Planning Secretary, Department of Planning Industry and Environment	Record of written direction	Not triggered
Evidence of Consultation							
A8	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:	At all times		Contractor	Record keeping for communications with the Certifier. Record keeping for Communications with	Email/Letter from Mary Dallas referencing the difference between the wording of the EIS Heritage Report & DA Condition with regards to ongoing heritage	Compliant

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	(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.				Council, Community, all agencies including Coordinator General, Transport Coordination, or Sydney Light Rail Project Team.	monitoring – B40 currently subject to proposed modification.	
Staging							
A9	The project may be constructed and operated in stages. Where staged construction or operation is proposed, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted for the approval of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	NA	submission & approval to Planning Secretary	Contractor	It has been confirmed that the Project is not programmed on a Staging Requirement.	Not applicable	Not triggered
A10	A Staging Report prepared in accordance with condition A9 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 cross and between each of the stages of the project; and (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	NA		Contractor	Not applicable	Not applicable	Not triggered
A11	Where staging is proposed, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	NA	submission & approval to Planning Secretary	Contractor	Not applicable	Not applicable	Not triggered

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A12	Where staging is proposed, 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.	NA		Contractor	Not applicable	Not applicable	Not triggered
Staging, Combining and Updating Strategies, Plans or Programs							
A13	<p>The Applicant may:</p> <p>(a) prepare and submit any strategy, plan (including management plan, architectural or design 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 (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program);</p> <p>(b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and</p> <p>(c) Update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or 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>	NA		Contractor	As agreed with DPIE, the development is to be built with staged certification and does not require a Staging Report	Not applicable	Not triggered
A14	The Planning Secretary must approve any strategy, plan or program prepared in accordance with condition A13 where previously approved by the Planning Secretary under this consent.	NA		Note	Not Applicable	Not applicable	Not triggered
A15	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with	NA		Note	Not Applicable	Not applicable	Not triggered

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	all parties required to be consulted in the relevant condition in this consent.						
A16	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	NA		Note	Not applicable	Not applicable	Not triggered
Structural Adequacy							
A17	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.	At all times		Contractor	Application for construction and occupation certificates Engineering and Design Plan Reviews	Structural Design Certificates confirming design to BCA issued by Enstruct Engineers for CC1. CC2 & CC3 will follow	Compliant
External Walls and Cladding							
A18	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.	Letter issued by Lendlease and accepted by the Certifying Authority noting condition not applicable to CC1 to be satisfied under CC3	Not triggered
Applicability of Guidelines							
A19	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	At all times		Note	Record Keeping System for communications with the Planning Secretary, Department Management Plans/ Sub-plans	Management Plans & Sub-plans Management Plans and Sub-plans e.g. Current CEMP and Sub-plans, contain guidelines, AS and protocols as current to date of this Consent.	Compliant
A20	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	Monitoring reports Audit reports	Not triggered

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Monitoring and Environmental Audits							
A21	<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&A Act.</p> <p>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&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>	At all times		Contractor	Monitoring or audit methodology statements	Monitoring reports Audit reports	Compliant
Access to Information							
A22	<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>Crown Certificates:</p> <p>CC1 - Mar 2020</p> <p>CC2 – July 2020</p> <p>CC3 –Dec 2020</p> <p>*requirement: 48 hours prior to construction start</p>		<p>Contractor to issue to HI</p> <p>HI to publish</p>	Record keeping for communications with the Certifier.	<p>Check Website for public access to all the information and documents listed in A22.</p> <p>http://randwickcampusredevelopment.health.nsw.gov.au/Projects/Acute-services-building/SSD-Documentation</p>	Not triggered

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	(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							
A23	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.	Contract Requires LLB to comply with all conditions of consent under SSDA10339 Induction content Induction to meet CoC A23 given to all workers on the project. Refer to Aconex LL-GCOR-014472 – notification to D & C Contractor for Lowering of Hospital Road in accordance to A23.	Compliant
Incident Notification, Reporting and Response							
A24	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.	At all times		Contractor /LHD	Record Keeping System for communications with the Planning	Department notification	Not triggered
A25	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.	At all times		Contractor /Principal/L HD	Record Keeping System for communications with the Planning Department for Incident Notification & Reporting	Department notification	Not triggered

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Non-Compliance Notification								
A26	The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	Notification within 7 days	notification to Planning Secretary	Contractor /Principal/L HD	Record Keeping System for communication with the Planning Secretary & Certifier	Applicant notification to Planning Secretary Certifier notification to Planning Secretary	Not triggered	
A27	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	At all times		Contractor /Principal/L HD	Record Keeping System for communication with the Planning Secretary & Certifier	Details to be included in notification as per requirements of A27	Not triggered	
A28	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	At all times		Contractor /Principal/L HD	Note	Note	Not triggered	
Revision of Strategies, Plans and Programs								
A29	<p>Within three months of:</p> <ul style="list-style-type: none"> (a) the submission of a compliance report under condition B30; (b) the submission of an incident report under condition A25 ; (c) the submission of an Independent Audit under condition C41; (d) the approval of any modification of the conditions of this consent; or (e) 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 Certifier must be notified in writing that a review is being carried out. <p>If necessary, to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Certifier. Where revisions are required, the revised document must be submitted to the Certifier for approval within six weeks of the review.</p> <p>Note: This is to ensure strategies, plans and programs are</p>	<p>Within 3 months with regards to items a), b), c), d) & e).</p> <p>If required documents to be submitted to Certifier for approval within 6 weeks of the review.</p>			Contractor		<p>Notification to Department and Certifier, that a review is being undertaken.</p> <p>Any change to be provided to the satisfaction of the Certifier.</p>	Not triggered

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	updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.						
Noise Mitigation Strategy							
A30	The Applicant must provide a Noise Mitigation Strategy prepared by a suitably qualified acoustic consultant for the approval of the Planning Secretary identifying mitigation measures, including architectural treatments (if required) to be offered to all residences on the southern side of Magill Street, to ensure the internal noise levels do not exceed the sleep disturbance criteria in accordance with the Noise Policy for Industry (EPA 2017). If accepted the treatments must be installed at no cost to the resident.	At all times	approval of Planning Secretary	Contractor	Acoustic Report (acoustic Logic) includes details of McGill Street monitoring.	Acoustic Logic has undertaken noise studies along Magill Street which identified no current noise exceedances. Reference to AL letter dated 28/01/20 - Operational Noise No treatment strategy developed.	Compliant
Transport Network Operation							
A31	The Applicant must consult with TfNSW, including its Sydney Coordination Office and TfNSW (RMS), to identify measures to mitigate impacts on the surrounding road network associated with the closure of Hospital Road at High Street.	During periods of Hospital Road & High Road closure		Contractor	Record Keeping System for communication with TfNSW.	CTMP & CWTS issued to TfNSW Dec 2019 for review. Response received from TfNSW with comments 19/02/20. Issued TfNSW to RY. CTMP updated accordingly.	Compliant

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Amendments to Consent SSD 9113							
A32	The Applicant must deliver a notice of modification to the consent authority that complies with clause 97 of the Environmental Planning and Assessment Regulation 2000, within six months of the date of this determination. The notice must set out the modifications to conditions in SSD 9113 that are listed in Schedule 3 of this consent.	6 months date of determination		Contractor/ Principal/LH D	record keeping for to satisfaction of Council & TfNSW	Refer to Schedule 3 of CoC SSDA 10339. Opening of Magill Street to have boomgate and signage. Proposal currently being developed with HI and users.	Not triggered
PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION							
Notification of Commencement							
B1	The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	Prior to Construction Works		Contractor	Record Keeping System for communications with the Department advising construction start date	Record and date check of Written notification to the Department (for Prior to Construction/ commencement of physical work). Email to be issued to DPIE at least 48 hours before construction start.	Not triggered
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.	Prior to Construction Works of any stage		Contractor	Record Keeping System for communications with the Department advising construction start date		Not triggered
Certified Drawings							
B3	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with the relevant clauses of the BCA and this development consent.	Prior to Construction		Contractor / Structural Consultant	Copy of records / certificates of Compliance. Record Keeping for communications with the certifier.	Copy of Records/Certificates of Compliance as listed. Structural Design Certification for CC1 Prepared by: Enstruct Group Dated: 23 Jan 2020 to satisfy CoC A4, A17 & B3	Compliant

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External Walls and Cladding							
B4	Prior to the commencement of construction of the façade, the Applicant must provide the Certifier 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 - Façade Designer Architect	Record keeping for communications with the Certifier.	Letter issued by Lendlease and accepted by the Certifying Authority noting condition not applicable to CC1 to be satisfied under CC3. To be read in conjunction with CoC A18.	Not triggered
B5	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	Prior to Construction - within 7 days after Certifier approval	copy of documentation to Planning Secretary	Contractor	Record Keeping for communications with the Planning Secretary	Noted	Not triggered
Protection of Public Infrastructure							
B6	Prior to 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); and (c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.	Prior to Construction CC1 - Mar 2020 CC2 – July 2020 CC3 –Dec 2020	copy of report to Planning Secretary	Contractor	Record Keeping for Consultation/ Communications with Service Owners/ Providers Record Keeping for communications with the Certifier Record Keeping System for communications with the Planning Secretary and Council Record Keeping for communications with the certifier.	Dilapidation Reports undertaken and issued to Certifier for; <ul style="list-style-type: none"> • Portion of Barker Street • Hospital Road • RHW • SCH Includes Major works deeds – Sydney Water Located in Authorities /SSDA10339 / CC1/B6 file	Compliant

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CBD and South East Light Rail								
B7	Prior to commencement of construction, the Applicant must consult with and obtain written approval from TfNSW, including its Sydney Co-ordination Office and Sydney Light Rail team, in relation to the proposed construction management measures to mitigate any impacts to the operation of the CBD South East Light Rail arising from: (a) the closure of Hospital Road at High Street; and (b) excavation works and any potential flooding impacts due to the proposed development.	Prior to Construction			Contractor	Record keeping for communications and approvals from TfNSW	CTMP & CWTS issued to TfNSW Dec 2019 for review. Response received from TfNSW with comments 19/02/20. Issued TfNSW to RY. CTMP updated accordingly. Read in conjunction with CoC A31	Compliant
Ecologically Sustainable Development								
B8	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either: (a) registering for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or (b) seeking approval from the Planning Secretary for an alternative certification process.	Prior to Construction	option b being pursued - approval from Planning Secretary		Contractor	a) Record Keeping for communications with the Certifier OR b) Record Keeping for communications with the Planning Secretary, Department	Greenstar application complete and invoice paid – project number issued. It should be noted that HI have since instructed that the Greenstar process is not to be pursued. Instruction provided from HI to continue with HI Alternative ESD strategy letter received from DPIE 10/02/20 refer to Authorities /SSDA 10339/CC1 Conditions /B8	Compliant
Outdoor Lighting								
B9	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Prior to commencement of outdoor lighting installation			Contractor	Record keeping for communications with the Certifier.	Not applicable to CC1	Not triggered

Environmental Management Plan Requirements								
B10	<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 style="padding-left: 20px;">(i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);</p> <p style="padding-left: 20px;">(ii) any relevant limits or performance measures and criteria; and</p> <p style="padding-left: 20px;">(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 style="padding-left: 20px;">(i) impacts and environmental performance of the development;</p> <p style="padding-left: 20px;">(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 style="padding-left: 20px;">(i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);</p> <p style="padding-left: 20px;">(ii) complaint;</p> <p style="padding-left: 20px;">(iii) failure to comply with statutory requirements; and</p> <p>(h) a protocol for periodic review / update of the plan and any updates in response to incidents or matters of non-compliance.</p> <p>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</p>	Note		Note		The Construction Sediment Management Plan must be formatted to include the requirements listed in Condition.	Lendlease recognises this requirement and will ensure that it is complied with through the duration of the project	Compliant

Construction Environmental Management Plan							
B11	<p>Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following:</p> <p>(a) Details of:</p> <ul style="list-style-type: none"> (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 temporary lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; (viii) community consultation and complaints handling; <p>(b) Construction Noise and Vibration Management Sub-Plan (see condition B12);</p> <p>(c) Construction Waste Management Sub-Plan (see condition B13);</p> <p>(d) Construction Soil and Water Management Sub-Plan (see condition B14);</p> <p>(e) an unexpected finds protocol for contamination and associated communications procedure;</p> <p>(f) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;</p> <p>(g) 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>	Prior to Construction CC1 - March 2020	copy to Planning Secretary	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>CEMP prepared by: Lendlease - Dated: Jan 2020 Includes the following Sub Plans;</p> <ul style="list-style-type: none"> • Air Quality Management Plan prepared by LendLease - 20/01/20 – rev 2.8 • CWMS prepared by Lendlease 20/8/19 – rev 2.8 • Stormwater & Erosion Management Plan prepared by Lendlease – 17/01/20 Rev 2.6 • Remedial Action Plan – prepared by Douglas partners – rev 9 • Site Auditors Statement prepared by Senversa – 20th Sept 2019 • CNVMSP prepared by Acoustic Logic – 28/01/20 rev 4 • Ground Water Management Plan prepared by Douglas Partners – Jan 20 – rev 1 <p>Refer to CEMP – section 12 for Unexpected finds protocol</p>	Compliant

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<p>B12</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 B12(d); (f) include a complaints management system that would be implemented for the duration of the construction; (g) mitigation measures to minimise impacts of works undertaken outside standard hours (h) adherence to the recommendations of the report titled Noise and Vibration Impact Assessment Issue 5 dated 5 August 2019 and prepared by Acoustic Studio, as modified by the conditions of this consent.</p>	<p>Prior to Construction</p>		<p>Contractor Acoustic Consultant</p>	<p>Construction Noise & Vibration Management Sub Plan included in the Construction Environmental Management Plan</p>	<p>Copy of Records/Certificates of Compliance as listed. Refer to CNVMSP prepared by Acoustic Logic – 28/01/20 rev 4 Issued as part of CC1 to Certifier.</p>	<p>Compliant</p>
<p>B13</p>	<p>The Construction Waste Management Sub-Plan 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; and (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>Contractor</p>	<p>Construction Waste Management Sub Plan to be included in the Construction Environmental Management Plan</p>	<p>Copy of Records/Certificates of Compliance as listed. Refer to CWMS prepared by Lendlease 20/8/19 – rev 2.8 Issued as part of CC1 to Certifier.</p>	<p>Compliant</p>

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<p>B14</p>	<p>The Construction Soil and Water Management Sub-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) 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); (d) detail all off-Site flows from the Site; and (e) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI.</p>	<p>Prior to construction</p>		<p>Contractor</p>	<p>Construction Soil and Water Management Sub Plan to be included in the Construction Environmental Management Plan Record of communications with Council.</p>	<p>Copy of Records/Certificates of Compliance as listed. Refer to Ground Water Management Plan prepared by Douglas Partners – Jan 20 – rev 1 Issued as part of CC1 to Certifier.</p>	<p>Compliant</p>
<p>Construction Traffic and Pedestrian Management Plan</p>							
<p>B15</p>	<p>A Construction Traffic and Pedestrian Management Plan (CTPMP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with the TfNSW, including its Sydney Coordination Office, Sydney Light Rail Operator team, TfNSW (RMS), and Council; (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on the CBD and South East Light Rail project and general traffic, cyclists and pedestrians and bus services; (d) location all proposed work zones; (e) proposed construction hours; (f) estimated number and type of construction vehicle movements including volume, time of day, vehicle routes, access and parking arrangements. All construction vehicles are to enter and exit site in a forward direction. No reversing into site should be allowed for pedestrian safety reasons. Construction vehicle movements should be limited during peak periods, AM (7am-9.30am) and PM (4pm-6.30pm) to reduce impacts on any bus operations and traffic flow. (g) construction program including details of peak construction activities and proposed construction staging;</p>	<p>Prior to construction</p>		<p>Contractor</p>	<p>Construction Traffic & Ped Management Plan Prepared in accordance with condition requirements. Record of communications with Council & TfNSW.</p>	<p>Copy of Records/Certificates of Compliance as listed. Refer to CTPMP prepared by LendLease date Dec 19 – Rev 2 Issued as part of CC1 to Certifier.</p>	<p>Compliant</p>

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	(h) measures to reduce the likelihood of construction workers driving to the Randwick Hospital Campus site to park, placing further demand on kerbside parking and the road network during construction. (i) 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; (j) include a program to monitor the effectiveness of these measures; and (k) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.						
B16	A copy of the final CTPMP is to be submitted to the Coordinator General, Transport Coordination at TfNSW for endorsement prior to the commencement of any work.	Prior to construction		Contractor	Record of CTPMP submission to TfNSW	Final comments received from TfNSW (19/02/20) CTPMP updated accordingly with final copy submitted to TfNSW on 20/02/20	Compliant
Construction Worker Transportation Strategy							
B17	Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy in consultation with the Sydney Coordination Office within Transport for New South Wales to the satisfaction of the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities.	Prior to construction		Contractor	Record of consultation with TfNSW & Certifier.	Refer to CWMS prepared by Lendlease 20/8/19 – rev 2.8 Issued to TfNSW and comments received 19/02/20 – CWTS being updated accordingly.	Compliant
Soil and Water							
B18	Prior to the commencement of construction, the Applicant must: (a) install erosion and sediment controls on the site to manage wet weather events; and (b) divert existing clean surface water around operational areas of the site.	Prior to construction		Contractor	Copy of records / certificates of Compliance.	Refer to Stormwater & Erosion Management Plan prepared by Lendlease – 17/01/20 Rev 2.	Compliant

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B19	Prior to the commencement of construction, erosion and sediment controls must be installed and maintained, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'.	Prior to construction		Contractor	Copy of records / certificates of Compliance.	Refer to Stormwater & Erosion Management Plan prepared by Lendlease – 17/01/20 Rev 2.	Compliant
Stormwater Management System							
B20	Prior to the commencement of construction above ground, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must: (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the EIS; (c) be in accordance with applicable Australian Standards; and (d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.	Prior to commencement of above ground construction		Contractor	Copy of records / certificate of compliance from Certifier.	Refer to Civil Engineers Design Statement (issued as part of CC1 documentation) and the following drawings Design Certificate: Civil-RCR-HRL-CC1 Design Certificate _R2_200226 Drawings: Rcr-acr-cv-00-dwg-950 Rcr-acr-cv-00-dwg-101	Compliant
Operational Noise – Design of Mechanical Plant and Equipment							
B21	Prior to installation of mechanical plant and equipment, the Applicant must incorporate the noise mitigation recommendations in the Noise and Vibration Impact Assessment Issue 5 dated 5 August 2019 and prepared by Acoustic Studio, into the detailed design drawings. The Certifier must verify that all 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 Issue 5 dated 5 August 2019 and prepared by Acoustic Studio.	Prior to the installation of mech plant		Contractor	Copy of records / certificate of compliance from Certifier. Lendlease recognises this requirement and will ensure that it is complied with through the duration of the project.	Applicant (LL) to provide Certifier with confirmation that all noise mitigation as per Acoustic Studio Report have been incorporated. that	Not triggered
B22	Mechanical plant and equipment must be selected, installed and operated both individually and cumulatively within SSD 10339, so that the operational noise levels from the entire Acute Services Building (SSD 9113 and SSD 10339) do not exceed the Project Noise Trigger levels identified in Table 4 of Section 5.2.1.1.1 of the noise impact assessment.	note		Contractor	note	Lendlease recognises this requirement and will ensure that it is complied with through the duration of the project.	Not triggered

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Landscaping							
B23	<p>Prior to the commencement of construction of landscape works, the Applicant must prepare a detailed Landscape Plan to manage the landscaping works on-site, to the satisfaction of the Certifier, and submit a copy to the Planning Secretary. The plan must:</p> <p>(a) detail the location, species, maturity and height at maturity of plants to be planted on-site;</p> <p>(b) include species (trees, shrubs and groundcovers) indigenous to the local area using a mix of species from the plant families that are found in naturally occurring examples of the vegetation community that is most likely to have occurred on the site and compensate for any loss of foraging habitat for the Grey-headed Flying fox;</p> <p>(c) include species (trees, shrubs and groundcovers) indigenous to the local area; and</p> <p>(d) incorporate the details and recommendations outlined in the SSDA Landscape Design Report - Updated 17 October 2019 prepared by Aspect Studios.</p>	Prior to commencement of landscaping works	Copy to Planning Secretary	Contractor	Copy of records / certificate of compliance from Certifier.	Noted – will be submitted as part of the CC3 submission	Not triggered
Construction and Demolition Waste Management							
B24	<p>Prior to the commencement of the removal of any waste material from the site, the Applicant must notify the TfNSW (RMS) Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site.</p>	Prior to commencement of removal of waste material		Contractor	Record of TfNSW notification	Lendlease recognises this requirement and will ensure that it is complied with through the duration of the project.	Not triggered
Operational Waste Storage and Processing							
B25	<p>Prior to the commencement of construction above ground, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, the design of the operational waste storage area must be in accordance with Council's standards and evidence must be provided to the Certifier.</p>	Prior to commencement of above ground construction		Contractor support from LHD/UNSW	Record of agreement from Council or record of compliance to council standards and submission to Certifier	Noted – will be submitted as part of the CC3 submission	Not triggered

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Crime Prevention Through Environmental Design (CPTED)								
B26	Prior to the commencement of construction above ground, details must be submitted to the satisfaction of the Certifier that the Crime Prevention Through Environmental Design principles established in the Architectural Design Statement report, prepared by BVN Terroir Revision 10, dated 23 October 2019, have been incorporated into the design to minimise crime risk and ensure the design is generally consistent with the principles in the CPTED principles.	Prior to commencement of above ground structures - CC3			Contractor	Copy of records / certificate of compliance from Certifier.	Noted – will be submitted as part of the CC3 submission	Not triggered
Compliance Reporting								
B27	No later than 48 hours prior to the commencement of construction, a Compliance Monitoring and Reporting Schedule prepared in accordance with section 2.1 of the Compliance Reporting Post Approval Requirements (Department 2018, or as amended), as amended by condition B28 must be submitted to the Planning Secretary and the Certifier.	no later than 48 hours prior to construction start	submit to Planning Secretary		Applicant /Contractor	Compliance Monitoring and Reporting Program Record Keeping System for communications with the Certifying Authority	Compliance Monitoring Schedule is included in the Preconstruction Compliance Report which will be issued no B28 a) Not yet issued	Not triggered
B28	Table 1 of the Compliance Reporting Post Approval Requirements (Department 2018, or as amended) is amended so that the Compliance Monitoring and Reporting Schedule, minimum frequency of Compliance Reports required is: (a) a Pre-Construction Compliance Report must be submitted to the Planning Secretary prior to commencement of construction; (b) a Pre-Operational Compliance Report must be submitted to the Planning Secretary prior to commencement of operation and/or use; and (c) Operation Compliance Reports are required for the duration of operation and must be submitted to the Planning Secretary at intervals, no greater than 52 weeks from the commencement of operation or as otherwise by the Planning Secretary.	a - Pre-construction Compliance Report b- Pre-operational Compliance Report c- Operation Compliance report	submit to Planning Secretary		Contractor to issue to HI	Record Keeping System for submission to Planning Secretary	A Pre-Construction Compliance Report will be submitted to the Planning Secretary prior to commencement of construction ie CC1 works. Not yet issued	Not triggered
B29	Compliance Reports of the development must be prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018, or as amended)	At all times			Contractor to issue to HI	as above	Noted	

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B30	Compliance Reports of the development must be submitted to the Planning Secretary in accordance with timing outlined in the Compliance Monitoring and Reporting Schedule.	as stated in Compliance and Monitoring Report	submit to Planning Secretary	Contractor to issue to HI	Record Keeping System for submission to Planning Secretary	Noted	
B31	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	60 days after submission to Planning Secretary		Contractor to issue to HI	Record of submission to Planning Secretary	Applicant to issue Compliance Report within 60 days after submitting to Planning Secretary	Not triggered
B32	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018, or as amended), the Planning Secretary may approve a request for ongoing annual operation Compliance Reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that consistent operational compliance has been achieved.	note		note	note	Noted	
Remediation							
B33	Prior to commencement of remediation works, the Applicant must prepare an updated Remediation Action Plan to include an asbestos management plan, unexpected finds protocol and soil management strategy in accordance with the recommendations in the Contamination Report prepared by Douglas Partners dated 20 August 2019 to the satisfaction of the Certifier.	prior to commencement of remediation works		Contractor	Record of submission to satisfaction of Certifier.	Updated Remedial Action Plan as prepared by Douglas Partners – rev 9 - submitted to Certifier as part of the CEMP – refer to B11 CC1 submission	Compliant
Contamination							
B34	Prior to commencement of construction, the Applicant must prepare a Contamination Management Protocol to the satisfaction of a NSW EPA Accredited Site Auditor which identifies how concurrent remediation and construction activities will be managed on site which: (a) includes procedures to differentiate between the handling of contaminated soil/material and construction material to ensure clear separation of handling; (b) includes procedures to differentiate between the handling and transport of contaminated soil and construction materials to and from the site ensure clear separation of handling; and (c) includes a procedure for recording the volume and type of contaminated material leaving the site and its destination.	Prior to Construction		Contractor	Copy of records / certificates of Compliance. Record Keeping for communications with the Certifier & Site Auditor Contamination Report to the satisfaction of the EPA accredited site auditor	Updated Remedial Action Plan as prepared by Douglas Partners – rev 9 - submitted to Certifier as part of the CEMP – refer to B11 CC1 submission	Compliant

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Unexpected Contamination Procedure							
B35	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 B11 and must ensure any material identified as contaminated must be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site.	Prior to Construction	submission to Planning Secretary	Contractor	Copy of records / certificates of Compliance. Record Keeping for communications with the certifier & Site Auditor	Refer to CEMP submitted under B11 – CC1 submission.	Not triggered
B36	The EPA is to be notified under section 60 of the Contaminated Land Management Act 1997 for any contamination identified which meets the triggers in the Guidelines for the Duty to Report Contamination.	Notification as triggered under section 60		Contractor	Copy of records / certificates of Compliance. Record Keeping for communications with the Site Auditor & EPA	Notification to EPA	Not triggered
B37	The Applicant is required to engage an EPA-accredited site auditor to review the adequacy of the investigations, unexpected finds protocol, any remedial works or management plan required and confirm that the land can be made suitable for the proposed use. The Applicant must adhere to the management measures accepted by the Auditor.	As required		Contractor	Copy of records / certificates of Compliance/management measures. Appointment of EPA accreditade investigator.	Site Auditors Statement prepared by Senversa - – 20 th Sept 2019- EPA accredited site auditor – submitted in CC1 – refer to B11 CEMP	Compliant
Groundwater							
B38	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 Certifier.	Note		Contractor	Record Keeping for communications to satisfaction of the Certifier.	Refer to Groundwater Management Plan (GMP) prepared by Douglas Partners – Jan 20 – rev 1 - submitted to Certifier in CC1 – refer to B11 CEMP	Compliant

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Public Domain Works							
B39	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 Certifier 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 Certifier.	prior to commencement of any footpath etc on Council land		Contractor	Record Keeping for communications with the Certifier, Council, Planning Secretary and other agencies as relevant.	Noted	Not triggered
Aboriginal Heritage							
B40	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 the Aboriginal Cultural Heritage Assessment Report, prepared by Mary Dallas Consulting Archaeologists, dated October 2018, across the subject land. The work should be undertaken by a qualified archaeologist. 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.	Prior to Construction CC1 - Mar 2020		Contractor/ Principal/LH D	Copy of records / certificates of Compliance. Record Keeping for communications with the certifier.	Note : B40 is subject to DPIE modification. Letter from NSW – 6 th Feb 2020 confirming proposed modification. Refer LL-GCOR-015306 – Aboriginal cultural Heritage Assessment – section 2.1 for confirmation of monitoring during excavation trenching Refer LL-GCOR -015306 – Email letter to Lendlease from Mary Dallas – confirming excavation during trenching works was acceptable. Modification approved and published on website advised 10/03/20) - https://www.planningportal.nsw.gov.au/major-projects/project/27166	Not Triggered

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Biodiversity							
B41	Prior to the commencement of tree removal, the Applicant must engage an appropriately licensed and qualified fauna ecologist to search the 10 trees approved for removal (as shown on page 18 of SSDA Landscape Design Report – Updated, prepared by Aspect Studios, Revision 9, dated 17.10.19) prior to their removal, in order to confirm the absence of native fauna, such as microbats. In the event that microbats are found, the ecologist must capture, treat and relocate the microbats to a suitable location.	Prior to any tree removal		Contractor	Engage licenced ecologist Record Keeping of communications with the licenced ecologist.	Pre-Clearing Survey and Report undertaken by NARLA ecologists – submitted to Certifier in CC1.	Compliant
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 Certifier.	at all times		Contractor	Plans to be available on site.	Plans kept on site and are readily available.	Compliant
Site Notice							
C2	A site notice(s): (a) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer is to satisfy the following requirements; (b) 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; (c) the notice is to be durable and weatherproof and is to be displayed throughout the works period; (d) 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 (e) 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.	Construction		Contractor	Observation / photographic record.	Items a) though to e) will be contained in the site notice board. 2 notice boards will be erected 1- On the north boundary facing High Street 2- On the south boundary facing Barker Street To be erected when site hoarding is erected – end of March 2020 Photograph to be taken.	Not triggered

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Operation of Plant and Equipment							
C3	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	Construction		Contractor	Plant equipment records to be maintained.	Plant prestart checks and authorisations Evidence of plant operator competence (tickets, licences etc).	Not triggered
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.	Construction		Note	Observation Inductions and training Management Plans Site inspections	Daily diaries Latest Induction with C4 requirements included Induction attendance records Latest Management Plan/s with C4 requirements included Toolbox attendance records Current Site Inspection Checklist	Not triggered
C5	Construction 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) for the delivery, set-up and removal of construction cranes, where notice of the crane-related works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or (e) where a variation is approved in advance in writing by the Planning Secretary or his 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.	Out of Hours Works permit Approval Latest Management Plan/s with C6 requirements included Out of Hours Noise assessments Community Notification Communications with Planning Secretary as required	Not triggered
C6	Notification of such construction activities as referenced in condition C5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Construction		Note	Community consultation record keeping system	Community notification	Not triggered

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<p>C7</p>	<p>Construction activities may be undertaken outside of the hours in condition C4, in accordance with the schedule of out of hours work nominated at section 3.4.2 and table 3.3 of the EIS to maintain operation of the hospital loading dock, unless directed otherwise by the Planning Secretary, and must be restricted to the following times and type of works: (a) Friday: 6:00 pm to 10:00 pm (limited to site establishment activities in preparation for weekend works). (b) Saturday: 5:00 pm to 10:00 pm (general construction activities excluding excavation, sawing of rock, jack hammers, pile drivers, vibratory rollers/compactors of the like). (c) Sunday: 8:00 am to 5:00 pm (general construction activities including excavation, sawing of rock, jack hammers, pile drivers, vibratory rollers/compactors of the like). (d) Sunday: 5:00 pm to 10:00 pm (general construction activities excluding excavation, sawing of rock, jack hammers, pile drivers, vibratory rollers/compactors of the like).</p>	<p>Construction</p>		<p>Note</p>	<p>Observation Inductions and training Management Plans Site inspections</p>	<p>Daily diaries Latest Induction with C5 requirements included Induction attendance records Latest Management Plan/s with C5 requirements included Toolbox attendance records Current Site Inspection Checklist</p>	<p>Not triggered</p>
<p>C8</p>	<p>The work permitted under condition C7: (a) may be undertaken for a trial period of four weekends to monitor the effectiveness of the Construction Noise Vibration Management Plan (CNVMP) for the out-of-hour works required by condition C9, with a start date and the weekends notified in writing to the Planning Secretary 14 calendar days prior to commencement. At the conclusion of the trial period, the Applicant must submit a written report as required by condition C11 within 14 calendar days. (b) may continue in accordance with the schedule in accordance with C7 if the Planning Secretary does not advise within two weeks of submission of the trial period report that the works must cease. (c) must be supported by respite days where continuous days of construction exceed 13 days. A respite day must be provided after 14 consecutive days of working.</p>	<p>14 days prior to commencement of works</p>	<p>Y</p>	<p>Note</p>	<p>written Report to be submitted</p>	<p>Report supplied within 14 calendars days to satisfaction of C11</p>	<p>Not triggered</p>

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<p>C9</p>	<p>In undertaking any out-of-hours works under condition C7, the Applicant must comply with the following: (a) prepare a CNVMP for the out-of-hours work that is to include: (i) a description of the proposed out-of-hours works; (ii) predictions of LAeq (15 minute) noise levels at noise sensitive receivers from these works and activities, where noise levels are predicted to be greater than the construction noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); and (iii) a monitoring plan to validate the noise predictions, based on monitoring at the boundary of representative sensitive receivers during noise generating activities that are representative of the out-of-hours works; (b) the Applicant must submit the CNVMP to the Planning Secretary 14 calendar days prior to any work commencing for the duration of the trial period; and</p>	<p>14 days prior to commencement of works</p>	<p>submit CNVMP to Planning Secretary</p>	<p>Note</p>	<p>prepare CNVMP to Planning Secretary.</p>	<p>Submission of CNVMP</p>	<p>Not triggered</p>
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<p>C10</p>	<p>In undertaking any out-of-hours works under condition C7, the Applicant must notify potentially affected noise sensitive receivers of works outside of standard construction hours not less than five calendar days and not more than 14 calendar days before those works are to be undertaken. (a) the notification must be: (i) undertaken by letterbox drop or email; and (ii) be detailed on the project website. (b) the notification required by this condition must: (i) clearly outline the reason that the work is required to be undertaken outside the hours specified in condition C7; (ii) include a diagram that clearly identifies the location of the proposed works in relation to nearby cross streets and local landmarks; (iii) include details of relevant time restrictions that apply to the proposed works; (iv) clearly outline in plain English, the location, nature, scope and duration of the proposed works; (v) detail the expected noise impact of the works on noise sensitive receivers; (vi) clearly state how complaints may be made and additional information obtained; and (vii) include the number of the telephone complaints line, which must also be the after-hours contact phone number specific to the works undertaken outside the hours specified in condition C7, and the project website address.</p>	<p>not less than five calendar days and not more than 14 calendar days before those works are to be undertaken</p>		<p>Contractor</p>	<p>maintain records of methods of communication to potential sensitive receivers</p>	<p>Provision of notification</p>	<p>Not triggered</p>
<p>C11</p>	<p>For out-of-hours works permitted under condition C7, a validation report must be submitted to the Planning Secretary within 14 calendar days of the completion of the trial that includes the following detail: (a) a copy of the community notification required under condition C10; and (b) noise monitoring undertaken during the out of hours works; and (c) details of any exceedances of noise levels predicted in the CNVMP; and</p>	<p>within 14 calendar days of the completion of the trial</p>	<p>submit to Planning Secretary</p>	<p>Contractor</p>	<p>prepare and submit Validation Report</p>	<p>Submit Validation Report</p>	<p>Not triggered</p>

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	(d) details of the noise and vibration mitigation measures that were implemented during the out-of-hours works; and (e) a summary of any community complaints received by the project during the trial period.						
C12	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.	Note		Note	Maintain record of working activities	Daily diaries Latest Induction with C5 requirements included Induction attendance records Latest Management Plan/s with C5 requirements included Toolbox attendance records Current Site Inspection Checklist	Not triggered
C13	Where high noise impact activities are undertaken in accordance with the schedule of weekend closures of the loading dock nominated at section 3.4.2 and table 3.3 of the EIS to maintain operation of the hospital loading dock, the requirements of condition C12 do not apply provided that all high noise impact activities are undertaken prior to 5pm where reasonable and feasible.	Note		Note	Maintain record of working activities	Maintain record of working activities	
Implementation of Management Plans							
C14	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans) and CTPMP.	Construction		Note	Observation Inductions and training Management Plans Site Inspections	Noted	
Construction Traffic							
C15	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 unless directed by traffic control. A construction zone is not permitted on High Street.	Construction		Contractor	Observation Management Plans Inductions and training	Noted	

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C16	The Applicant is to consult with the TfNSW and its internal stakeholders including Roads and Maritime Services, Council and the Light Rail Operator at the Traffic and Transport Construction Coordination meetings during construction.	Construction		Contractor	maintain records of consultation with TfNSW and traffic stakeholders	Meeting minutes	Not triggered
Hoarding Requirements							
C17	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and (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.	Construction - within 48 hours of event		Contractor	Maintain photographic records.	Prompt removal of graffiti within 48 hours – maintain evidence of removal should it occur	Not triggered
Construction Noise Limits							
C18	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		Contractor	Processes set out in the CNVMSP	Monitoring records Inspection reports Noise assessments Complaints register	Not triggered
C19	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 conditions C4 and C7.	Construction		Contractor	Observation Inductions and training Inspections	Daily diaries Inspection checklists Induction and records Pre-starts and records Toolboxes and records	Not triggered
C20	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	Construction		Contractor	Observation Inductions and training Inspections	Induction and records Pre-starts and records Toolboxes and records	Not triggered

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Vibration Criteria							
C21	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	Construction		Contractor	Processes set out in the CNVMSP	Monitoring records Inspection reports Noise assessments Complaints register	Not triggered
C22	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 C21.	Construction		Contractor	Processes set out in the CNVMSP	Monitoring records Inspection reports Noise assessments Complaints register	Not triggered
C23	The limits in conditions C21 and C22 apply unless otherwise outlined in a Construction Noise and Vibration Management Sub-Plan, approved as part of the CEMP required by condition B12 of this consent or CNVMP required by condition C9(a) of this consent.	Construction		Contractor	Processes set out in the CNVMSP	Monitoring records Inspection reports Noise assessments Complaints register	Not triggered
Air Quality							
C24	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Construction		Contractor	Processes set out in the AQMP	Lendlease recognises this requirement and will ensure that it is complied with through the duration of the project.	Not triggered
C25	During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Construction		Contractor	Processes set out in the AQMP Training & monitoring	Daily diaries Inspection checklists Induction and records Pre-starts and records Toolboxes and records	Not triggered

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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. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.	Construction		Contractor	Erosion and Sediment Control Plan Observation Inspection	Erosion and Sediment Control Plan Inspection and maintenance records	Not triggered
Imported Soil							
C27	The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Certifier upon request.	Construction		Contractor	Material tracking system Observations. Make records available to Certifier upon request.	Truck load counts Truck dockets Waste material tracking register Material test reports EPA approvals	Not triggered
Disposal of Seepage and Stormwater							
C28	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the principal Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	Construction		Contractor	Off-site water Discharge/ de-watering Procedure Water quality test results EPA approvals	EPA Approval Dewatering/ Discharge Procedure prior to discharge of waters	Not triggered

Unexpected Finds Protocol – Aboriginal Heritage							
C29	<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. The recommendations in the Aboriginal Cultural Heritage Assessment Report prepared by Mary Dallas Consulting Archaeologists dated October 2018 shall be adhered to.</p> <p>The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by EES Group 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 EES Group to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of EES Group.</p>	Construction		Contractor	<p>Observations if required record of consultation with Aboriginal Community, archaeologist and EES groups Inductions and training Inspections</p>	<p>Unexpected finds protocol Daily diaries Inspection checklists Induction and records Pre-starts and records Toolboxes and records Incident reports Evidence of expert qualification AHIMS registration Consultation with RAPs OEH approval to recommence</p>	Not triggered
Unexpected Finds Protocol – Historic Heritage							
C30	<p>If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the NSW 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 the NSW Heritage Division.</p>	Construction		Contractor	<p>Observation Inductions and training Inspections</p>	<p>Unexpected finds protocol Daily diaries Inspection checklists Induction and records Pre-starts and records Toolboxes and records Incident reports Management Strategy OEH approval to recommence</p>	Not triggered
Waste Storage and Processing							

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C31	Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Construction		Contractor	Observation Inspections Works planning / programming CWMS Waste tracking system	Inspection reports Complaints register	Not triggered
C32	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Construction		Contractor	Observation Inspections Works planning / programming CWMS Waste tracking system	Waste classification reports Waste register Tip docket S143 notices.	Not triggered
C33	The body of any vehicle or trailer used to transport waste or excavation spoil must be covered before leaving the premises to prevent any spillage or escape of any dust, waste of spoil. Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises.	Construction		Contractor	Works planning / programming Observation Inspection	Inspection reports	Not triggered
C34	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	Construction		Contractor	Works planning / programming Erosion and Sediment Control Plan Observation Inspection	Sucker truck docket Dewater permits Wash bay	Not triggered
Independent Environmental Audit							
C35	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	commencement of IA	in writing to Planning Secretary	Principle/LHD	Evidence of Independent Auditor submission to and approval from Planning Secretary	Refer to PWCAU-GCOR-006271 for confirmation of IEA. – date 10/02/20 (NGH Consulting - Mr Erwin Budde).	Compliant

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C36	Within four weeks of the commencement of construction, an Independent Audit Schedule prepared in accordance with section 2.1 of the Independent Audit Post Approval Requirements, (Department 2018, or as amended), as amended by condition C37 must be submitted to the Planning Secretary and the Certifier.	Within four weeks of the commencement of construction	submitted to Planning Secretary	Contractor	Independent Audit Program Record Keeping System for communications with the Certifying Authority. Record Keeping System for communications with the Department	Provide Independent Audit Schedule to Planning Secretary and Certifier Estimated Construction start 23 rd March 2020 – arrange within 4 weeks of this date.	Not triggered
C37	Table 1 of the Independent Audit Post Approval Requirements (Department 2018, or as amended) is amended so that the Independent Audit Schedule frequency of Independent Audits required in the construction phase is: (a) an initial construction Independent Audit must be undertaken within twelve weeks of the notified commencement date of construction; and (b) subsequent Independent Audits of construction must be undertaken at intervals, no greater than 26 weeks from the date of the initial construction Independent Audit.	within twelve weeks of the notified commencement date of construction;		Contractor	Independent Audit Program	Initial Construction Independent Report as per Independent Audit Report prepared by NGH Pty Ltd – dated 8 th June 2020.	Not triggered
C38	In all other respects Table 1 of the Independent Audit Post Approval Requirements (Department 2018, or as amended) remains the same. The Planning Secretary may require Independent Audits to be undertaken at different times to those specified above, upon giving at least eight weeks' notice to the Applicant of the date upon which the Independent Audit must be commenced.	upon giving at least eight weeks' notice	Planning Secretary may require.	Contractor	Independent Audit Program Independent Audit	Independent Audit Program Independent Audit	Not triggered
C39	Independent Audits of the development must be carried out in accordance with: (a) the Independent Audit Schedule submitted to the Planning Secretary and the Certifier under condition C36 of this consent; and (b) the Independent Audit Post Approval Requirements (Department 2018, or as amended).	construction		Contractor	Independent Audit Program Independent Audit	Independent Audit Program Independent Audit	Not triggered

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C40	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018, or as amended), the Applicant must: (a) review and respond separately to each Independent Audit Report prepared under condition C39 of this consent; (b) submit the response to the Planning Secretary and the Certifier; and (c) make each Independent Audit Report and response to it publicly available 60 days after submission to the Planning Secretary.	Construction	submit response to Planning Secretary	Contractor	Compliance reporting Independent Audit Website periodic review evidence of communication with Planning Secretary & Certifier.	Submission of Audit Report to Department and Certifying Authority and date of submission Date of publication on website Date of notification of publication to Department and Certifying Authority	Not triggered
C41	Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Department within 21 days of the date referenced in the Independent Audit Schedule, unless otherwise agreed by the Planning Secretary.	within 21 days IA schedule.		Contractor	record of responses	Independent Audit Reports with Applicant's response to audit findings to be submitted to the DPIE.	Not triggered
C42	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing operational Independent Audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that Independent Audits have demonstrated consistent operational compliance.	Construction	Planning Secretary may cease IA's	Contractor	Record Keeping System for communications with the Department	Record of Planning Secretary approval for cessation	Not triggered
Handling of Asbestos							
C43	The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – 'Transportation and management of asbestos waste' must also be complied with.	Construction		Contractor	Hazmat Report CWMS	Asbestos removal permit Waste classification reports Waste register Tip dockets Asbestos Clearance Certification	Not triggered
Community Engagement							
C44	The Applicant must consult with the community regularly throughout construction, including consultation with the nearby sensitive residential receivers located in Magill Street and relevant regulatory authorities and other interested stakeholders.	Construction		Principle/LHD/Contractor	Record Keeping of evidence of consulting with community in accordance with CCS	Present record keeping of consultation of: Letter box drops Face to face to meetings. Example: email 27/02/20 from Lendlease Stakeholder Manager (LH) re distribution	Compliant

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						of Flyers to community advising: extended working hours and street investigation works	
Builders Details							
C45	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 TfNSW to resolve issues relating to traffic, freight, servicing and pedestrian access during construction in real time. The Applicant is responsible for ensuring the builder's direct contact number is current during any stage of construction.	Construction		Contractor	Record keeping of corresponding with Transport Management Centre and Sydney Coordination Office within Transport for NSW	Refer Email response correspondence with TfNSW (RMS & Sydney Coordination Office) – dated 19 th Feb 2020 in relation to submitted CPTMP. CPTMP Report updated to reflect comments and issued to Certifier as part of CC1.	Compliant
PART D PRIOR TO COMMENCEMENT OF OPERATION							
Notification of Occupation							
D1	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary 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.	one month before commencement of operation,	notification to Planning Secretary	Contractor to advise Principal Principal to advise Planning Dept	Pre operations compliance report	Notice of commencement to the Dept (including date)	Not triggered
External Walls and Cladding							
D2	Prior to commencement of operation, the Applicant must provide the Certifier 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 commencement of operation,		Contractor	Submission of information for occupation certificate	Issuance of Occupation Certificate	Not triggered
D3	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	within 7 days after Certifier approves	submission to Planning Secretary	Contractor	Submission of information for occupation certificate	Provide documentation to Planning Secretary	Not triggered
Post-construction Dilapidation Report							

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D4	<p>Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:</p> <p>a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure;</p> <p>b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must:</p> <p>i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and</p> <p>ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.</p> <p>c) to be forwarded to Council.</p>	Prior to commencement of operation,		Contractor	<p>Works planning / programming</p> <p>Submission to Certifier</p> <p>Forwarded to Council</p>	<p>Post dilapidation reports</p> <p>Submission of reports to Certifying Authority and Council</p> <p>Certifying Authority statement of review and written confirmation on damage.</p>	Not triggered
Protection of Public Infrastructure							
D5	<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <p>(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and</p> <p>(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.</p> <p>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required by conditions of this consent.</p>	Prior to Operation		Contractor	<p>Submission of information for occupation certificate</p> <p>Pre operations compliance report</p> <p>Dilapidation reporting</p>	<p>Pre and post dilapidation reports</p> <p>Damage payment records</p> <p>Occupation certificate issuance</p>	Not triggered
Protection of Property							
D6	<p>Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.</p>	Prior to Operation		Contractor	<p>Submission of information for occupation certificate</p> <p>Pre operations compliance report</p> <p>Dilapidation reporting</p>	<p>Pre and post dilapidation reports</p> <p>Damage payment records</p> <p>Occupation certificate issuance</p>	Not triggered
Utilities and Services							

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D7	Prior to 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 Operation		Contractor	Works planning / programming	Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73	Not triggered
Works as Executed Plans							
D8	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 Certifier.	Prior to Operation		Contractor	Acquire works as executed drawings	Provide evidence that as-executed drawings have been approved by Registered Surveyor. Record of submission to Certifier.	Not triggered
Green Travel Plan							
D9	Prior to the commencement of operation, a Green Travel Plan (GTP), must be submitted to the Certifier to promote the use of active and sustainable transport modes. The plan must: (a) be prepared by a suitably qualified traffic consultant in consultation with Randwick City Council and TfNSW (Sydney Coordination Office) and all stakeholders within the Randwick Health and Education Precinct; (b) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP; (c) identify strategies and mode share targets that encourage the use of public and active transport and reduce the proportion of single-occupant car journeys to the site; (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 GTP; (e) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the	Prior to Operation		Principal/ LHD	Record of consultation with RCC & TfNSW Record of submission to Certifier.	Consultation records with TfNSW, RMS, Council and stakeholders within the Randwick Health and Education Precinct.	Not triggered

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	<p>requirement for travel surveys to identify travel behaviours of users of the development;</p> <p>(f) include a Transport Access Guide that provides information to students/employees/visitors about the range of travel modes, access arrangements and supporting facilities that service the site;</p> <p>(g) identify relevant workplace policies such as flexible working and teleworking arrangements that enable travel outside peak periods or which reduce the need for work related travel (where applicable); and</p> <p>(h) nominate the party/parties responsible for implementing the Travel Plan and its ongoing monitoring and review, including the delivery of actions and associated mode share targets.</p>						
Mechanical Ventilation							
D10	<p>Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with:</p> <p>(a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes;</p> <p>(b) The BCA and the development consent and any relevant modifications; and</p> <p>(c) any dispensation granted by Fire and Rescue NSW.</p>	Prior to Operation		Contractor	<p>Submission of information for occupation certificate</p> <p>Pre operations compliance report</p>	<p>Mechanical plant installation report</p> <p>Occupation certificate issuance</p> <p>Issue to Certifier</p>	Not triggered
Operational Noise – Design of Mechanical Plant and Equipment							
D11	<p>Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations Noise and Vibration Impact Assessment Issue 5 dated 5 August 2019, prepared by Acoustic Studio 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.</p>	Prior to Operation		Contractor	<p>Copy of records / certificates of Compliance.</p> <p>Record Keeping for communications with the certifier.</p>	<p>Submit Acoustic report which should align with all recommendation with the Acoustic studio report – dated 5th August 2019</p>	Not triggered
Road Damage							

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D12	Prior to the commencement of operation, 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 must be met in full by the Applicant.	Prior to Operation		Contractor	Submission of information for occupation certificate Pre operations compliance report Dilapidation reporting	Pre and post dilapidation reports Damage payment records Occupation certificate issuance	Not triggered
Fire Safety Certification							
D13	Prior to commencement of 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 Operation		Contractor	Submission of information for occupation certificate Pre operations compliance report Design plan review	Provide Fire Safety Certificate	Not triggered
Structural Inspection Certificate							
D14	Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifier. 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 Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.	Prior to Operation		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
Warm Water Systems and Cooling Systems							
D15	The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) 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

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Outdoor Lighting							
D16	<p>Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:</p> <p>(a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and</p> <p>(b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.</p>	Prior to Operation		Contractor	<p>Submission of information for occupation certificate</p> <p>Pre operations compliance report</p>	<p>Lighting strategy</p> <p>Occupation certificate issuance</p> <p>Submission to Department and Council</p>	Not triggered
Signage							
D17	<p>Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.</p>	Prior to Operation		Contractor	<p>Lighting design review</p> <p>Submission of information for occupation certificate</p> <p>Pre operations compliance report</p>	<p>Issuance of occupation certificate</p>	Not triggered
Traffic Management Plan							
D18	<p>Prior to commencement of operation, the Applicant must prepare a Traffic Management Plan to the satisfaction of the Planning Secretary in relation to the operation of the Hospital Road/Magill Street intersection. The Plan must:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) be prepared in consultation with Council;</p> <p>(c) detail the measures to ensure road safety and network efficiency, particularly in relation to the entry/exits points to the hospital car park;</p> <p>(d) details of the operation of the boom gate; and</p> <p>(e) contain a Traffic Monitoring Program to monitor the impact of increased traffic using the intersection.</p>	Prior to Operation	satisfaction of Planning Secretary	Contractor	<p>Submission of information for occupation certificate</p> <p>Record of consultation with Council</p> <p>Engage qualified person.</p>	<p>Submit Traffic Management Plan to satisfaction of Planning Secretary</p>	Not triggered
Operational Waste Management Plan							

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D19	<p>Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:</p> <p>(a) detail the type and quantity of waste to be generated during operation of the development;</p> <p>(b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009);</p> <p>(c) detail the materials to be reused or recycled, either on or off site; and</p> <p>(d) include the Management and Mitigation Measures included in the EIS and RtS.</p>	Prior to Operation		LHD/UNSW	Submission of information to Certifier	<p>Operational Waste Management Plan Submission to Certifying Authority and Department</p> <p>Issuance of occupation certificate</p>	Not triggered
Site Audit Report and Site Audit Statement							
D20	<p>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(s).</p>	Prior to Operation		Contractor	Evidence of completed SAS & SAR	Provide Site Auditor Statement and Site Audit Report	Not triggered
Landscaping							
D21	<p>Prior to the commencement of operation, the Applicant must prepare an Operational Landscape Management Plan to manage the landscaping on-site, to the satisfaction of the Certifier. The plan must describe the ongoing monitoring and maintenance measures to manage landscaping.</p>	Prior to Operation		LHD/UNSW	Submission of information for occupation certificate. Evidence of submission to Certifier.	Provide Landscape Management Plan to satisfaction of Certifier. Issuance of occupation certificate	Not triggered
Waste Collection							
D22	<p>Prior to the commencement of the operation, the Certifier must be satisfied the waste management and storage areas have been completed in accordance with Council Waste management requirements.</p>	Prior to Operation		LHD/UNSW	Submission of information for occupation certificate. Evidence of submission to Certifier.	Provide Waste and Storage information to satisfaction of Certifier.	Not triggered
Noise Mitigation Measures							

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D23	Prior to the commencement of the operation, the Certifier must be satisfied the noise mitigation measures have been completed in accordance with the Noise Mitigation Strategy (condition A30) if required.	Prior to Operation		Contractor/ Principal	Submission of information for occupation certificate. Evidence of submission to Certifier.	Provide details of noise mitigation measures to the satisfaction of the Certifier	Not triggered
PART E POST OCCUPATION							
Operation of Plant and Equipment							
E1	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	Post Occupation		LHD/UNSW	TBD	TBD	Not triggered
Warm Water Systems and Cooling Systems							
E2	The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) 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.	Post Occupation		LHD/UNSW	TBD	TBD	Not triggered
Operational Noise Limits							
E3	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the Noise and Vibration Impact Assessment, Issue 5, dated 5 August 2019, prepared by Acoustic Studio	Post Occupation		Principal/LH D/UNSW	TBD	TBD	Not triggered

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E4	<p>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 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, Issue 5, dated 5 August 2019, 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.</p>	<p>Post Occupation - within 2 months of commencement of each stage</p>	<p>submission of monitoring report to Planning Secretary</p>	<p>Principal/LHD/UNSW</p>	<p>TBD</p>	<p>TBD</p>	<p>Not triggered</p>
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E5	<p>Within six months of commencement of operation, the Applicant must undertake operational noise monitoring to identify the actual noise performance of the development and prepare an Operational Noise Report to document this monitoring. The Report must include, but not be limited to:</p> <p>(a) noise monitoring to assess compliance with the operational noise levels predicted in the Noise and Vibration Impact Assessment, dated 5 August 2019 and prepared by Acoustic Studio;</p> <p>(b) a review of the noise levels from the opening of Magill Street in terms of the criteria established in the NSW Road Noise Policy (DECCW, 2011);</p> <p>(c) 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;</p> <p>(d) 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;</p> <p>(e) any required recalibrations of the noise model taking into consideration factors such as actual traffic numbers;</p> <p>(f) 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</p> <p>(g) mitigation measures, if monitoring undertaken in accordance with this condition identifies that the noise criteria determined in accordance with the NSW Road Noise Policy (DECCW, 2011) is exceeded, including architectural treatment. These mitigation measures must be offered to affected residences.</p>	within 6 months of operation		Principal/LHD/UNSW	TBD	TBD	Not triggered
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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 required in accordance with condition E5(g) (where accepted) within one month of completing the operational noise monitoring referred to in condition E5.	within 1 month of completing noise monitoring	provide to Planning Secretary	HI/LHD/Contractor	TBD	TBD	Not triggered
Green Travel Plan							
E7	A final/revised Green Travel Plan is to be submitted to the Planning Secretary within 18 months of occupation. The final Green Travel Plan should include consideration of journey to work patterns and behaviours identified by a staff/students/visitor travel survey taken during the first 12 months of opening of the institution.	Post Occupation - 18 months	GTP submitted to Planning Secretary	LDH/UNSW	TBD	TBD	Not triggered
E8	The Green Travel Plan required by condition D9 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.	Post Occupation		LDH/UNSW	to be updated annually	TBD	Not triggered
Traffic Management Plan							
E9	Within six months of commencement of operations, a Road Safety Audit must be undertaken by a suitably qualified and experienced person of the Hospital Road/Magill Street intersection in relation to vehicular, bicycle and pedestrian movements and if required, include mitigation measures to ensure the efficient operation of the intersection and safety for pedestrians and all road users, including cyclists. The Applicant must provide a copy of the Road Safety Audit to the Planning Secretary and implement any mitigation measures within 12 months of commencement of operations, or unless otherwise agreed by the Planning Secretary.	within 6 month of operation	copy of Planning Secretary	HI/LHD/Contractor	provision of Road Safety Audit.	Submission of Road Safety Audit to Planning Secretary.	Not triggered

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Ecologically Sustainable Development							
E10	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition B8, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.	within 6 month of operation	Copy to Planning Secretary	Contractor		Provide evidence of implementation of alternative HI ESD strategy.	Not triggered
Outdoor Lighting							
E11	Notwithstanding condition B9, 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.	Post Occupation		Contractor	Note	TBD	Not triggered
Landscaping							
E12	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition B23 for the duration of occupation of the development.	Post Occupation		LHD/UNSW	Note	TBD	Not triggered
Hazards and Risk							
E13	The Applicant must store all chemicals, fuels and oils used on-site in accordance with: (a) the requirements of all relevant Australian Standards; and (b) the EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual' if the chemicals are liquids.	Post Occupation		LHD/UNSW	Note	TBD	Not triggered
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.	Post Occupation		LHD/UNSW	Note	TBD	Not triggered

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Dangerous Goods							
E15	Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with: (a) all relevant Australian Standards; (b) for liquids, a minimum bund volume requirement of 110% of the volume of the largest single stored volume within the bund; and (c) the Environment Protection Manual for Authorised Officers: Bunding and Spill Management – technical bulletin (EPA, 1997). (d) The Applicant must ensure that the dangerous goods quantities at any time within the development and transported to and from the development will not exceed the screening threshold quantities listed in the Department's Hazardous and Offensive Development Guidelines, Applying SEPP 33.	Post Occupation		LHD/UNSW	Note	TBD	Not triggered
E16	In the event of an inconsistency between the requirements E15 (a) to E15(c), the most stringent requirement must prevail to the extent of the inconsistency.	Post Occupation		LHD/UNSW	Note	TBD	Not triggered
External Signage							
E17	The signage types and locations are to be consistent and integrated with the Acute Services Building and in accordance with the signage examples in the Architectural Design Statement prepared by BVN Terroir dated 23 October 2019 Revision 10.	Post Occupation		LHD/UNSW	Note	TBD	Not triggered

SCHEDULE 3 - MODIFICATION TO SSD 9113							
Design Modifications							
A15	<p>No consent is granted for the opening of Prior to the opening of Magill Street, a boom gate is to be installed at the eastern end of Magill Street to close access for vehicular access to and from to Hospital Road between 10pm and 7am seven days a week except to allow emergency ambulance access in cases where access via Botany Road is not available. The eastern end of Magill Street is to be closed with bollards. Details of the bollards boom gate, including its design and operation are to be developed in consultation with Council and submitted to the satisfaction of the Planning Secretary prior to installation.</p> <p><u>Signage is to be installed at the entry to Magill Street from Botany Street and the Emergency Department access to notify traffic travelling towards Hospital Road through Magill Street that access to Hospital Road is closed between 10pm and 7am seven days a week except to emergency vehicle. The signage is to be designed in consultation with Council and TfNSW (RMS) and submitted to the satisfaction of the Planning Secretary prior to installation.</u></p>	Construction	submitted to Planning Secretary prior to installation	Contractor	record keeping/ consultation notes with Council	<p>Provide Council approval of boomgate and submit to Planning Secretary prior to installation.</p> <p>Provide Council & TfNSW approval for signage design and submit to Planning Secretary prior to installation.</p>	Not triggered

APPENDIX 2 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 Planning Secretary at the following address: 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 A24 or, having given such notification, subsequently forms the view that an incident has not occurred.	within 7 days of being aware of incident.	issued to Planning Secretary	Contractor	record keeping of communications	Provide written incident notification addressing the requirements and email to the Planning Secretary	Not triggered
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.	at any time		Contractor	Note	Note	Not triggered
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.	within 30 days of incident occurring	issued to Planning Secretary	Contractor	record keeping of communications	Provide Planning Secretary and any relevant public authorities with a detailed report on the incident addressing all requirements.	Not triggered

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4	<p>The Incident Report must include:</p> <ul style="list-style-type: none"> 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. 	at any time		Contractor	Note	Note	Not triggered
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