



Health
Infrastructure

Proponent Response to Independent Audit Findings Randwick Campus Redevelopment Project

State Significant Development (SSD) 9113

PWC

[VERSION 1.0]
19 February 2020

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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

February 2019

Contact Details

Proponent	Health Infrastructure
Client Representative	PwC
Managing Contractor	Lendlease Building

Independent Audit Date

23 January 2020

Independent Auditor

NGH Pty Ltd

Proponent Response

Table 1 below details the Conditions of Consent that were classified as “Non-compliant” during the Independent Audit conducted on 23 January 2020. 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.

Table 2 details the Conditions of Consent that were classified as “Non-compliant” during the Independent Audit conducted on 30 Jul 2019, and a status update on close out actions.

Table 1 – Non-Compliances Identified in Independent Audit (23 January 2020)

Condition of Approval	Requirement	Details of Non-compliance	Auditor Recommended Action	Action / Timing / Evidence
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>The Compliance Monitoring program was not available on the website.</p>	<p>Upload the Compliance Monitoring Program to the website.</p>	<p>Complete. Monitoring Compliance details uploaded to Project website 07 Feb 2020, refer link below: http://randwickcampusredevelopment.health.nsw.gov.au/Projects/Acute-services-building/SSD-Documentation</p>
B61	<p>Within six months of commencement of construction, revised operational noise modelling must be undertaken based on the scenario of Magill street remaining closed to through traffic to determine the likely operational noise levels. Should the results reveal that noise levels at sensitive receivers as described in the EIS Noise and Vibration Impact Assessment, dated 8 August 2018, and prepared by Acoustic studio, exceed the sleep disturbance criteria determined in accordance with the Noise Policy for Industry (EPA 2017), mitigation measures, including architectural treatment must be offered to affected residence. If accepted, measures must be installed at no cost to the resident prior to the commencement of operation</p>	<p>This has not been completed.</p>	<p>Notify DPIE (through Condition C48) of non-compliance.</p> <p>Complete the revised Operational Noise Modelling.</p>	<p>Complete. Acoustic Logic Consultancy (ALC) undertook an external noise emission review of the potential external operational noise impacts from the Development in accordance with Condition B61, refer attachment 2.</p> <p>Statement of compliance was submitted to the satisfaction of the Development's Independent Auditor 04 Feb 2020. DPIE were notified of non-compliance through Condition C48 30 Jan 2020, refer Attachment 4.</p>

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<p align="center">B62</p>	<p>Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority within six months of commencement of construction:</p> <p>a) all vehicles must enter and leave the Site in a forward direction;</p> <p>b) minimum of 12 on-site time limited car parking spaces for use by visitors to the Emergency Department during operation of the development and designed in accordance with the latest version of AS2890.1;</p> <p>c) the swept path of the longest vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with AUSTROADS;</p> <p>d) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed;</p> <p>e) all internal access driveways must be designed and constructed in accordance with AS 2890.1 (2004) - Off street Car Parking and the levels of the driveway must match the alignment levels at the property boundary (as specified by Council); and</p> <p>f) all internal driveways and carpark areas must be designed for two way traffic movements.</p>	<p>Arup have completed a statement of compliance of this Condition. This was completed within 6 months of commencement of construction.</p> <p>This was provided to the Certifying Authority on 23/1/2020, outside the required period.</p>	<p>Notify DPIE (through Condition C48) of non-compliance.</p>	<p>Complete. DPIE were notified of non-compliance through Condition C48 30 Jan 2020, refer Attachment 4</p>
<p align="center">B66</p>	<p>Compliance Reports of the project must be carried out in accordance with the Compliance Department and the Certifying Authority</p>	<p>Construction compliance report has not been completed.</p>	<p>Notify DPIE (through Condition C48) of non-compliance.</p> <p>Complete the Construction Compliance Report.</p>	<p>DPIE were notified of non-compliance through Condition C48 30 Jan 2020, refer Attachment 4.</p> <p>The Construction Compliance Report will be completed in accordance with the Compliance Department and the Certifying Authority and issued to the Department.</p>

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C15	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	Noise monitoring shows that noise levels are routinely exceeding the ICNG. However, they are within the predicted noise levels for the project and consistent with the expectations details in the CNVMP.	Notify DPIE (through Condition C48) of non-compliance. Review the CNVMP mitigation measures.	DPIE were notified of non-compliance through Condition C48 30 Jan 2020, refer Attachment 4. Incomplete. The mitigation measures outlined in the CNVMP are being reviewed, before subsequent update and reissue.
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.	Non-compliances associated with noise monitoring exceedances have not been routinely reported to DPIE.	Notify DPIE (through Condition C48) of non-compliance. Review the procedure for notifying DPIE of non-compliance.	Complete. Procedure for notification has been reviewed by the Development. DPIE were notified of non-compliance through Condition C48 30 Jan 2020.

PROPONENT RESPONSE TO INDEPENDENT AUDIT FINDINGS RANDWICK CAMPUS REDEVELOPMENT PROJECT

Table 2 – Non-Compliances Identified in Independent Audit Conducted (30 July 2019)

Condition of Approval	Requirement	Details of Non-compliance	Auditor Recommended Action	Action / Timing	Status
A25	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>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>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>	Closed
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>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>20 Feb 2020 – Staging Modification Instrument approved. B4 to be addressed in Staging Report submission to DPIE.</p>	Open

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B10	Prior to commencement construction, the Applicant must prepare a Contamination Management Protocol to the satisfaction of a NSW EPA Accredited Site Auditor which identifies how concurrent remediation and construction activities will be managed on site which:	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.	Obtain evidence from EPA Site Auditor of satisfaction of the SMP.	Development obtained NSW EPA Site Auditor (Senversa) endorsement of Soil Management Plan 12 Nov 2019, refer attachment 3.	Closed
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.	As recommended in the Pre-construction Compliance Report (V5), the Project will seek a modification to change when this condition has to be undertaken. 20 Feb 2020 – Staging Modification Instrument approved. B19 to be addressed in Staging Report submission to DPIE.	Open
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.	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. 20 Feb 2020 – Staging Modification Instrument approved. B19 to be addressed in Staging Report submission to DPIE.	Open

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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.	This documentation was reviewed to the satisfaction of the certifying authority as part of Crown Certificate 2, issued 15 October 2019.	Closed
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.	This documentation was reviewed to the satisfaction of the certifying authority, issued 07 Feb 2020, refer attachment 1.	Closed
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); (e) describe the community consultation undertaken to develop the strategies in condition B37(d); and	C15 sets noise limits to the ICNG. The CNVMSP estimates that these limits will be exceeded. Monitoring required under B32 has verified that the limits are being exceeded. The CNVMSP does not identify the specific community consultation undertaken in the development of the strategies.	Notify DPIE (through Condition C48) of non-compliance. Review noise mitigation measures to achieve ICNG requirements Update CNVMSP	Notification to DPIE is satisfied through submission of Proponent Response to Independent Audit Findings 27 Sep 2019. Real time monitoring has been utilised 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.	Closed
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	No nest boxes are identified on the amended landscape plans	Notify DPIE (through Condition C48) of non-compliance. Identify opportunities for	Notification to DPIE is satisfied through submission of Proponent Response to Independent Audit Findings 27 Sep 2019. 20 Feb 2020 – Staging Modification Instrument approved. B55 to be addressed in Staging Report submission to DPIE.	Open

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	are to be installed, suitable for native fauna likely to utilise the site.		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	Evidence of completion provided to DPIE as attachment to Proponent Response to Independent Audit Findings 27 Sep 2019.	Closed
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	CNVMP to be updated to include notification process. 20 Feb 2020 – Contractor to update CNVMP.	Open
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.	The Contractor and Certifier have been notified as per Proponent Response to Independent Audit Findings 27 Sep 2019.	Closed

E-MEMO					
	Name	Company		Email Address	
To	Gordon Brown	LendLease		gordon.t.brown@lendlease.com	
From	Paul Curjak	Date	7 February 2020	Ref	075022-20EM – Letter re DA Condition B30
Re	Prince of Wales Hospital – ASB – Early Works Crown Certificate				

Development Consent – SSD 9113

Gordon,

We write this letter with regard to the DA Condition requirement of B30.

McKenzie Group agree with the 50 year life, as advised by the Contractors Civil and Hydraulic Consultants (see below reference), stating that the 50 year life is common industry practice and that a 100 year design life, to the best of the our knowledge, is unusual and has not been requested on any similar projects.

- Civil Design Certificate -Revision 02 prepared by Acor dated 27/05/2019

Should you have any queries or require any further information, please do not hesitate to contact me.

Regards,



Paul Curjak
 Senior Building Surveyor
 McKenzie Group Consulting (NSW) Pty Ltd
 ACN 093 211 955