



Health
Infrastructure

Proponent Response to Independent Audit Findings Randwick Campus Redevelopment Project

State Significant Development (SSD) 9113

PWC

[VERSION 2.0]

27 September 2019

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Introduction

Project Name and Project Application Number

Randwick Campus Redevelopment Project – SSD 9113

Site Address

Part Lot 1 DP870820 (Randwick Hospital Campus), Lot 6 DP13997 (71 Botany Street, Randwick), Lot A DP167106 (73 Botany Street Randwick), Lot B DP167106 (75 Botany Street, Randwick), Lot C DP167106 (77 Botany Street, Randwick), Lot D DP167106 (79 Botany Street, Randwick), Lot A DP33161 (81 Botany Street, Randwick), Lot B DP33161 (83 Botany Street, Randwick), Lot C DP33161 (85 Botany Street, Randwick), Lot D DP33161 (87 Botany Street, Randwick), Lot E DP33161 (89 Botany Street, Randwick), Lot F DP33161 (91 Botany Street, Randwick), Lot 1 DP741639 (93 Botany Street, Randwick), Lot 2 DP1134643 (95 Botany Street, Randwick), Lot A DP439101 (97 Botany Street, Randwick), Lot B DP439101 (99 Botany Street, Randwick) Lot 3 DP302329 (101 Botany Street, Randwick), Part Lot 2 DP13995 (27 Eurimbla Avenue, Randwick), Lot 3 DP13995 (29 Eurimbla Avenue, Randwick), Lot 4 DP13995 (31 Eurimbla Avenue, Randwick), Lot 5 DP13995 (33 Eurimbla Avenue, Randwick), Lot 6 DP13995 (35 Eurimbla Avenue, Randwick), Lot 7 DP13995 (37 Eurimbla Avenue, Randwick), Lot 8 DP13995 (39 Eurimbla Avenue, Randwick), Lot 9 DP13995 (41 Eurimbla Avenue, Randwick), Lot 10 DP13995 (43 Eurimbla Avenue, Randwick), Lot 11 DP13995 (45 Eurimbla Avenue, Randwick), Lot12 DP13995 (47 Eurimbla Avenue, Randwick), Lot 13 DP12909 (34 Eurimbla Avenue, Randwick), Lot 14 DP12909 (36 Eurimbla Avenue, Randwick), Lot B DP441943 (38 Eurimbla Avenue, Randwick), Lot A DP441943 (40 Eurimbla Avenue, Randwick), Lot 1 DP1182570 (42 Eurimbla Avenue, Randwick), Lot 2 DP1182570 (44 Eurimbla Avenue, Randwick), Lot 23A DP434935 (46 Eurimbla Avenue, Randwick), Lot 23B DP434935 (48 Eurimbla Avenue, Randwick), Lot 1 DP522596 (50 Eurimbla Avenue, Randwick), Lot 2 DP533596 (52 Eurimbla Avenue, Randwick), Lot 1 DP501682 (54 Eurimbla Avenue, Randwick), Lot 2 DP501682 (56 Eurimbla Avenue, Randwick), Lot 3 DP 513339 (58 Eurimbla Avenue, Randwick), Lot 4 DP513339 (60 Eurimbla Avenue, Randwick), Lot 19 DP7745 (62 Eurimbla Avenue, Randwick), Lot 18 DP7745 (64-64A Eurimbla Avenue, Randwick, Randwick), Lot 52 DP7745 (64R Eurimbla Avenue – Pedestrian walkway, Randwick), Lot 1 DP748060 (66 Eurimbla Avenue – also known as 6 Magill Street, Randwick), Lot 11 DP806091 (66A Eurimbla Avenue, Randwick), Lot 1 DP307266 (2 Magill Street, Randwick), Lot 12 DP806091 (4 Magill Street, Randwick), Lot Dp975640 (8-8A Magill Street, Randwick), Lot 1 DP11351 (10 Magill Street, Randwick), Lot 2 DP11351 (12 Magill Street, Randwick) Lot 3 DP11351 (14 Magill Street, Randwick)

Title and Revision Number

Proponent Response to Independent Audit Findings Version 1

Date

27 September 2019

Contact Details

Proponent	Health Infrastructure
Client Representative	PwC
Managing Contractor	Lendlease Building

Independent Audit Date

30 July 2019

Independent Auditor

NGH Environmental

Proponent Response

The table below details the Conditions of Consent that were classified as “Non-compliant” with a recommendation by the Independent Auditor during the Independent Audit conducted on 31 July 2019. As required the proponent has provided a detailed action plan to be undertaken in response to each non-compliance, refer table 1 on the next page.

Condition of Approval	Requirement	Details of Non-compliance	Auditor Recommended Action	Action / Timing
A25	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <p>iii) all approved strategies, plans and programs required under the conditions of this consent;</p> <p>v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;</p>	<p>Most plans, programs and strategies are on the website except:</p> <p>The noise, vibration and dust monitoring results are not on the website</p>	<p>Noise, vibration and dust monitoring records should be included on the website</p>	<p>Complete. Monitoring Compliance Template uploaded to Project website 02 Aug 19, refer link below: http://randwickcampusredevelopment.health.nsw.gov.au/Projects/Acute-services-building/SSD-Documentation</p> <p>Monitoring results to be updated on a 6 monthly basis. This frequency has been advised by the independent Compliance Auditor (NGH) as accepted.</p>
B4	<p>Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA.</p>	<p>As the details of external walls and cladding were not finalised at the commencement of construction, this is being deferred to later CCs.</p>	<p>As recommended in the Pre- construction Compliance Report, a modification to change this condition has yet to be undertaken.</p>	<p>Incomplete. As recommended in the Pre-construction Compliance Report (V5), the Project will seek a modification to change when this condition has to be undertaken.</p> <p>Note: The Project is currently finalising the external façade design in consultation with the Government Architects Office.</p>
B10	<p>Prior to commencement construction, the Applicant must prepare a Contamination Management Protocol to the satisfaction of a NSW EPA Accredited Site Auditor which identifies how concurrent remediation and construction activities will be managed on site which:</p>	<p>The SMP differentiates between the storage and separation of contaminated material from non-contaminated material. The RAP identifies how contaminated material will be handled and disposed of. The RAP was prepared to the satisfaction of the Auditor, however the SMP has not.</p>	<p>Obtain evidence from EPA Site Auditor of satisfaction of the SMP.</p>	<p>Incomplete. Project to obtain NSW EPA Site Auditor (Senversa) endorsement of Soil Management Plan.</p>

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B19	Prior to commencement of construction, all outdoor lighting within the site must comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282- 1997 Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority.	The only outdoor lighting currently in operation are LED security lights at the site compound. No public lighting has yet been installed. No details of any outdoor lighting have been provided to the Certifying Authority.	As recommended in the Pre- construction Compliance Report, a modification to change this condition has yet to be undertaken.	Incomplete. As recommended in the Pre-construction Compliance Report (V5), the Project will seek a modification to change when this condition has to be undertaken.
B20	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	Detailed design has not yet been completed. Disability access arrangements will be contained in the detailed design report.	Notify DPIE (through Condition C48) of the delay in submitting BCA information to a later CC.	Incomplete. BCA and Access Reports are complete, however were not provided to the Certifying Authority for Crown Certificate 1 Construction Activities (Piling, and bulk excavation). As recommended in the Pre-construction Compliance Report (V5), the Project will seek a modification to change when this condition has to be undertaken.
B28	Prior to the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must:	Not relevant for CC1. However, General Arrangement Plans have been prepared. They will be issued to the Certifier formally under CC2.	As recommended in the Pre- construction Compliance Report, a modification to change this condition has yet to be undertaken.	Complete. This documentation was reviewed to the satisfaction of the certifying authority as part of Crown Certificate 2, issued 15 October 2019, refer attached.
B30	Where the site is affected by groundwater or fluctuating water table (including during the course of construction), details are to be submitted to the satisfaction of the Certifying Authority demonstrating that the following requirements must be satisfied: (e) groundwater management systems: (ii) should have a design life of 100 years	Drainage system is designed for Integrity Level 4, which is estimated at around 50 years	As recommended in the Pre- construction Compliance Report, a modification to change this condition has yet to be undertaken.	Complete. This documentation was reviewed to the satisfaction of the certifying authority as part of Crown Certificate 2, issued 15 October 2019, refer attached.
B37	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: (b) describe procedures for achieving the noise management levels in EPA’s Interim Construction Noise Guideline (DECC, 2009);	C15 sets noise limits to the ICNG. The CNVMSP estimates that these limits will be exceeded. Monitoring required under	Notify DPIE (through Condition C48) of non-compliance.	Complete. Notification to DPIE is satisfied through submission of this Action Plan (through Condition C48).

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	(e) describe the community consultation undertaken to develop the strategies in condition B37(d); and	B32 has verified that the limits are being exceeded. The CNVMSP does not identify the specific community consultation undertaken in the development of the strategies.	Review noise mitigation measures to achieve ICNG requirements Update CNVMSP	Incomplete. Real time monitoring has been utilized since the commencement of works. Subsequent to the instances recorded, the contractor took immediate action to reduce the impact setting of the equipment which triggered these exceedances. CNVMSP to be updated to capture this management process.
B55	Prior to commencement of landscape construction works, the Applicant must amend the approved landscape plans to incorporate the following: (c) provide for a range of artificial nest boxes are to be installed, suitable for native fauna likely to utilise the site.	No nest boxes are identified on the amended landscape plans	Notify DPIE (through Condition C48) of non-compliance. Identify opportunities for nest box installation or discuss alternative options with DPIE.	Incomplete. As recommended in the Pre-construction Compliance Report (V5), the Project will seek a modification to change when this condition has to be undertaken.
C2	A site notice(s): (b) is to satisfy all but not be limited to, the following requirements: (iii) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice;	All details except the approved hours of work are noted.	Update the site notices	Complete. Site notices updated 06 Sep 19, refer to attached photo.
C19	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999);	There have been 8 recorded levels above the DIN 4150-3 standard. These were not reported to DPIE as non-compliances.	DPIE should be notified of the non compliances	Incomplete. CNVMSP to be updated to include notification process.

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C48	The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	Several non compliances with conditions were notified to DPIE as part of the pre- construction compliance report. However, several others identified in this audit have not been notified	Non compliances must be notified to DPIE as per this condition. It is recommended that awareness of this requirement be raised within the project team.	Complete. The Contractor and Certifier have been notified.
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Attachment 1 – C2 Update



