



# INDEPENDENT AUDIT REPORT

## Randwick Campus Redevelopment Integrated Acute Services Building (IASB) SSD 10339

22 July 2020

Report Number: 1



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# TABLE OF CONTENTS

<b>1.</b>	<b>Introduction .....</b>	<b>1</b>
1.1.	Background .....	1
1.2.	Audit Team .....	1
1.3.	Objectives.....	1
1.4.	Audit Scope .....	1
1.5.	Audit Period.....	1
<b>2.</b>	<b>Audit Methodology.....</b>	<b>2</b>
2.1.	Auditor Approval.....	2
2.2.	Scope Development.....	2
2.3.	Audit Process .....	2
2.4.	Audit Interviews .....	2
2.5.	Site Inspection.....	2
2.6.	Consultation .....	2
2.7.	Compliance Status Descriptors Used in this Report .....	3
<b>3.</b>	<b>Audit Findings .....</b>	<b>4</b>
3.1.	Approval and Document List .....	4
3.2.	Compliance Performance.....	5
3.3.	Notices, Orders or Prosecutions .....	5
3.4.	Non-Compliances.....	6
3.5.	Previous Audits .....	7
3.6.	Environmental Management Plans .....	7
3.7.	Environmental Management System .....	7
3.8.	Other Matters .....	7
3.9.	Feedback from Consultation .....	7
3.10.	Complaints .....	7
3.11.	Incidents .....	8
3.12.	Actual vs Predicted Impacts.....	8
3.13.	Site Inspections .....	8
3.14.	Results of Interviews .....	8
3.15.	Actions from Previous Annual Review and Compliance Reports .....	8
3.16.	Continual Improvement Opportunities.....	8
3.17.	Key Strengths.....	9
<b>4.</b>	<b>Recommendations .....</b>	<b>10</b>
4.1.	Recommended Actions .....	10
4.2.	Opportunities for Improvement.....	10
	<b>Appendix A: Audit Table.....</b>	<b>1</b>
	<b>Appendix B: DPE Auditor Agreement Letter .....</b>	<b>1</b>

**Appendix C: Consultation with Agencies ..... 1**  
**Appendix D: Declaration ..... 1**  
**Appendix E: Site Inspection Photos..... 1**

# 1. INTRODUCTION

## 1.1. BACKGROUND

As part of the Randwick Campus Redevelopment, the approved Prince of Wales Acute Services Building is proposed to be extended over Hospital Road. This will enable clinical innovation and research, biomedical engineering, and clinical translational research laboratories to be collocated directly alongside clinical staff providing acute healthcare services.

The proposed Integrated Acute Services Building (IASB) Addition provides around 5,000 square metres of additional space over ten floors. The IASB Addition is approximately ten per cent of the size of the approved Acute Services Building and would accommodate clinical research, education and training alongside health services.

The IASB Addition comprises the following core elements:

- UNSW Eastern Extension (excluding internal fit-out)
- Associated modifications within the approved ASB
- Lowering of Hospital Road
- Landscaping.

The project is approval as a State Significant Development (SSD 10339) obtained from the NSW Minister for Planning. A modification for this Approval was issued on 6<sup>th</sup> March 2020 (Mod 1).

## 1.2. AUDIT TEAM

The audit was undertaken by Erwin Budde, Exemplar Global Certified Principal Environmental Auditor. Erwin has around 21 years experience as an environmental professional and 16 years of auditing experience. Erwin was Approved as the Independent Environmental Auditor by the Department of Planning, Industry and Environment (Appendix B:)

## 1.3. OBJECTIVES

The objectives of the audit were to conduct an independent review of compliance with the Conditions of Approval SSD 10339 as Modified, issued by the Minister for Planning on the 6<sup>th</sup> March 2020, and in accordance with the requirements of the Independent Audit Post Approval Requirements, June 2018 (DPE 2018).

## 1.4. AUDIT SCOPE

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

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

## 1.5. AUDIT PERIOD

The audit period for this audit was from the issuing of conditions on 18<sup>th</sup> December 2019 to the date of the site audit, 23<sup>rd</sup> June 2020. It is noted that construction commenced on 23<sup>rd</sup> March 2020 and the audit is required to be completed by 27 July 2020.

## 2. AUDIT METHODOLOGY

### 2.1. AUDITOR APPROVAL

The Department Planning and Environment (the Department) agreed to the nomination of Erwin Budde as the Auditor for the project on 10<sup>th</sup> February 2020 (Appendix B:).

### 2.2. SCOPE DEVELOPMENT

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

1. Reviewing the SSD 10339 Conditions
2. Reviewing the DPE Independent Audit – Post Approval requirements (June 2018)
3. Undertaking a desktop review of the approved Environmental Management Plan (Lend Lease Rev 2 February 2020)
4. Preparing the Audit Table.

### 2.3. AUDIT PROCESS

A document review was undertaken prior to the audit and off site. The document review included a review of the Conditions of Approval and all management plans and sub plans.

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

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

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

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

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

### 2.4. AUDIT INTERVIEWS

Interviews were held with a number of staff including:

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

No interview requests were not granted.

### 2.5. SITE INSPECTION

A site inspection was conducted on 23<sup>rd</sup> June (9.00am). The purpose of site visit was to undertake an inspection of works on site, view the site and access arrangements and gain an understanding of the current scope of the works. No restrictions to access occurred during the site visit.

### 2.6. CONSULTATION

Email consultation was undertaken with:

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

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

## 2.7. COMPLIANCE STATUS DESCRIPTORS USED IN THIS REPORT

The compliance descriptors used in this report are:

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

## 3. AUDIT FINDINGS

### 3.1. APPROVAL AND DOCUMENT LIST

- Consolidate Consent SSD 10339 (Mod 1) (6/3/2020)
- EIA Documentation including:
  - Response to Submissions Report (1/11/2020)
  - Appendix P Civil Report
- <http://randwickcampusredevelopment.health.nsw.gov.au/projects/integrated-acute-services-building-addition>
- Crown Certificate 1 Application (18/12/2019)
- Crown Certificate 1 (18/3/2020)
- Management Plans, Strategies and Programs:
  - Construction Environmental Management Plan (Rev 3) (March 2020)
  - Construction Traffic and Pedestrian Management Plan (Rev 3) (February 2020)
  - Construction Worker Transportation Strategy (Rev 3) (February 2020)
  - Noise and Vibration Management Sub Plan (Rev 7) (9/3/2020)
  - Air Quality Management Sub Plan (Rev 2.8) (20/1/2020)
  - Groundwater Management Sub Plan, Douglas Partners, (Rev 2) (4/3/2020)
  - Stormwater and Erosion Management Sub Plan (Rev 2.6) (17/1/2020)
  - Construction Waste Management Sub Plan (Rev 2.8) (20/1/2020)
  - Remediation Action Plan (Rev 9) (17/9/2019)
- Pre-construction Compliance Report (11/3/2020)
- Pre-clearing Survey Report Narla Environmental (March 2020)
- Site Auditor Statement (20/9/2020)
- Drawings:
  - General Arrangement Sheet 1 (RCR-ACR-CV-00-DWG-00-101 Rev G)
  - General Arrangement Sheet 1 (RCR-ACR-CV-00-DWG-00-950 Rev G)
  -
- DPIE Approvals
  - Letter from DPIE (10/2/2020) regarding the ESD Framework
- Certifications and Endorsements:
  - Letter, Enstruct (23/1/2020) certifying structural drawings
  - Email, TfNSW (19/2/2020), endorsing the CTPMP
  - Site Audit Statement JC-NSW26b (20/9/2020)
- National Engineering Registry Search, James Reynolds (21/2/2020)
- Deed Poll 180989, Sydney Water (20/1/2020)
- Dilapidation Survey Report for Botany Street, Magill Street, High Street (Kensington) (20/9/2018)
- Dilapidation Survey Report for Barker Street, High Street (Randwick) (15/2/2020)
- EP&A (Covid-19 Health Facilities) Order 2020
- Records
  - Complaints Register (May 2020)
  - Cherrie Engineering Precommencement Meeting Record (1/4/2020)
  - Email meeting record with TfNSW from C Mazza (20/3/2020)
  - Share File Record sending Dilapidation Reports to Council (27/2/2020)
  - Automated Receipt from DPIE submitting the PCCR (16/3/2020)
  - Automated Receipt from DPIE resubmitting the PCCR (2/6/2020)
  - Automated Receipt from DPIE submitting the Dilapidation Reports (26/2/2020)
  - Automated Receipt from DPIE submitting the CEMP, CNVMP, CWMP, CSWMP, RAP (16/3/2020)
  - Automated Receipt from DPIE relating to unexpected ACM find (8/5/2020)
  - Douglas Partners Response to Site Auditor Comments on the GMP (4/3/2020)
  - Tax Invoice from LPLALC SS20-022 (9/6/2020)
  - TfNSW Meeting Minutes (12/6/2020)
  - Toolbox Record (25/5/2020)
  - Certificate of Analysis for Asbestos testing (18/5/2020), Eurofins
  - Asbestos Clearance Certificate, including the SafeWork Notice to Remove Asbestos (20/5/2020).



- Noise and Vibration Monitoring Report, Acoustic Logic (March 2020)
- Noise and Vibration Monitoring Report, Acoustic Logic (April 2020)
- Noise and Vibration Monitoring Report, Acoustic Logic (May 2020)
- Dust monitoring Report May, Property Risk Australia Pty Ltd
- Dust monitoring Report April, Property Risk Australia Pty Ltd
- Dust monitoring Report March, Property Risk Australia Pty Ltd
- Bingo Monthly Waste Report (May 2020)
- RCR Community Contacts and Complaints Register
- Hospital Road Control Group Meeting Minutes (16/6/2020, 2/6/2020)
- Consultation, Meeting and Correspondence Register
- Correspondence
  - Email exchange between Certifier and Lend Lease (9/12/2019) relating to B6
  - Email from HI to DPIE notifying commencement of work (20/3/2020)
  - Email from DPIE comments on the PCCR (1/5/2020)
  - Email of Dilapidation Reports to Certifier (4/2/2020)
  - Email from Richard Yarad to TfNSW (31/1/2020)
  - Aconex Correspondence to Certifier submitting the PCCR LL-GCOR-0161125 (17/3/2020)
  - Email from HI to DPIE submitting the Independent Audit Program (6/2/2020)
  - Email from HI to PWC regarding Health Engineering Services Guidelines for ESD (7/7/2020)

### 3.2. COMPLIANCE PERFORMANCE

A total of 67 Conditions of Approval were found to be relevant to the stage of construction. The project was found to be non-compliant with 1 of these (Table 3-1).

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

Condition C39, which requires this audit to be conducted in accordance with the Audit Plan and the Independent Audit Post Approval Requirements could not be audited. It is not appropriate for an auditor to audit their own work.

Table 3-1 Summary of Compliance

	Part A	Part B	Part C	Part D	Part E
<b>Number of Conditions of Approval</b>	32	41	45	23	17
<b>Number of Relevant Conditions</b>	12	29	27	0	0
<b>Number of Non-compliances</b>	0	1	0	0	0

### 3.3. NOTICES, ORDERS OR PROSECUTIONS

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

### 3.4. NON-COMPLIANCES

Condition of Approval	Requirement	Details of Non-compliance	Recommended Action
B3	<p>Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with the relevant clauses of the BCA and this development consent.</p>	<p>Crown Certificate 1 was issued by the Certifier. CC1 included the Structural Drawings RCR-ENS-STR-50-DRW-000-00, RCR-ENS-STR-50-DRW-001-00, RCR-ENS-STR-50-DRW-003-37 and RCR-ENS-STR-50-SPC-00001, covering the foundation sections and details. These drawings were certified by James Reynolds from Enstruct as being in accordance with the BCA and Australian standards. The NER search validates James Reynolds as a suitably qualified practising Structural Engineer.</p> <p>Structural drawings for the remainder of the building have not yet been completed, and therefore have not been certified nor submitted to the Certifier.</p>	<p>Notify DPIE of non-compliance. No further action required.</p>

### **3.5. PREVIOUS AUDITS**

No audits had been conducted prior to this one.

### **3.6. ENVIRONMENTAL MANAGEMENT PLANS**

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

- Construction Environmental Management Plan (Rev 3) (March 2020)
- Construction Traffic and Pedestrian Management Plan (Rev 3) (February 2020)
- Construction Worker Transportation Strategy (Rev 3) (February 2020)
- Noise and Vibration Management Sub Plan (Rev 7) (9/3/2020)
- Air Quality Management Sub Plan (Rev 2.8) (20/1/2020)
- Groundwater Management Sub Plan, Douglas Partners, (Rev 2) (4/3/2020)
- Stormwater and Erosion Management Sub Plan (Rev 2.6) (17/1/2020)
- Construction Waste Management Sub Plan (Rev 2.8) (20/1/2020)
- Remediation Action Plan (Rev 9) (17/9/2019)

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

### **3.7. ENVIRONMENTAL MANAGEMENT SYSTEM**

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

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

The project EMS includes integration and references with other project plans.

No deficiencies were noted in the project's EMS.

### **3.8. OTHER MATTERS**

No other relevant regulatory requirements apply to the project.

No previous project audits or other compliance monitoring events have yet occurred to enable a judgement as to past performance of the project.

### **3.9. FEEDBACK FROM CONSULTATION**

DPIE did not identify any issues specific to this project to be addressed in the audit.

TfNSW had no specific comments.

### **3.10. COMPLAINTS**

Three complaints had been received during the audit period. Two of these relate to a construction vehicle parking in a non-designated area. It is noted that one of these vehicles was not related to the project. The third complaint was about survey marks on Magill Street, required as part of the survey for the project.

All complaints have been closed out.

### **3.11. INCIDENTS**

No environmental incidents have occurred to date.

### **3.12. ACTUAL VS PREDICTED IMPACTS**

A review of relevant sections of the EIS was undertaken to ascertain the expected impacts during these early work stages of the project. The works fall within the stage of the program identified as 'Lowering of Hospital Road'.

The EIS identified the need to maintain access for deliveries to the loading dock along Hospital Road, as well as access to the underground car park. A 3-stage construction program was included in the EIS for the lowering of Hospital Road. This audit has found works are being conducted in accordance with the program, with access to both the loading dock and the underground car park being maintained.

The EIS requires the IASB to meet the 4-star Green Building rating. It is noted that DPIE has agreed the project can adopt the Health Engineering Services Guideline sustainability rating.

The EIS identified possible WWII slit trenches under sections of Hospital Road. Monitoring was recommended to be carried out for works in the vicinity of these trenches. Heritage monitoring was conducted during excavation work, however this appears to have been targeted towards Aboriginal heritage. Recommendations have been made in this report.

The EIS predicts some activities will exceed the construction noise management levels by up to 32dB during the day, and 30dB outside normal working hours. The 6-monthly monitoring report is not yet available.

The EIS predicts some vibration impacts will occur. To date, no exceedances of vibration criteria have occurred.

### **3.13. SITE INSPECTIONS**

A detailed site inspection was undertaken on 23<sup>rd</sup> June at 9am. The inspection covered the whole site. Work being conducted at the time of the inspection included trenching for service relocation. A large excavation was in place. Vehicle and pedestrian detours were present. Public access to the loading ramp and the underground car park were both clear.

Erosion and sediment controls were observed to be in place around existing stormwater drains, and controls were on standby for implementation at the site entrance should rain be imminent. The excavation area was observed to be very sandy. The small truck parking area was sealed.

### **3.14. RESULTS OF INTERVIEWS**

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

### **3.15. ACTIONS FROM PREVIOUS ANNUAL REVIEW AND COMPLIANCE REPORTS**

There have been no annual reviews conducted to date.

The Pre-Construction Compliance Report (Rev 3, 11/3/2020) was reviewed. No non-compliances were noted in the report. There were no actions or other recommendations made in the report.

### **3.16. CONTINUAL IMPROVEMENT OPPORTUNITIES**

No continual improvement opportunities were identified during the current audit.

### **3.17. KEY STRENGTHS**

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

1. The project team has a well established presence on the site, stemming from previous work under different approvals. Therefore, the project team has an excellent site history and is very aware of the project's impacts and management measures.
2. The site management team appear experienced and competent in the delivery of environmental management.
3. The project's EMS and CEMP are clear and direct.
4. The site has demonstrated good environmental performance through the maintenance of access to the loading dock and underground car park.

## 4. RECOMMENDATIONS

### 4.1. RECOMMENDED ACTIONS

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

Table 4-1 Recommended Actions

Condition of Approval	Recommended Action
B3	Notify DPIE of non-compliance. No further action required.

### 4.2. OPPORTUNITIES FOR IMPROVEMENT

A number of opportunities for improvement are recommended for the project:

1. The outdated Consent should be removed from the project website
2. Ensure archaeological monitoring is conducted when works could impact WWII slit trenches (See EIS 7.7.2)

## APPENDIX A: AUDIT TABLE

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

**Table A-1 - Compliance status descriptors**

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

Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status																																																																																																				
<b>Part A - Administrative Controls</b>																																																																																																									
<b>Obligation to Minimise Harm to the Environment</b>																																																																																																									
A1.		In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Site inspection Incident Register Complaints Register	The project is implementing reasonable and feasible measures to minimise and prevent material harm to the environment.	Compliant																																																																																																				
<b>Terms of Consent</b>																																																																																																									
A2.		The development may only be carried out:																																																																																																							
	a)	in compliance with the conditions of this consent;	Pre-construction compliance report	No non-compliances were recorded in the Pre-construction Compliance Report	Compliant																																																																																																				
	b)	in accordance with all written directions of the Planning Secretary;		No directives have been issued	Not Triggered																																																																																																				
	c)	generally in accordance with the EIS and Response to Submissions;	EIS Appendix P General Arrangement Sheet 1 (RCR-ACR-CV-00-DWG-00-101 Rev G) Crown Certificate 1 Site Inspection	The current works are contained within the EIS site boundary. Stormwater works are occurring to the south of the site boundary on Hospital Road. This is being conducted as Exempt Development under the ISEPP and as approved by the Certifier in CC1.	Compliant																																																																																																				
	d)	in accordance with the approved plans in the table below:																																																																																																							
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A3.		Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:	Email from DPIE 1/5/2020	A directive was issued by DPIE in relation to the pre-construction compliance report. The PCR was found not to be in the correct format and additional evidence was requested.	Compliant																																																																																																				



Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status
	a)	the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and			<i>Not Triggered</i>
	b)	any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and	Email from DPIE 1/5/2020 Automated Receipt from DPIE 2/6/2020	A directive was issued by DPIE in relation to the pre-construction compliance report. The PCCR was found not to be in the correct format and additional evidence was requested. The updated PCCR was issued on 2/6/2020. To date no further comments have been received.	Compliant
	c)	the implementation of any actions or measures contained in any such document referred to in (a) above.			<i>Not Triggered</i>
A4.		The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) or A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.			<i>Not Triggered</i>
<b>Limits of Consent</b>					
A5.		This consent lapses 5 years after the date of consent unless the work is physically commenced.	Pre-construction Compliance Report Section 2.1	Works commenced on 23/3/2020. This is within the 5 year period.	Compliant
<b>Prescribed Conditions</b>					
A6.		The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Construction Certificate 1 CEMP Section 3.3.2 Site Inspection	Two relevant sections of the Regulations are: 1. 98(1) BCA - the Certifier has issued CC1 2. 98E - Shoring and adequacy. The current works are outside the zone of influence of the adjacent buildings. Temporary shoring is in place to facilitate the service works currently underway.	Compliant
<b>Planning Secretary as Moderator</b>					
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.		No disputes to date.	<i>Not Triggered</i>
<b>Evidence of Consultation</b>					
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	See relevant condition	Consultation required in this consent was noted to have occurred and have been documented in relevant management plans, reports and strategies	Compliant
	b)	provide details of the consultation undertaken including:	See relevant condition	Consultation required in this consent was noted to have occurred and have been documented in relevant management plans, reports and strategies	Compliant
	i)	the outcome of that consultation, matters resolved and unresolved; and	See relevant condition	Consultation required in this consent was noted to have occurred and have been documented in relevant management plans, reports and strategies	Compliant
	ii)	details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	See relevant condition	No matters are currently unresolved	<i>Not Triggered</i>
<b>Staging</b>					
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).		The project is not being staged	<i>Not Triggered</i>

Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status
A10.		A Staging Report prepared in accordance with condition A9 must:			<i>Not Triggered</i>
	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;			<i>Not Triggered</i>
	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);			<i>Not Triggered</i>
	c)	specify how compliance with conditions will be achieved across and between each of the stages of the project; and			<i>Not Triggered</i>
	d)	set out mechanisms for managing any cumulative impacts arising from the proposed staging.			<i>Not Triggered</i>
A11.		Where staging is proposed, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.			<i>Not Triggered</i>
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.			<i>Not Triggered</i>
<b>Staging, Combining and Updating Strategies, Plans or Programs</b>					
A13.		The applicant may:			
	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);			<i>Not Triggered</i>
	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			<i>Not Triggered</i>
	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).			<i>Not Triggered</i>
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.			<i>Not Triggered</i>
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 all parties required to be consulted in the relevant condition in this consent.			<i>Not Triggered</i>
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.			<i>Not Triggered</i>
<b>Structural Adequacy</b>					
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.	Letter, Enstruct (23/1/2020)	The structural designs shown on the drawings below were certified by Enstruct as complying with the BCA: RCR-ENS-STR-50-DRW-000-00, BUILDING 50 - COVER SHEET (REV 9) RCR-ENS-STR-50-DRW-001-01, GENERAL NOTES (REV 10) RCR-ENS-STR-50-DRW-003-37, FOUNDATION SECTIONS AND DETAILS – SHEET 5 (REV 1) RCR-ENS-STR-50-SPC-00001, Building 50 - Structural Specification (REV 2)	Compliant
<b>External Walls and Cladding</b>					

Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status
A18.		The external walls of all buildings including addition to existing buildings must comply with the relevant requirements of the BCA.			Not triggered
<b>Applicability of Guidelines</b>					
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.	Letter, Enstruct (23/1/2020)	Structural certification is in accordance with BCA 2016 (Amendment)	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.			Not Triggered
<b>Monitoring and Environmental Audits</b>					
A21.		Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, noncompliance notification, Site audit report and independent auditing.	Review of Management plans, monitoring records, Compliance tracking program, waste register	Monitoring that is being conducted includes noise and vibration, air quality, complaints and incidents, non compliance tracking.	Compliant
		<i>Note: For the purposes of this condition, as set out in the EP&amp;A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>			
<b>Access to Information</b>					
A22.		At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:	<a href="http://randwickcampusredevelopment.health.nsw.gov.au/projects/integrated-acute-services-building-addition/ssd-10339-documentation">http://randwickcampusredevelopment.health.nsw.gov.au/projects/integrated-acute-services-building-addition/ssd-10339-documentation</a>		Compliant
	a)	make the following information and documents (as they are obtained or approved) publicly available on its website:			
	i)	the documents referred to in condition A2 of this consent;	<a href="http://randwickcampusredevelopment.health.nsw.gov.au/projects/integrated-acute-services-building-addition/ssd-10339-documentation">http://randwickcampusredevelopment.health.nsw.gov.au/projects/integrated-acute-services-building-addition/ssd-10339-documentation</a>		Compliant
	ii)	all current statutory approvals for the development;	<a href="http://randwickcampusredevelopment.health.nsw.gov.au/projects/integrated-acute-services-building-addition/ssd-10339-documentation">http://randwickcampusredevelopment.health.nsw.gov.au/projects/integrated-acute-services-building-addition/ssd-10339-documentation</a>		Compliant
	iii)	all approved strategies, plans and programs required under the conditions of this consent;	<a href="http://randwickcampusredevelopment.health.nsw.gov.au/projects/integrated-acute-services-building-addition/ssd-10339-documentation">http://randwickcampusredevelopment.health.nsw.gov.au/projects/integrated-acute-services-building-addition/ssd-10339-documentation</a>	All relevant plans, strategies and programs were located on the website including: CEMP, CNVMSP, CWMSM, CSWMP, CTPMP, CWTS, RAP	Compliant
	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;	<a href="http://randwickcampusredevelopment.health.nsw.gov.au/projects/integrated-acute-services-building-addition/ssd-10339-documentation">http://randwickcampusredevelopment.health.nsw.gov.au/projects/integrated-acute-services-building-addition/ssd-10339-documentation</a>	Monitoring reports are due to be uploaded every 6 months.	Not Triggered
	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;	<a href="http://randwickcampusredevelopment.health.nsw.gov.au/projects/integrated-acute-services-building-addition/ssd-10339-documentation">http://randwickcampusredevelopment.health.nsw.gov.au/projects/integrated-acute-services-building-addition/ssd-10339-documentation</a>	Monitoring results are uploaded 6-monthly. Only the monitoring report template is on the website. Note, the noise, dust and vibration monitoring being conducted for SSD 10339 are the same as for SSD 9113, which are available on the ASB website.	Not Triggered

Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status
	vi)	a summary of the current stage and progress of the development;	<a href="http://randwickcampusredvelopment.health.nsw.gov.au/news-and-publications/construction-notices">http://randwickcampusredvelopment.health.nsw.gov.au/news-and-publications/construction-notices</a>	A wide range of information is available on the project website, including construction notices each month and updates to traffic and access arrangements	Compliant
	vii)	contact details to enquire about the development or to make a complaint;	<a href="http://randwickcampusredvelopment.health.nsw.gov.au/default.aspx">http://randwickcampusredvelopment.health.nsw.gov.au/default.aspx</a>	Contact details are available on the website.	Compliant
	viii)	a complaints register, updated monthly;	<a href="http://randwickcampusredvelopment.health.nsw.gov.au/projects/integrated-acute-services-building-addition/ssd10339-documentation">http://randwickcampusredvelopment.health.nsw.gov.au/projects/integrated-acute-services-building-addition/ssd10339-documentation</a>	The complaints register from May was available on the website.	Compliant
	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;		This is the first audit of the project.	Not triggered
	x)	any other matter required by the Planning Secretary; and			Not Triggered
	b)	keep such information up to date, to the satisfaction of the Planning Secretary.	<a href="http://randwickcampusredvelopment.health.nsw.gov.au/default.aspx">http://randwickcampusredvelopment.health.nsw.gov.au/default.aspx</a>	The most recent versions of documentation were noted to be present on the website	Compliant
<b>Compliance</b>					
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.	Interview R Yarad Cherrie Engineering Precommencement Meeting Record (1/4/2020)	Employees - Employees have access to the Conditions and management plans. Contractors - Contract documentation for subcontractors include relevant Conditions.	Compliant
<b>Incident Notification, Reporting and Response</b>					
A24.		The Department must be notified in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> 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.			Not triggered
A25.		Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.			Not triggered
<b>Non-Compliance Notification</b>					
A26.		The Planning Secretary must be notified in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Department in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after they identify any non-compliance.			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.			Not Triggered
A28.		A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.			Not Triggered
<b>Revision of Strategies, Plans and Programs</b>					
A29.		Within three months of:			
	a)	the submission of a compliance report under condition B30;			Not Triggered
	b)	the submission of an incident report under condition A25;			Not Triggered
	c)	the submission of an Independent Audit under condition C41;			Not Triggered
	d)	the approval of any modification of the conditions of this consent; or	Modification 1, in particular Appendix E to the RTS	Mod 1 was issued 6/3/2020. It related to changes to B40. As a response to submissions, an update to the ACHMP was provided and referenced in the new Condition B40. It was deemed therefore that further review of the ACHMP was not required.	Not Triggered
	e)	the issue of a direction of the Planning Secretary under condition A2 which requires a review,			Not Triggered

Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status
		<p>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> <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>		Management plans related to SSD 10339 have not yet been reviewed	<i>Not Triggered</i>
		Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.			
<b>Noise Mitigation Strategy</b>					
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.			<i>Not Triggered</i>
<b>Transport Network Operation</b>					
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.	CTPMP Section 1.2 CTPMP Section 3.3 Email TfNSW (19/2/2020)	Consultation was carried out with TfNSW, Transdev, SLR and SCO in December 2019. The outcomes are detailed in the CTPMP TfNSW were provided a copy of the CTPMP to review. Endorsement was provided on 19/2/2020 subject to a number of conditions.	Compliant
<b>Amendments to Consent SSD 9113</b>					
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.			<i>Not Triggered</i>
<b>Part B - Prior to Commencement of Construction</b>					
<b>Notification of Commencement</b>					
B1.		The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	Email from HI to DPIE (20/3/2020)	HI notified DPIE on 20/3/2020	Compliant
B2.		If the construction or operation of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.			<i>Not Triggered</i>
<b>Certified Drawings</b>					
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.	Crown Certificate 1 Letter, Enstruct (23/1/2020) National Engineering Registry Search for James Reynolds	Crown Certificate 1 was issued by the Certifier. CC1 included the Structural Drawings RCR-ENS-STR-50-DRW-000-00, RCR-ENS-STR-50-DRW-001-00, RCR-ENS-STR-50-DRW-003-37 and RCR-ENS-STR-50-SPC-00001, covering the foundation sections and details. These drawings were certified by James Reynolds from Enstruct as being in accordance with the BCA and Australian standards. The NER search validates James Reynolds as a suitably qualified practising Structural Engineer.  Structural drawings for the remainder of the building have not yet been completed.	Non Compliant
<b>External Walls and Cladding</b>					
B4.		Prior to the commencement of construction of the facade, 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.			<i>Not triggered</i>

Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status
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.			Not triggered
<b>Protection of Public and Private Property and Infrastructure</b>					
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;	Deed Poll 180989, Sydney Water (20/1/2020) Correspondence between the Certifier and Lend Lease (9/12/2019)	Assets belonging to Sydney Water (Sewer) and Health infrastructure (stormwater, water supply, fire water supply, medical gas and comms/low voltage) will be affected. No consultation with HI was deemed necessary given they are the proponent of the development. Consultation with SW led to a Deed Poll being executed for works to the sewer.	Compliant
	b)	prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and	Dilapidation Reports (20/9/2018, 15/1/2020)	Dilapidation reports were prepared for: Hospital Road, Botany Street, Magill Street, High Street (Kensington), High Street (Randwick), Barker Street	Compliant
	c)	submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.	Email to Certifier (4/2/2020) Automated Receipt from DPIE submitting the Dilapidation Reports (26/2/2020) Share File Record (27/2/2020)	Dilapidation reports were submitted to the Certifier on 4/2/2020, DPIE 26/2/2020, Council 27/2/2020	Compliant
<b>CBD and South East Light Rail</b>					
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	CTPMP Section 1.2 CTPMP Section 3.3 Email TfNSW (19/2/2020)	Consultation was carried out with TfNSW, Transdev, SLR and SCO in December 2019. The outcomes are detailed in the CTPMP TfNSW were provided a copy of the CTPMP to review. Endorsement was provided on 19/2/2020 subject to a number of conditions.	Compliant
	b)	excavation works and any potential flooding impacts due to the proposed development.	CTPMP Appendix 5	BMT provided a flooding assessment in relation to Light Rail and Hospital Road. This was included in the TCPMP endorsed by TfNSW.	Compliant
<b>Ecologically Sustainable Development</b>					
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			Not Triggered
	b)	seeking approval from the Planning Secretary for an alternative certification process.	Letter from DPIE (10/2/2020) Email from HI to PWC (7/7/2020)	DPIE approved the use of the Health Engineering Services Guideline. DPIE requested a timeframe be established to finalise the Design Guidance Note for ESD. HI responded on 13/2 and have been meeting monthly with DPIE to finalise the guidelines.	Compliant
<b>Outdoor Lighting</b>					
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.			Not Triggered
<b>Environmental Management Plan Requirements</b>					
B10		Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:			

Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status	
	a)	detailed baseline data;	CEMP (see Condition B11) CNVMP (see Condition B12) CWMP (see Condition B13) CSWMP (see Condition B14) CTPMP (see Condition B15) CWTS (see Condition B16) Management Plan Register July 2020	Baseline data has been included in relevant plans including the CNVMP and CTPMP.	Compliant	
	b)	details of:				
	i)	the relevant statutory requirements (including any relevant approval, licence or lease conditions);			Legal and other requirements are identified in each plan.	Compliant
	ii)	any relevant limits or performance measures and criteria; and			Performance criteria are included in relevant plans including CEMP, CNVMP, CWMP, CSWMP, CTPMP and CWTS	Compliant
	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;			Performance indicators are included in relevant plans including CEMP, CNVMP, CWMP, CSWMP, CTPMP and CWTS	Compliant
	c)	a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;			Mitigation measures and strategies are included in each plan	Compliant
	d)	a program to monitor and report on the:				
	i)	impacts and environmental performance of the development;			Specific, quantitative monitoring programs are included in the CEMP (air quality) and the CNVMP. General performance monitoring measures are also include in each plan.	Compliant
	ii)	effectiveness of the management measures set out pursuant to paragraph (c) above;			Specific, quantitative monitoring programs are included in the CEMP (air quality) and the CNVMP. General performance monitoring measures are also include in each plan.	Compliant
	e)	a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;			Adaptive management provisions, including responding to performance issues, are included in each plan.	Compliant
	f)	a program to investigate and implement ways to improve the environmental performance of the development over time;			Adaptive management provisions, including responding to performance issues, are included in each plan.	Compliant
	g)	a protocol for managing and reporting any:				
	i)	incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);			Incident response procedures are included in the CEMP	Compliant
	ii)	complaint;			Complaint management procedures are included in relevant plans	Compliant
	iii)	failure to comply with statutory requirements; and			Compliance management procedures are included in the CEMP	Compliant
	h)	a protocol for periodic review / update of the plan and any updates in response to incidents or matters of non-compliance.			The Management Plan register includes a detailed outline of review procedures.	Compliant
		Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans				
<b>Construction Environmental Management Plan</b>						
B11.		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:	CEMP Rev 2 (February 2020) Crown Certificate Application (18/12/2019) Automated Receipt from DPIE submitting the CEMP, CNVMP, CWMP, CSWMP, RAP (16/3/2020)	CEMP has been prepared and was submitted to the Certifier It was submitted to DPIE.	Compliant	
	a)	Details of:				
	i)	hours of work;	CEMP Section 2.2	The Hours of Work are Mon-Fri 7-6, Sat 8-5, with special hours on select weekends to maintain operation of the hospital loading dock (Fri 6-10pm, Sat 5-10pm, Sun 8-5 and 5-10pm)	Compliant	
	ii)	24-hour contact details of site manager;	CEMP Section 2.5	Site contact details are provided for the Site Management	Compliant	

Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status
	iii)	management of dust and odour to protect the amenity of the neighbourhood;	CEMP Section 10 CEMP Appendix 5 Air Quality Management Sub Plan Dust monitoring Report May, Property Risk Australia Pty Ltd Dust monitoring Report April, Property Risk Australia Pty Ltd Dust monitoring Report March, Property Risk Australia Pty Ltd	Dust and odour controls are documented in the AQMSP including using water carts, covering trucks, utilising site screening and airlocks, perimeter dust protection, maintaining site accesses and monitoring for odour during any contaminated material removal. Dust monitoring is occurring. Real-time alerts are issued and monthly reports are generated. To date, dust levels have been generally low with very few exceedances.	Compliant
	iv)	stormwater control and discharge;	CEMP Section 9	The CEMP references the Stormwater and Erosion Management Subplan (see below).	Compliant
	v)	measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;	CEMP Section 9 CEMP Appendix 4 Soil and Erosion Management Sub Plan	The SEMSP contains measures to prevent tracking of materials onto roadways, including establishing site access points using appropriate material and maintaining a shaker grid or high pressure wheel wash.	Compliant
	vi)	groundwater management plan including measures to prevent groundwater contamination;	CEMP Section 11 CEMP Appendix 6 Groundwater Management Plan	Douglas Partners has prepared a Groundwater Management Plan for the project. The GMP estimates 1000-2000L per day of groundwater will require dewatering from the IASB construction. A dewatering testing program is provided in Table 5 of the GMP.	Compliant
	vii)	external temporary lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;	CEMP Section 13	The CEMP includes a measure to engage a suitable consultant should external temporary lighting be required.	Compliant
	viii)	community consultation and complaints handling;	CEMP Section 6	The CEMP identifies the range of stakeholders for the project, their likely interests and objectives, and methods of engagement with them.	Compliant
	b)	Construction Noise and Vibration Management Sub-Plan (see condition B12);	Noise and Vibration Management Sub Plan	A Noise and Vibration Management Sub Plan has been prepared.	Compliant
	c)	Construction Waste Management Sub-Plan (see condition B13);	Construction Waste Management Sub-Plan	A Construction Waste Management Sub-Plan has been prepared	Compliant
	d)	Construction Soil and Water Management Sub-Plan (see condition B14);	Construction Soil and Water Management Sub-Plan	A Construction Soil and Water Management Sub-Plan has been prepared	Compliant
	e)	an unexpected finds protocol for contamination and associated communications procedure;	CEMP Section 12	The Unexpected Finds Protocol covers contamination and heritage finds. It includes communication procedures	Compliant
	f)	an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;	CEMP Section 12	The Unexpected Finds Protocol covers contamination and heritage finds. It includes communication procedures	Compliant
	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	Waste Management Sub Plan Remediation Action Plan	The Waste Management Sub Plan includes measures to identify contaminated materials including a testing and analysis regime. The Remediation Action Plan includes measures for classification of waste for disposal and re-use offsite.	Compliant
B12.		The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:			
	a)	be prepared by a suitably qualified and experienced noise expert;	CNVMSPP	The CNVMSP was prepared by Acoustic Logic, a specialist consultancy.	Compliant
	b)	describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);	CNVMSPP Section 7 CNVMSPP Section 10	The CNVMSP identifies the ICNG NMLs. It sets ameliorative measures aimed at meeting these levels.	Compliant
	c)	describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;	CNVMSPP Section 10	Specific measures are included for hydraulic hammering, operation of excavators, concrete pumps, concrete vibrator/helicopter, mobile cranes and vibratory compactors	Compliant



Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status
	d)	include strategies that have been developed with the community for managing high noise generating works;	CNVMSPP Section 12	Strategies that have been developed with the Children's Hospital includes acoustic mats on the hoarding. Bored piling will be adopted to minimise vibration.	Compliant
	e)	describe the community consultation undertaken to develop the strategies in condition B12(d);	CEMP Section 7.2	Consultation was done with a range of stakeholders through the Hospital Road Control Group. This is documented in the CEMP.	Compliant
	f)	include a complaints management system that would be implemented for the duration of the construction;	CNVMSPP Section 14.3	The CNVMSPP contains a procedure for complaints handling.	Compliant
	g)	mitigation measures to minimise impacts of works undertaken outside standard hours	CNVMSPP Section 14.3	The CNVMSPP contains measures to consult with the community for our of standard hours work.	Compliant
	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.	CNVMSPP	The recommendations in the Assessment are general in nature. These have been adopted through the CNVMSPP.	Compliant
B13.		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	CWMSP Appendix 1	Key waste streams, estimated quantities and reuse/recycle/disposal options are provided in Appendix 1	Compliant
	b)	removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.	CWMSP Section 2 RAP Section 8	The CWMSP provides reference to engaging a specialist to manage removal of hazardous waste. The RAP contains measures for testing, analysing and disposal of hazardous waste.	Compliant
B14.		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;	Stormwater and Erosion Management Sub Plan	A copy of the CSWMP was provided to Council	Compliant
	b)	describe all erosion and sediment controls to be implemented during construction;	Stormwater and Erosion Management Sub Plan Section 2	Section 2 identifies a range of measures to be implemented during construction.	Compliant
	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);	Stormwater and Erosion Management Sub Plan Section 2	Controls to manage wet weather events are detailed in Section 2, and include retaining hardstands, maintaining stabilised access, location of stockpiles away from drains.	Compliant
	d)	detail all off-Site flows from the Site; and	Stormwater and Erosion Management Sub Plan Appendix 2	Water flow management is detailed in Appendix 2	Compliant
	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.	Stormwater and Erosion Management Sub Plan Section 2 and Appendix 2	The Plan identifies a sediment basin and/or tank system to manage small and large events.	Compliant
<b>Construction Traffic and Pedestrian Management Plan</b>					
B15.		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:	CTPMP		Compliant
	a)	be prepared by a suitably qualified and experienced person(s);	CTPMP	Lendlease has prepared this Plan. It is considered that Lendlease has suitably qualified personnel.	Compliant

Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status
	b)	be prepared in consultation with the TfNSW, including its Sydney Coordination Office, Sydney Light Rail Operator team, TfNSW (RMS), and Council;	CTPMP Section 1.2 CTPMP Section 3.3 Email TfNSW (19/2/2020)	<p>Consultation was carried out with TfNSW, Transdev, SLR and SCO in December 2019. The outcomes are detailed in the CTPMP</p> <p>TfNSW were provided a copy of the CTPMP to review. Endorsement was provided on 19/2/2020 subject to a number of conditions. The status of compliance with these conditions is as such:</p> <ul style="list-style-type: none"> <li>- The ATC has agreed to maintain the parking arrangements for as long as required.</li> <li>- TCPs are included in the CTPMP</li> <li>- Detailed reasons for using High Street are included in the CTPMP (Section 3.3)</li> <li>- Measures to reduce the cumulative impacts (Section 3.3)</li> <li>- Using truck marshalling area for IASB at the bottom of high street, if required</li> <li>- Details of the TTCC</li> <li>- Construction vehicle limits to 9m along High Street.</li> <li>- Management measures for the use of High Street, for Stages 3, 5 and 6 only</li> <li>- Commitment to avoid High Street light rail for tower crane or mobile crane path</li> </ul>	Compliant
	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;	CTPMP Section 4	A range of measures are included to manage potential traffic, pedestrian, cyclist and bus services	Compliant
	d)	location of all proposed work zones;	CTPMP Appendix 3	Work zones are identified in Appendix 3 on the TMPs	Compliant
	e)	proposed construction hours;	CTPMP Section 2.2	Hours of work are detailed in the CTPMP. These are consistent with the CoC.	Compliant
	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.	CTPMP Section 3.3 CTPMP Section 3.4	Section 3.3 details the characteristics of vehicle movements associated with each stage of the project. Section 3.4 details the construction programme including estimated vehicle movements for each stage	Compliant
	g)	construction program including details of peak construction activities and proposed construction staging;	CTPMP Section 3.3 CTPMP Section 3.4	Section 3.3 details the characteristics of vehicle movements associated with each stage of the project. Section 3.4 details the construction programme including estimated vehicle movements for each stage	Compliant
	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.	CTPMP Section 4.9	Section 4.9 identifies measures to encourage utilisation of public transport. It also identifies parking arrangements at the ATC. Further detail is provided in the CWTS (See B17)	Compliant
	i)	include a Driver Code of Conduct to:	CTPMP Section 5.0	Driver Code of Conduct is included in the CTPMP.	Compliant
	ii)	minimise the impacts of earthworks and construction on the local and regional road network;	CTPMP Section 5.0	The Code of Conduct includes a number of measures to minimise impacts on the local and regional road network.	Compliant
	iii)	minimise conflicts with other road users;	CTPMP Section 5.0	Road user conflict instructions are included.	Compliant
	iv)	minimise road traffic noise; and	CTPMP Section 5.0	Noise minimisation instructions are included.	Compliant
	v)	ensure truck drivers use specified routes;	CTPMP Section 5.0	Instructions are included to ensure truck drivers use the haulage routes.	Compliant

Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status
	j)	include a program to monitor the effectiveness of these measures; and	CTPMP Section 4.11 CTPMP Section 5.0	Monitoring detailed in the CTPMP include: - Complaints register - Cumulative vehicle volume monitoring through gate logs and 2 weekly construction programme - Subcontractor audits of Code of Conduct	Compliant
	k)	if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.	CTPMP Section 2.1 CTPMP Section 7	TTCC Meetings with stakeholders are to be held during construction (bi monthly) The Disruptive Works Notification (LiveOps) process will be used to communicate works that affect the existing Hospital facility.	Compliant
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.	Email TfNSW (19/2/2020)	Endorsement was provided on 19/2/2020 subject to a number of conditions.	Compliant
<b>Construction Worker Transportation Strategy</b>					
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.	CWTS Crown Certificate Application 1 (18/12/2019) Crown Certificate 1 (18/3/2020)	The CTS includes measures to manage worker travel arrangements including: - No onsite parking - Encourage the use of public transport - Provision of a dedicated parking area at ATC with shuttle bus services to the site	Compliant
<b>Soil and Water</b>					
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	Site inspection	Erosion controls were in place during the site inspection.	Compliant
	b)	divert existing clean surface water around operational areas of the site.	Site inspection	No clean water diversions are currently required.	Not Triggered
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'.	Site inspection	Erosion controls were in place during the site inspection.	Compliant
<b>Stormwater Management System</b>					
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:	General Arrangement Sheet 1 (RCR-ACR-CV-00-DWG-00-101 Rev G) General Arrangement Sheet 1 (RCR-ACR-CV-00-DWG-00-950 Rev G) Construction Certificate 1	The stormwater management system has been designed. It was issued to the Certifier as part of CC1	Compliant
	a)	be designed by a suitably qualified and experienced person(s);	General Arrangement Sheet 1 (RCR-ACR-CV-00-DWG-00-101 Rev G) General Arrangement Sheet 1 (RCR-ACR-CV-00-DWG-00-950 Rev G)	Design was conducted by ACOR	Compliant
	b)	be generally in accordance with the conceptual design in the EIS;	EIS Appendix P	The design is generally in accordance with the EIS	Compliant
	c)	be in accordance with applicable Australian Standards; and	Civil Design Certificate (26/2/2020)	ACOR certified that the design is in accordance with this requirement	Compliant
	d)	ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.	Civil Design Certificate (26/2/2020)	ACOR certified that the design is in accordance with this requirement	Compliant
<b>Operational Noise - Design of Mechanical Plant and Equipment</b>					

Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status
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.			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.			Not Triggered
<b>Landscaping</b>					
B23.		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:			Not Triggered
	a)	detail the location, species, maturity and height at maturity of plants to be planted on-site;			Not Triggered
	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;			Not Triggered
	c)	include species (trees, shrubs and groundcovers) indigenous to the local area; and			Not Triggered
	d)	incorporate the details and recommendations outlined in the SSDA Landscape Design Report - Updated 17 October 2019 prepared by Aspect Studios.			Not Triggered
<b>Construction and Demolition Waste Management</b>					
B24.		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.	Email from Richard Yarad to TfNSW 31/1/2020	TfNSW were notified of the haulage route	Compliant
<b>Operational Waste Storage and Processing</b>					
B25.		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.			Not Triggered
<b>Crime Prevention Through Environmental Design (CPTED)</b>					
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.			Not Triggered
<b>Compliance Reporting</b>					
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.	PCCR Table 4 Automated Receipt from DPIE submitting the PCCR (16/3/2020) Aconex Correspondence to Certifier LL-GCOR-0161125 (17/3/2020) Automated Receipt from DPIE resubmitting the PCCR (2/6/2020)	The Pre-construction Compliance Report includes the Compliance Reporting Table. It was issued to DPIE and the Certifier 48hrs prior to the commencement of construction. DPIE made comments to this revision (Rev 3) and it was subsequently update (Rev 4, 15/5/2020) and resubmitted to DPIE	Compliant
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:			

Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status
	a)	a Pre-Construction Compliance Report must be submitted to the Planning Secretary prior to commencement of construction;	Pre-construction Compliance Report (11/3/2020) Automated Receipt from DPIE submitting the PCCR (16/3/2020) Automated Receipt from DPIE resubmitting the PCCR (2/6/2020)	Pre-construction compliance report was prepared and submitted to DPIE. DPIE commented on the PCCR and a revised PCCR was submitted to DPIE.	Compliant
	b)	a Pre-Operational Compliance Report must be submitted to the Planning Secretary prior to commencement of operation and/or use; and			Not Triggered
	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.			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)	Pre-construction Compliance Report (11/3/2020)	The Pre-construction Compliance Report meets the requirements of the PAR	Not Triggered
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.	Automated Receipt from DPIE submitting the PCCR (16/3/2020)	The Pre-construction Compliance Report was issued within the timeframe stipulated in the Schedule	Compliant
B31.		The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	<a href="http://randwickcampusredevelopment.health.nsw.gov.au/projects/integrated-acute-services-building-addition/ssd-10339-documentation">http://randwickcampusredevelopment.health.nsw.gov.au/projects/integrated-acute-services-building-addition/ssd-10339-documentation</a>	The Pre-construction Compliance Report is available on the website	Compliant
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.			Not Triggered
<b>Remediation</b>					
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.	RAP (17/9/2019)	The Remediation Action Plan was updated to include the IASB work. Potentially hazardous material could be exposed during the demolition of existing building components to accommodate the link.	Compliant
<b>Contamination</b>					
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:	Site Auditor Statement (20/9/2020)	A Remediation Action Plan has been prepared. A Site Auditor Statement has been completed.	Compliant
	a)	includes procedures to differentiate between the handling of contaminated soil/material and construction material to ensure clear separation of handling;	Remediation Action Plan		Compliant
	b)	includes procedures to differentiate between the handling and transport of contaminated soil and construction materials to and from the site ensure clear separation of handling; and	Remediation Action Plan		Compliant
	c)	includes a procedure for recording the volume and type of contaminated material leaving the site and its destination.	Remediation Action Plan		Compliant
<b>Unexpected Contamination Procedure</b>					
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.	RAP Section 12 CEMP Section 12 Automated Receipt from DPIE relating to unexpected ACM find (8/5/2020)	An Unexpected Finds Protocol for contamination is included in the RAP and CEMP. AN unexpected asbestos find occurred during excavation (pipe). DPIE were notified and issued with the waste classification report.	Compliant
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.	Certificate of Analysis (18/5/2020), Eurofins	ACM has been removed from site. The Asbestos Certificate of Analysis noted that the level of friable asbestos is below the NEPM threshold for reporting to the EPA (<0.01).	Compliant

Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status
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.	Site Audit Statement (20/9/2019)	The EPA Site Auditor completed a Site Audit Statement with included a review of the RAP. The Site Auditor was notified of the ACM find but did not attend site.	Compliant
<b>Groundwater</b>					
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.	Groundwater Management Plan Rev 2 Construction Certificate 1 Douglas Partners Response to Site Auditor Comments (4/3/2020)	A Groundwater Management Plan has been prepared. It was submitted to the certifier as part of CC1. The Certifier raised some questions which led to the Site Auditor reviewing the GMP. Douglas Partners then provided a response document.	Compliant
<b>Public Domain Works</b>					
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.			Not Triggered
<b>Aboriginal Heritage</b>					
B40.		<del>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.</del> Prior to the commencement of demolition and earthworks, an agreed program of archaeological monitoring of civil excavations along the road (as required) shall be in place as outlined in the updated ACHR for SSD 10339 prepared by MDCA dated August 2019 (Appendix C) and Aboriginal Cultural Heritage Management Plan letter (undated) prepared by MDCA (Appendix E). The work should be undertaken by a qualified archaeologist. Any archaeological monitoring required should be undertaken in accessible portions of the subject land and results of the monitoring shared by archaeology disciplines and La Perouse Local Aboriginal Land Council.	Tax Invoice from LPLALC SS20 022 9/6/2020	The agreed program of monitoring (as outlined in Appendix E of the RTS and Appendix C of the ACHR) was implemented during the earthworks stage. The LALALC were present during the excavation between 1/5-22/5 (2 reps).	Compliant
<b>Biodiversity</b>					
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 SDA 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.	Pre-clearing Survey Report Narla Environmental (March 2020)	Pre-clearing inspection was conducted. No hollow-bearing trees or habitat features were identified. No threatened flora or fauna were identified.	Compliant
<b>Part C - During Construction</b>					
<b>Approved Plans to be On-Site</b>					
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.	Project Aconex	All documents are available on Aconex	Compliant
<b>Site Notice</b>					
C2.		A site notice(s):			
	a)	must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifier and Structural Engineer is to satisfy the following requirements;	Site inspection	The notice is displayed at the main site entrance on High Street. It includes the name of the builder, certifier and structural engineer	Compliant
	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;	Site inspection	The notice is on A1 sheet with large text	Compliant

Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status
	c)	the notice is to be durable and weatherproof and is to be displayed throughout the works period;	Site inspection	The notice is on weather proof and durable material	Compliant
	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	Site inspection	The Approved Hours of work, site manager's name and mobile and community contact are noted	Compliant
	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.	Site inspection	The notice was mounted at eye level	Compliant
<b>Operation of Plant and Equipment</b>					
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.	Site Inspection	All plant and equipment was observed to be in proper and efficient condition and being operated efficiently. Plant was limited to several small excavators	Compliant
<b>Construction Hours</b>					
C4.		Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:	Complaints Register (May 2020) Toolbox Record (25/5/2020)	No complaints have been received relating to working hours	Compliant
	a)	between 7am and 6pm, Mondays to Fridays inclusive; and	Complaints Register. Gate Logs	No complaints have been received relating to working hours. Gate logs indicate vehicle movements are restricted to these times.	Compliant
	b)	between 8am and 5pm, Saturdays.		No complaints have been received relating to working hours	Compliant
		No work may be carried out on Sundays or public holidays.	Interview R Yarad	No complaints have been received relating to working hours	Compliant
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	Interview R Yarad		Not Triggered
	b)	in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or	Interview R Yarad		Not Triggered
	c)	where the works are inaudible at the nearest sensitive receivers; or	Interview R Yarad		Not Triggered
	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	Interview R Yarad		Not Triggered
	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.	EP&A (Covid-19 Health Facilities) Order 2020 Interview R Yarad	It is noted that the EP&A (Covid-19 Health Facilities) Order 2020 has temporarily changed the need to comply with construction hours for the project. No work has yet been conducted under this Order.	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.			Not Triggered
C7.		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:			Not Triggered
	a)	Friday: 6:00 pm to 10:00 pm (limited to site establishment activities in preparation for weekend works).			Not Triggered
	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).			Not Triggered
	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).			Not Triggered
	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).			Not Triggered
C8.		The work permitted under condition C7:			

Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status
	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.			Not Triggered
	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.			Not Triggered
	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.			Not Triggered
C9.		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:			Not Triggered
		i) a description of the proposed out-of-hours works;			Not Triggered
		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			Not Triggered
		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;			Not Triggered
	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			Not Triggered
C10.		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.			Not Triggered
	a)	the notification must be:			Not Triggered
		i) undertaken by letterbox drop or email; and			Not Triggered
		ii) be detailed on the project website.			Not Triggered
	b)	the notification required by this condition must:			Not Triggered
		i) clearly outline the reason that the work is required to be undertaken outside the hours specified in condition C7;			Not Triggered
		ii) include a diagram that clearly identifies the location of the proposed works in relation to nearby cross streets and local landmarks;			Not Triggered
		iii) include details of relevant time restrictions that apply to the proposed works;			Not Triggered
		iv) clearly outline in plain English, the location, nature, scope and duration of the proposed works;			Not Triggered
		v) detail the expected noise impact of the works on noise sensitive receivers;			Not Triggered
		vi) clearly state how complaints may be made and additional information obtained; and			Not Triggered
		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.			Not Triggered
C11.		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:			Not Triggered
	a)	a copy of the community notification required under condition C10; and			Not Triggered
	b)	noise monitoring undertaken during the out of hours works; and			Not Triggered
	c)	details of any exceedances of noise levels predicted in the CNVMP; and			Not Triggered
	d)	details of the noise and vibration mitigation measures that were implemented during the out-of-hours works; and			Not Triggered
	e)	a summary of any community complaints received by the project during the trial period.			Not Triggered
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;			Not Triggered
	b)	2pm to 5pm Monday to Friday; and			Not Triggered



Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status
	c)	9am to 12pm, Saturday.			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.			Not Triggered
<b>Implementation of Management Plans</b>					
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.	CEMP Rev 3	The most recent versions of the management plans are available on the website.	Compliant
<b>Construction Traffic</b>					
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.	Site inspection Complaints Register	All vehicles were observed to be contained wholly within the site. No complaints have been received regarding vehicle locations	Compliant
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.	Consultation, Meeting and Correspondence Register TfNSW Meeting Minutes 12/6/2020 Interview Clare Hall	Regular meetings with RCC and TfNSW including RMS and the Sydney Coordination Office are held, generally monthly. As there is limited interface with the Light Rail, no engagement with Transdev has been required to date.	Compliant
<b>Hoarding Requirements</b>					
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	Site inspection	No 3rd party advertising was observed	Compliant
	b)	the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.	Site inspection	No graffiti was observed	Compliant
<b>Construction Noise Limits</b>					
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.	Noise monitoring records (March to June 2020)	NML's were exceeded regularly during the audit period. Some exceedances of the Highly Noise Affected limit also occurred. These exceedances are largely attributed to the noise from the adjacent ASB building construction work. The noise levels from the construction of this project however generally correlate with the modelled noise emissions in the noise and vibration impact assessment. Note - whilst this condition has been marked as compliant, see notes in the report on construction noise management.	Compliant
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.	Interview R Yarad. Gate logs	The vehicle gate does not open until 7am on weekdays and 8am weekends. It closes between 5 and 6. Gate logs indicate vehicle movements are restricted to these times.	Compliant
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.	Site inspection	Quackers were noted on site	Compliant
<b>Vibration Criteria</b>					
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	Noise and Vibration Monitoring Report, Acoustic Logic (March, April and May 2020)	No exceedances have been reported from the two vibration monitors.	Compliant
	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).	Noise and Vibration Monitoring Report, Acoustic Logic (March, April and May 2020)	No exceedances have been reported from the two vibration monitors.	Compliant

Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status
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.			<i>Not Triggered</i>
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.			<i>Not Triggered</i>
<b>Air Quality</b>					
C24.		The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Site inspection Interview Steve Polsen	No dust was being generated at the time of the inspection. Dust controls if required include water carts.	Compliant
C25.		During construction, the Applicant must ensure that:			
	a)	exposed surfaces and stockpiles are suppressed by regular watering;	Interview Steve Polsen	Dust controls if required include water carts.	Compliant
	b)	all trucks entering or leaving the site with loads have their loads covered;	Interview Steve Polsen	Trucks are covered before exiting the site	Compliant
	c)	trucks associated with the development do not track dirt onto the public road network;	Site inspection	Currently trucks are contained to the hardstand parts of the site. No dirt was observed on Hospital Road.	Compliant
	d)	public roads used by these trucks are kept clean; and	Site inspection	Currently trucks are contained to the hardstand parts of the site. No dirt was observed on Hospital Road.	Compliant
	e)	land stabilisation works are carried out progressively on site to minimise exposed surfaces.			<i>Not Triggered</i>
<b>Erosion and Sediment Control</b>					
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'.	Site inspection Interview Steve Polsen	Erosion and sediment controls were in place around existing stormwater pits. Coco logs were present at the southern extent, which are pulled across the gate to protect runoff.	Compliant
<b>Imported Soil</b>					
C27.		The Applicant must:			
	a)	ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;			<i>Not Triggered</i>
	b)	keep accurate records of the volume and type of fill to be used; and			<i>Not Triggered</i>
	c)	make these records available to the Certifier upon request.			<i>Not Triggered</i>
<b>Disposal of Seepage and Stormwater</b>					
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 Certificate 1	The Stormwater and Erosion Management Plan details the construction stormwater arrangements. This was approved by the Certifier in CC1. It was also provided to Council. No connection to Council stormwater system has yet occurred.	Compliant
<b>Unexpected Finds Protocol - Aboriginal Heritage</b>					
C29.		In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The recommendations in the Aboriginal Cultural Heritage Assessment Report prepared by Mary Dallas Consulting Archaeologists dated October 2018 shall be adhered to. 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.			<i>Not Triggered</i>
<b>Unexpected Finds Protocol - Historic Heritage</b>					

Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status
C30.		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.			Not Triggered
<b>Waste Storage and Processing</b>					
C31.		Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Site inspection	Waste receptors were observed on site	Compliant
C32.		All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Waste Management Plan Appendix 1 Bingo Monthly Waste Report (May 2020)	Waste classification is documented in the Waste Management Plan Bingo (waste contractor) provides a monthly waste report which identifies the type of waste removed from site.	Compliant
C33.		The body of any vehicle or trailer used to transport waste or excavation spoil must be covered before leaving the premises to prevent any spillage or escape of any dust, waste of spoil. Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises.	Site inspection	Vehicles are covered before leaving site. No mud tracking was observed. Trucks are currently accessing the site on the existing hardstand areas.	Compliant
C34.		The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	Interview R Yarad	Concrete rinse is done onto plastic and disposed of to waste.	Compliant
<b>Independent Environmental Audit</b>					
C35.		Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	DPE letter approving Auditor 10/2/2020	DPEI approved the auditor on 10/2/2020	Compliant
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.	Email to DPEI 6/2/2020.	Audit program submitted prior to commencement of construction.	Compliant
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:	Audit Program		Compliant
	a)	an initial construction Independent Audit must be undertaken within twelve weeks of the notified commencement date of construction; and	Audit Program	The 1st audit was conducted 12 weeks after commencement of construction	Compliant
	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.			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.	Audit Program		Compliant
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		This condition could not be audited	Not triggered
	b)	the Independent Audit Post Approval Requirements (Department 2018, or as amended).		This condition could not be audited	Not triggered
C40.		In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018, or as amended), the Applicant must:			Not triggered
	a)	review and respond separately to each Independent Audit Report prepared under condition C39 of this consent;			Not triggered
	b)	submit the response to the Planning Secretary and the Certifier; and			Not triggered
	c)	make each Independent Audit Report and response to it publicly available 60 days after submission to the Planning Secretary.			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.			Not triggered

Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status
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.			<i>Not triggered</i>
<b>Handling of Asbestos</b>					
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.	Asbestos Clearance Certificate, including the SafeWork Notice to Remove Asbestos (20/5/2020)	SafeWork consultation occurred. The site engaged JBS&G to remove the Asbestos and manage the consultation with SafeWork.	Compliant
<b>Community Engagement</b>					
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.	Monthly Construction Notices (March, April, May 2020) RCR Community Contacts and Complaints Register Hospital Road Control Group Meeting Minutes (16/6/2020) Interview Lauren Hosking	The site engages with nearby sensitive receivers located along Magill Street and other areas including: - Receiving complaints and following up on complaints - Email and letter box drops (Monthly Construction Notices, specific Work Notices) - Door knocks and phone calls  The project is regularly engaging with TfNSW, RCC and other regulators.  The project engages with the adjacent Hospitals and UNSW including: - Specific work-related consultation - Fortnightly HRCG meetings with the RHW, CSHN, HealthShare, HI, UNSW, SESLHD, PoW - New group being set up with hospital campus stakeholders affected by the project (starting in July)	Compliant
<b>Builders details</b>					
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.	Monthly Construction Notices	The Monthly Construction Notices include the builder's 1800 number.	Compliant
<b>Part D - Prior to Commencement of Operation</b>					
<b>Notification of Occupation</b>					
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.			<i>Not Triggered</i>
<b>External Walls and Cladding</b>					
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.			<i>Not Triggered</i>
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.			<i>Not Triggered</i>
<b>Post-construction Dilapidation Report</b>					
D4.		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:			<i>Not Triggered</i>
	a)	to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure;			<i>Not Triggered</i>
	b)	to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must:			<i>Not Triggered</i>

Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status
	i)	compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and			<i>Not Triggered</i>
	ii)	have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.			<i>Not Triggered</i>
	c)	to be forwarded to Council.			<i>Not Triggered</i>
<b>Protection of Public Infrastructure</b>					
D5.		Unless the Applicant and the applicable authority agree otherwise, the Applicant must:			<i>Not Triggered</i>
	a)	repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and			<i>Not Triggered</i>
	b)	relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.			<i>Not Triggered</i>
		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.			<i>Not Triggered</i>
<b>Protection of Property</b>					
D6.		Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.			<i>Not Triggered</i>
<b>Utilities and Services</b>					
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 <i>Sydney Water Act 1994</i> .			<i>Not Triggered</i>
<b>Works as Executed Plans</b>					
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.			<i>Not Triggered</i>
<b>Green Travel Plan</b>					
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:			<i>Not Triggered</i>
	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;			<i>Not Triggered</i>
	b)	include objectives and mode 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;			<i>Not Triggered</i>
	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;			<i>Not Triggered</i>
	d)	include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP;			<i>Not Triggered</i>
	e)	include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development;			<i>Not Triggered</i>
	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;			<i>Not Triggered</i>
	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			<i>Not Triggered</i>
	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.			<i>Not Triggered</i>
<b>Mechanical Ventilation</b>					

Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status
D10.		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:			<i>Not Triggered</i>
	a)	AS 1668.2:2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes;			<i>Not Triggered</i>
	b)	The BCA and the development consent and any relevant modifications; and			<i>Not Triggered</i>
	c)	any dispensation granted by Fire and Rescue NSW.			<i>Not Triggered</i>
<b>Operational Noise - Design of Mechanical Plant and Equipment</b>					
D11.		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.			<i>Not Triggered</i>
<b>Road Damage</b>					
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.			<i>Not Triggered</i>
<b>Fire Safety Certification</b>					
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.			<i>Not Triggered</i>
<b>Structural Inspection Certificate</b>					
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:			<i>Not Triggered</i>
	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			<i>Not Triggered</i>
	b)	the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.			<i>Not Triggered</i>
<b>Warm Water Systems and Cooling Systems</b>					
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.			<i>Not Triggered</i>
<b>Outdoor Lighting</b>					
D16.		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:			<i>Not Triggered</i>
	a)	complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and			<i>Not Triggered</i>
	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.			<i>Not Triggered</i>
<b>Signage</b>					
D17.		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			<i>Not Triggered</i>
<b>Traffic Management Plan</b>					
D18.		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:			<i>Not Triggered</i>

Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status
	a)	be prepared by a suitably qualified and experienced person(s);			Not Triggered
	b)	be prepared in consultation with Council;			Not Triggered
	c)	detail the measures to ensure road safety and network efficiency, particularly in relation to the entry/exits points to the hospital car park;			Not Triggered
	d)	details of the operation of the boom gate; and			Not Triggered
	e)	contain a Traffic Monitoring Program to monitor the impact of increased traffic using the intersection.			Not Triggered
<b>Operational Waste Management Plan</b>					
D19.		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:			Not Triggered
	a)	detail the type and quantity of waste to be generated during operation of the development;			Not Triggered
	b)	describe the handling, storage and disposal of all waste streams generated on site, consistent with the 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);			Not Triggered
	c)	detail the materials to be reused or recycled, either on or off site; and			Not Triggered
	d)	include the Management and Mitigation Measures included in the EIS and RTS.			Not Triggered
<b>Site Audit Report and Site Audit Statement</b>					
D20.		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).			Not Triggered
<b>Landscaping</b>					
D21.		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.			Not Triggered
<b>Waste Collection</b>					
D22.		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.			Not Triggered
<b>Noise Mitigation Measures</b>					
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.			Not Triggered
<b>Part E - Post Occupation</b>					
<b>Operation of Plant and Equipment</b>					
E1.		All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.			Not Triggered
<b>Warm Water Systems and Cooling Systems</b>					
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.			Not Triggered
<b>Operational Noise Limits</b>					
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			Not Triggered

Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status
E4.		The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement 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.			<i>Not Triggered</i>
E5.		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:			<i>Not Triggered</i>
	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;			<i>Not Triggered</i>
	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);			<i>Not Triggered</i>
	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;			<i>Not Triggered</i>
	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;			<i>Not Triggered</i>
	e)	any required recalibrations of the noise model taking into consideration factors such as actual traffic numbers;			<i>Not Triggered</i>
	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			<i>Not Triggered</i>
	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.			<i>Not Triggered</i>
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.			<i>Not Triggered</i>
<b>Green Travel Plan</b>					
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.			<i>Not Triggered</i>
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.			<i>Not Triggered</i>
<b>Traffic Management Plan</b>					
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.			<i>Not Triggered</i>
<b>Ecologically Sustainable Development</b>					



Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status
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.			<i>Not Triggered</i>
<b>Outdoor Lighting</b>					
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.			<i>Not Triggered</i>
<b>Landscaping</b>					
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.			<i>Not Triggered</i>
<b>Hazards and Risk</b>					
E13.		The Applicant must store all chemicals, fuels and oils used on-site in accordance with:			<i>Not Triggered</i>
	a)	the requirements of all relevant Australian Standards; and			<i>Not Triggered</i>
	b)	the EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual if the chemicals are liquids.			<i>Not Triggered</i>
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.			<i>Not Triggered</i>
<b>Dangerous Goods</b>					
E15.		Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with:			<i>Not Triggered</i>
	a)	all relevant Australian Standards;			<i>Not Triggered</i>
	b)	for liquids, a minimum bund volume requirement of 110% of the volume of the largest single stored volume within the bund; and			<i>Not Triggered</i>
	c)	the Environment Protection Manual for Authorised Officers: Bunding and Spill Management – technical bulletin (EPA, 1997).			<i>Not Triggered</i>
	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.			<i>Not Triggered</i>
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.			<i>Not Triggered</i>
<b>External Signage</b>					
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.			<i>Not Triggered</i>

# **APPENDIX B: DPE AUDITOR AGREEMENT LETTER**



Health Infrastructure  
PO Box 1060  
North Sydney NSW 2059

Attention: Claire Muir, Planning Advisor  
**BY EMAIL ONLY:** Claire.Muir@health.nsw.gov.au

Dear Ms Muir,

**Agreement of Independent Auditor  
Prince of Wales Hospital (SSD 10339)**

I refer to your submission, dated 3 February 2020, seeking the agreement of the Secretary of the Department of Planning, Industry and Environment (the Department) of a suitability qualified, experienced and independent auditor to undertake independent audits of Prince of Wales Hospital.

In accordance with Condition C35 of SSD 10339 (Consent) and the *Independent Audit Post Approvals Requirements* (Department 2018, or as amended), the Secretary has agreed to Mr Erwin Budde as the auditor for the project.

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

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

The Department reserves the right to request an alternate auditor or audit team for future audits.

Notwithstanding the agreement for the above listed auditor for this Project, each respective project approval requires a request for the agreement to the auditor be submitted to the Department, for the consideration of the Secretary. Each request is reviewed and depending on the complexity of future projects, the suitability of a proposed auditor will be considered.

If you have any questions, please contact Elizabeth Williamson on 02 8289 6610 or email to [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au).

Yours sincerely,

A handwritten signature in black ink, appearing to read 'R. Sherry'.

10 February 2020

Rob Sherry

**Team Leader Compliance – Government Projects**

As nominee of the Secretary

# APPENDIX C: CONSULTATION WITH AGENCIES

## Erwin Budde

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

Good afternoon Erwin,

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

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

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

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

Kind regards,

**Elizabeth Williamson**  
**Senior Compliance Officer**

Planning & Assessment | Department of Planning, Industry and Environment

T 02 8289 6610 | M 0447 041 325 | E [elizabeth.williamson@planning.nsw.gov.au](mailto:elizabeth.williamson@planning.nsw.gov.au)

Locked Bag 5022 | PARRAMATTA NSW 2124

[www.dpie.nsw.gov.au](http://www.dpie.nsw.gov.au)



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

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

Dear compliance team,

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

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

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

Two separate reports will be prepared.

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

Yours sincerely,

Erwin

**ERWIN BUDDE**  
**DIRECTOR**  
MEIANZ, CEnvP


M. 0414 713 242  
D1. 02 6923 1504 D2. 07 3129 7604  
E. [erwin.b@nghconsulting.com.au](mailto:erwin.b@nghconsulting.com.au)

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[WWW.NGHCONSULTING.COM.AU](http://WWW.NGHCONSULTING.COM.AU)



**Due to precautions around COVID-19, I am currently working from home. Email and mobile are best to contact me. Thanks for your patience**

# APPENDIX D: DECLARATION

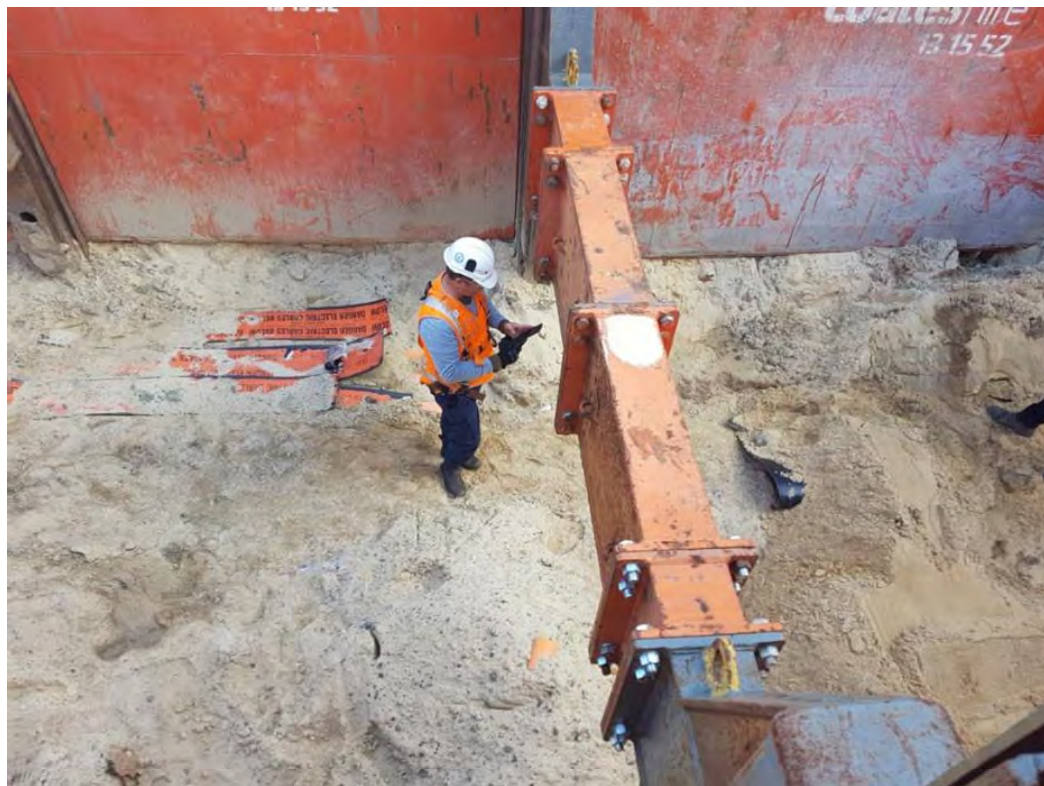
Project Name	Prince of Wales Hospital Redevelopment
Consent No.	SSD 10339
Description of Project	Addition to Approved Acute Services Building
Project Address	Hospital Road, Randwick
Proponent	Heath Infrastructure
Construction contractor	Lend Lease
Title of Audit	Independent Audit
Date	Site audit 23 and 24 June 2020
<p>I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge:</p> <ul style="list-style-type: none"> <li>• the audit has been undertaken in accordance with relevant condition(s) of consent and the <i>Independent Audit Post Approval Requirements (Department 2018)</i>;</li> <li>• the findings of the audit are reported truthfully, accurately and completely;</li> <li>• I have exercised due diligence and professional judgement in conducting the audit;</li> <li>• I have acted professionally, objectively and in an unbiased manner;</li> <li>• I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;</li> <li>• I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;</li> <li>• neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and</li> <li>• I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.</li> </ul> <p>Notes:</p> <p>a) Under section 10.6 of the <i>Environmental Planning and Assessment Act 1979</i> a person must not include false or misleading information (or provide information for inclusion in) in a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and</p> <p>b) The <i>Crimes Act 1900</i> contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both)</p>	
Name of Auditor	Erwin Budde
Signature	
Qualification	B. Sc (Hons), Masters of Environmental Engineering Management, Certified Exemplar Global Principal Environmental Auditor.
Email Address	<a href="mailto:Erwin.b@nghconsulting.com.au">Erwin.b@nghconsulting.com.au</a>
Company	NGH Pty Ltd
Company Address	18/21 Mary Street, Surry Hills, NSW 2010



## **APPENDIX E: SITE INSPECTION PHOTOS**



Access to the loading dock



Excavation inside shoring



Spill kit and dangerous goods store



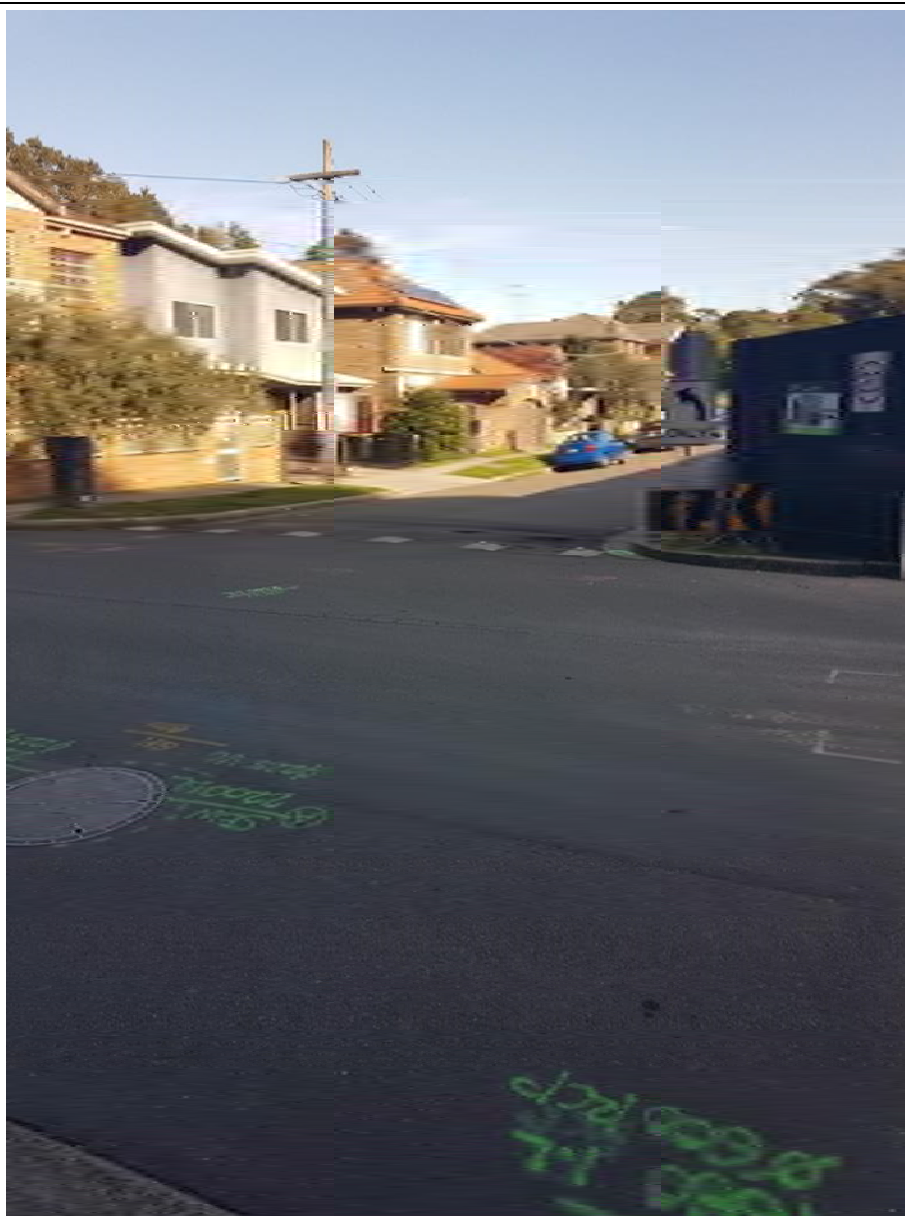
Air quality monitoring station



Waste skip



Erosion and sedimentation controls on standby at site entrance gate



Magill Street (note bollards were down during the daytime)