

Prepared for Health Infrastructure

Independent Audit Report

Randwick Campus Redevelopment SSD 9113

Audit Number: 6

Randwick, NSW

April 2024

Project Number: 190317

Independent Audit Report

Randwick Campus Redevelopment SSD 9113 Audit Number: 6



Document verification

Project Title: Randwick Campus Redevelopment SSD 9113 Audit Number: 6

Project Number: 190317

Project File Name: 190317_ASB audit Report_20240416_Final V1.3

Revision	Date	Prepared by	Reviewed by	Approved by
Draft	13/12/2023	Will Weir	Olivia Merrick	
Final V1.3	21/02/2024	Will Weir	Olivia Merrick	Erwin Budde
Final V1.3	16/04/2024	Will Weir	Erwin Budde	Erwin Budde

NGH Pty Ltd prints all documents on environmentally sustainable paper including paper made from bagasse (a by-product of sugar production) or recycled paper.

Table of Contents

- Acronyms and Abbreviationsiii**
- 1. Introduction..... 1**
 - 1.1. Background..... 1
 - 1.2. Audit team 1
 - 1.3. Audit objectives 1
 - 1.4. Audit scope 2
 - 1.5. Audit period 2
- 2. Audit methodology 3**
 - 2.1. Audit methodology 3
 - 2.2. Scope development..... 3
 - 2.3. Audit process..... 3
 - 2.4. Audit interviews 3
 - 2.5. Site inspection 3
 - 2.6. Consultation 4
 - 2.7. Compliance status descriptions 4
- 3. Audit findings 5**
 - 3.1. Approval and document list 5
 - 3.2. Compliance performance 10
 - 3.3. Notices, orders or prosecutions 11
 - 3.4. Non-compliances 11
 - 3.5. Previous audit follow-up 14
 - 3.6. Environmental Management Plans 15
 - 3.7. Environmental Management System..... 16
 - 3.8. Consultation 16
 - 3.9. Complaints 17
 - 3.10. Incidents 18
 - 3.11. Predicted versus actual impacts 18
 - 3.12. Site inspections 18
 - 3.13. Actions from previous compliance reports..... 19
 - 3.14. Key strengths 19
 - 3.15. Opportunities for improvement 20
- 4. Recommendations 21**
 - 4.1. Recommended actions..... 21

Independent Audit Report

Randwick Campus Redevelopment SSD 9113 Audit Number: 6



Appendix A Independent Environmental Auditor DeclarationA-I
Appendix B Audit Protocol (table).....B-I
Appendix C Consultation C-II
Appendix D Site photographs..... D-I

Table

Table 3-1 Summary of Compliance 10
Table 3-2 Summary of Non-compliances2
Table 3-3 Status of previous Independent Audit non compliances 14
Table 4-1 Recommended Actions21

Acronyms and Abbreviations

ASB	Acute Services Building
AWS	Automatic weather station
BC Act	<i>Biodiversity Conservation Act 2016 (NSW)</i>
BOM	Australian Bureau of Meteorology
CEMP	Construction environmental management plan
EIS	Environmental Impact Statement
EMS	Environmental Management System
EMP	Environmental Management Plan
EP&A Act	<i>Environmental Planning and Assessment Act 1979 (NSW)</i>
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999 (Cwth)</i>
EPL	Environmental Protection Licence
ha	hectares
IA	Independent Audit
IAPAR	Independent Audit Post Approval Requirements
km	kilometres
m	metres
NSW	New South Wales

1. Introduction

1.1. Background

The Randwick Redevelopment Project (the Project) is located at the existing Prince of Wales Hospital and involves the construction of a new Acute Services Building (ASB) to the west of the existing Randwick Hospitals' campus. The project includes:

- Expanded adult emergency department
- Expanded psychiatric emergency care centre
- Expanded intensive care unit
- New rapid assessment unit including a virtual care centre
- Replacement of existing inpatient wards and provision of additional inpatient beds providing contemporary facilities for several specialties
- Four new digital operating theatres equipped with state-of-the-art technology for neuroscience surgery and complex orthopaedics, including major spinal surgery
- A new and expanded central sterilising service department and a new helipad serving the Randwick Hospitals Campus
- Teaching, education and research spaces integrated with clinical areas to support collaborative medical research.

The redevelopment once operating, will enable education, training and research to be more closely integrated into the health care services provided across the precinct and expand the Ambulatory care facilities after the opening of the new Acute Services Building in 2022.

The project is subject to three development approvals:

1. A Development Approval was granted by Randwick City Council for the demolition of existing residential buildings and decommissioning of services at the site.
2. A Part 5 approval was obtained from Health Infrastructure NSW for sewer augmentation works
3. Approval as a State Significant Development (SSD 9113) was obtained from the NSW Minister for Planning for the new Acute Services Building.

This audit has been commissioned only for the State Significant Development (SSD) component of the project. Lend Lease was awarded the contract for early works and main works for the Acute Services Building which includes site preparation and foundation establishment, along with construction of the ASB building.

1.2. Audit team

The audit was led by Erwin Budde, Exemplar Global Certified Principal Environmental Auditor. Erwin has over 23 years experience as an environmental professional and 19 years of auditing experience. Erwin was Approved as the Independent Environmental Auditor by the Department of Planning, Industry and Environment (the Department) (Appendix A). The site audit inspection was undertaken by Will Weir. Will has over 25 years experience as an environmental engineer and is highly experienced environmental auditor.

1.3. Audit objectives

The objectives of the audit were to conduct an independent review of compliance with:

Conditions of Approval SSD 9113 (issued by the Minister for Planning on the 27 February 2019),

- Modification 1 (10/2/2020),

- Modification 2 (20/12/2020),
- Modification 3 (27/01/2021)
- Modification 4 (29/11/2021),
- Modification 5 (17/7/2023) and
- in accordance with the requirements of the Independent Audit Post Approval Requirements (IAPAR), June 2018 (Department 2018).

1.4. Audit scope

This is the sixth Independent Environmental Audit of the project.

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

- Consolidated Consent (as modified) applicable to the current status of the Project (refer Appendix B for Audit Protocol)
- All post approval documents required by the conditions of consent [e.g. Environmental Management Plans (EMP)]
- All environmental licences and approvals applicable to the development [excluding Environmental Protection License (EPL)]
- An assessment of the environmental performance of the development
- A high-level review of the project's Environmental Management System (EMS)
- A high-level assessment of whether EMPs and Sub-plans are adequate

1.5. Audit period

This is the sixth audit, with the audit period being from the date of the last audit (12 September 2022) up to the date of the current site audit (2 November 2023). The audit and audit responses are required to be submitted by the Proponent to the Department.

2. Audit methodology

2.1. Audit methodology

The Department agreed to the nomination of Erwin Budde as the Lead Auditor for the project on 23 May 2019 (Appendix A).

2.2. Scope development

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

- Reviewing SSD 9133 Consolidated Consent
- Review of SSD 10339 Schedule 3 (Modification to SSD 9133)
- Review of Modification 1 to SSD 9113 (10/02/2020)
- Review of Modification 2 to SSD 9113 (22/12/2020)
- Review of Modification 3 to SSD 9113 (27/01/2021)
- Review of Modification 4 to SSD 9113 (29/11/2021)
- Review of Modification 5 to SSD 9113 (17/7/2023)
- Reviewing the Independent Audit – Post Approval requirements (June 2018)
- Consultation with agencies
- A desktop audit of documentation issued for all applicable Crown Certificates
- A desktop review of the approved Environmental Management Plan and associated subplans
- Reviewing the Audit Protocol.

2.3. Audit process

A document review was undertaken prior to the audit off site and continued following the site inspection component of the audit. The document review included a review of the Consolidated Consent and all management plans and sub plans, using evidence submitted as part of Crown Certificates as relevant.

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 2 November 2023 at 9.00am on site. Present at the opening meeting were:

- Anna Fisher, Project Manager, Price WaterHouse Coopers

A closing meeting was held on 2nd November 2023 at 4:00pm on site. Present at the closing meeting were:

- Anna Fisher, Project Manager, Price WaterHouse Coopers

2.4. Audit interviews

Interviews were held with project staff were:

- Anna Fisher, Project Manager, Price WaterHouse Coopers
- Michael Cain, Senior Project Engineer, Construction, Lendlease Construction
- Maintenance Coordinator, Prince of Wales Hospital - Randwick Campus

All interview requests were granted.

2.5. Site inspection

A site inspection was conducted on 2 November 2023 (10:00am). The purpose of site visit was to undertake: an inspection of completed exterior works on site, view the empty shell levels for fit-out, 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, George Mobayed and Alex Karki
- Randwick City Council

Email responses from the consultation process are included in Appendix C and summarised in Section **Error! Reference source not found..**

2.7. Compliance status descriptions

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

Conditions that have incurred a non-compliant status relevant to the pre-construction phase would retain their noncompliance status for the remainder of the audit program. However, such conditions generally will not be discussed further as they are considered closed with no further management action required. Refer to Section **Error! Reference source not found..**

In the event that conditions that have incurred a non-compliant status relevant to the pre-construction phase, which still require management attention to close out the recommendation, these are discussed below to assist the Proponent in tracking such actions through to close out. Refer to Section **Error! Reference source not found..**

3. Audit findings

3.1. Approval and document list

The list below shows all documentation used as evidence in audits to date. New evidence provided during the current audit (Audit 6) are identified in underline.

- Consent Documents
 - Environmental Impact Statement, State Significant Development Application SSD 9113, Randwick Hospitals Campus Redevelopment - Stage 1 (21/8/18).
 - Response to Submissions Report State Significant Development Application SSD 9113, Randwick Hospitals Campus Redevelopment - Stage 1 (6/11/18)
 - Consolidated Development Consent, SSD 9113, as Modified by Modifications 1, 2, 3, 4 and 5 (17/7/2023)
 - Approved Plans, SSD 9113 (27/2/19)
 - Approved Plans SSD 9113 (17/7/23)
 - Works Authorisation Deed (WAD) for Intersection, 16/3/2022 (signed) Botany St and Samuels Ave Intersection new signals Randwick 10/02/22
 - Road Occupancy Licence (ROL) 1893294 for Aug 2022
- Compliance Reports:
 - Pre-Construction Compliance Report, Lend Lease (19/7/19)
 - Construction Compliance Report 1 (21/2/2020)
 - Construction Compliance Report 2 (11/6/2020)
 - Construction Compliance Report 3 (14/12/2020)
 - Construction Compliance Report 4 (15/7/2021)
 - Construction Compliance Report 5 (6/5/2022)
- State Significant Development Modification Assessment, Design modifications (SSD-9113-Mod-5) (July 2023)
- Staging Report (Rev 3) (24/4/2020)
- Staging Report, Rev 5 (15/12/2020)
- Staging Report, Combined Construction and Operation Report (Rev 0.3, 17/2/2023)
- Staging Report, Combined Construction and Operation Report (Rev 0.5, 22/12/2023)
- Pre- Operation Compliance Report (February 2023)
- DPIE approval of Staging Report (letter), 30/08/2021
- Complaints Register (June 2021)
- Crown Building Work Certificate No 19/124846-3 (CC1), McKenzie Group (31/5/19)
- Crown Building Work Certificate No 19/124846-4 (CC2), McKenzie Group (14/10/19)
- Crown Building Work Certificate No 19/124846-4 (CC3), McKenzie Group (19/6/20)
- Crown Building Work Certificate No 19/124846-4 (CC4), McKenzie Group (9/11/20)
- Crown Building Work Certificate No 19/124846-4 (CC5), McKenzie Group (7/5/21)
- Crown Building Work Certificate No 21/124846-11 (CC6), McKenzie Group (26/7/21)
- Crown Building Work Certificate No 22/124846-14 (CC7), McKenzie Group (21/22)
- Construction and Environment Management Plan prepared by Lend Lease (Rev 6, September 2021) and the following associated subplans:
 - Construction Traffic and Pedestrian Management Subplan V03 prepared by Lend Lease (Rev 7, September 2021)
 - Construction Worker Transportation Strategy V02 prepared by Lend Lease (Rev 4, 1/5/2020)
 - Main Works Construction Noise and Vibration Management Plan prepared by Acoustic Logic (Rev 3.0, 15/9/2021).
 - Stormwater and Erosion (CSWMP) Management Plan prepared by Lend Lease (Rev 3.0, 15/9/2021)

- Waste Management Plan prepared by Lend lease (Rev 3.2, 25/5/2021)
- Prince of Wales Hospital Waste Management Plan (South Eastern Sydney LHD, Revision 6, April 2023)
- Hazardous Chemicals Management Plan prepared by Lend Lease (Rev 4.16 17/2/2022)
- Heritage and Archaeological Management Plan prepared by Lend Lease (Rev 2.14, 17/6/2022)
- Aboriginal Culture Heritage Management Subplan prepared by MDCA (Rev 1, 1/6/19)
- Unexpected Finds Protocol Document prepared by Lendlease (Rev 7, 18/3/2020)
- Emergency Response Plan (Rev 3.5, 21/5/2021)
- Spoil Management Plan (SMP)
- Compliance Monitoring and Reporting Program prepared by Lend Lease(19/5/19)
- Dewatering Management Plan (March 2019) (Douglas Partners Geotechnical Report Project 72505.13.R.011 Rev0.DMP)
- Community Consultation Strategy, Prince of Wales Hospital Expansion Stage 1 SSD 9113, Health Infrastructure NSW (April 2019)
- Remediation Action Plan Rev 4 prepared by Douglas Partners (February 2019)
- Contamination Management Plan prepared by Lend Lease (Rev 3, 17/3/2021)
- Asbestos Management Plan prepared by Lend Lease (Rev 2.10 17/3/2021)
- UNSW Waste Management Plan v0.5 (19/6/2020)
- Landscape Maintenance Manual, Fresh Landscapes (12/09/2022)
- Traffic Management Plan (Magill street) Rev 4, Arup, May 2023)
- Design Certificates and Reviews:
 - Design Certificate for Structural Works prepared by Enstruct (9/5/19)
 - Civil Design Certification Rev 2 prepared by Acor Consultants (27/5/19)
 - DDA Detailed Design Report September 2018
 - Accessibility Design Review, Rev D, McKenzie Group (19/9/19)
 - Accessibility Design Review, Rev E, for CC3, McKenzie Group (18/3/2020)
 - Access Compliance Certificate, McKenzie Group, (18/3/2020)
 - Access Design Review prepared by McKenzie Group Consulting (QLD), 20/5/2021
 - Access Consultants Certificate prepared by McKenzie Group Consulting (QLD), 24/5/2021 for CC6
 - Access Design Review for SCH Link Bridge prepared by Mckenzie Group Consulting (QLD), 19/3/2022
 - Access Consultants Certificate prepared by McKenzie Group Consulting (QLD), 19/2/2022 for CC7
 - Structural Design Certificate as part of CC1
 - Flood certification letter from BMT for CC2 (24/9/19)
 - Hydraulic Design Statement, Central Plumbing (25/9/19)
 - Hydraulic Design Statement, ACOR, (21/2/2020)
 - Letter certifying compliance with Condition B62, ARUP (4/12/19)
 - Statement of Acoustic Compliance Letter from Acoustic Studios (19/9/19)
 - Design Statement for CC2, BVN (13/9/19)
 - Wagstaff letter certifying the retaining wall piles (26/9/19)
 - Wagstaff letter certifying the foundation piles (22/1/20)
 - Operational Noise Model Review for Magill Street, Acoustic Logic (28/1/2020)
 - Survey Report - DRAFT - Helicopter Landing Site, PDA Surveyors (23/3/2020)
 - Mechanical Design Compliance Certificate, Fredon Air, 5/6/2020
 - Mechanical Design Compliance Certificate, Fredon Air, 7/10/2020
 - Awning/Roofing and External Wall System Disclosure Statement (Design), Awning/Roofing and External Wall Concepts (Type A & B Construction), Gavin McPherson, 7/9/2020
 - Awning Roofing & External Wall System Disclosure Statement prepared by Surface Design, 9/6/2021
 - External Wall System Disclosure Statement prepared by FES Consulting Engineers, 3/6/2022

- Design Certificate from Enstruct Group 4/9/20 relating to CC4 drawings
- Design Verification Certificate, End of Trip Facilities (Team 2 Architects, 23/4/21)
- Civil Design Certification Rev 4 prepared by Acor Consultants (16/07/21)
- Design Certificate for Structural works prepared by Enstruct Group, 5/4/2021 for CC6
- Design Certificate for Structural works prepared by Enstruct, 15/6/2022 for CC7
- Ausgrid assessment - 24/11/2021 - Level 1 project assessment. AN-11992
- External Wall System Disclosure Statement Installation Certificate (Onsite Group, July 2022)
- Onsite Glazing Certificate (15/7/2022)
- Installation Certificate Fire Hazard Properties (Axis Metal Roofing, 20/7/2022)
- Fire Safety Certificate (28/9/2022)
- Mechanical Services Installation Certificate (12/8/2022)
- Landscape Architecture drawings and details. Certification for all landscape works in accordance with the design documentation and relevant SSD Conditions (accepted by Aspect Studios, 21/02/2023)
- Drawings and Plans:
 - Civil Drawings prepared by Acor Consultants numbered: DWG-DD-303[07], DWG-DD-308[05], DWG-DD-309[04], DWG-DD-604[03], DWG-DD-606[03], DWG-DD-607[03]
 - Structural Drawings as referenced in Design Certificate prepared by Enstruct (12 May 2019)
 - Structural Drawings as referenced in Design Certificate prepared by Enstruct (5/5/2021)
 - Structural Drawings as referenced in Design Certificate prepared by Enstruct (15/6/2022)
 - Plans for Landscaping works prepared by Aspect Studios provided in CC6 (26 July 2021)
 - Plans for Facade works prepared by Onsite Group provided in CC7
 - Plans for Roof Works RCR-BVN-ARC-50-DRW-42B-1100001[4]
 - Design drawings Central Plumbing, peer-reviewed by Acor, RCR-CP-HY-50-DRW-DR-B200001 Issue 2 and RCR-CP-HY-50-DRW-DR-B200004 Issue 1
 - General Arrangement Plan for stormwater design issued for construction RCR-ACR-CV-50-DWG-DD-101 Rev 2
 - Loading dock design RCR-BVN-ARC-50-DRW-40E-NL00771 Rev 2
 - Public Domain Signs and Linemarking Sheet 1. RCR-ARC-CV-02-DWG-DD-301 Rev 1
 - AusGrid Certified drawings (SC11992) (19/9/19) AMD 1
 - TCS Design Drawing DS0000/000000 Issue A, B-Line (24/7/2019)
 - Car Headlight Spill Extent (Aspect Studios)
 - Acute Services Building Design Plans (Aspect Studios) Rev 12 13/01/2023
 - Plan of Easements Affecting Lot 101 DP 1282403
 - Christie Civil Stormwater Drainage, certified by VFT Surveyors (confirmed as complaint) 20/10/2022
 - Rainwater re-use As-Builts (RCR-CPC-HYD-30-DRWs), Central Plumbing Group (27/9/2022)
- Dilapidation Reports including:
 - 1 Magill Street (James Townsend Dilapidation Surveys), 24/8/18
 - 3 Magill Street (James Townsend Dilapidation Surveys), 4/11/19
 - 5 Magill Street (James Townsend Dilapidation Surveys), 24/8/18
 - 7 Magill Street (James Townsend Dilapidation Surveys), 24/8/18
 - 9 Magill Street (James Townsend Dilapidation Surveys), 13/8/18
 - 11 Magill Street (James Townsend Dilapidation Surveys), 13/8/18
 - 13 Magill Street (James Townsend Dilapidation Surveys), 13/8/18
 - 15 Magill Street (James Townsend Dilapidation Surveys), 13/8/18
 - 4 Hay Street (James Townsend Dilapidation Surveys), 10/5/19
 - 40 Botany Street (James Townsend Dilapidation Surveys), 26/2/19
 - 103 Botany Street (James Townsend Dilapidation Surveys), 29/8/18
 - Botany Street, Magill Street, Hospital Road, High street – Road surface, kerb, gutter, footpath and assets abutting site (James Townsend Dilapidation Surveys), 20/9/18
 - High Street Light Rail – Dilapidation Survey Report (James Townsend Dilapidation Surveys), 26/2/19
- ABS Project Summary Flood Report (BMT October 2018)

- Floodplain Risk Management Guideline (OEH, 2007)
- Emergency Response Plan 2.5 (23/5/19)
- DD Aviation Report v1.8 (AviPro 12/9/2018)
- Report – Development Consent 51 (AviPro, 15/8/2020)
- Douglas Partners Preliminary Geotechnical Investigations Report (February 2018)
- Planting Schedule S17032-LA-350 Rev E
- Vibration Limits for Piling Work – report by enstruct group pty ltd (31/5/19)
- Historical Archaeology Excavation Report, Casey and Lowe (May 2020)
- Correspondence including:
 - Memo regarding the proposed roofing material, BVN (18 September 19)
 - Letter regarding Protection of Airspace Works prepared by Department of Infrastructure (4/4/19)
 - Email Correspondence regarding satisfaction of Condition B 17 prepared by Lendlease (27/5/19)
 - Letter regarding 2018 Flood Report prepared by BMT Eastern Australia (27/5/19)
 - Letter regarding Conditions to be Satisfied prepared by Lendlease (27/5/19)
 - Letter confirming Architectural Drawings consistent with Development Consent prepared by Lendlease (22/5/19)
 - Email Correspondence regarding updated CPTMP and TfNSW Endorsement prepared by Lendlease (31/5/19)
 - Email Correspondence regarding “truck and dog” swept paths report prepared by Lendlease (30/5/19)
 - Email from HI to DPE 14/6/19 notifying construction commencing on 17th June
 - Letter from Enstruct Group 3/5/19 relating to CC1 drawings
 - Letter from Enstruct Group 16/8/19 relating to CC2 drawings
 - Email dilapidation reports from LL to John Flanagan on 31/5/19
 - Email to DPE submitting the CCS 27/5/19
 - Letter from approving the CCS DPE 5/6/17
 - Email from Mary Dallas to LL 21/5/19 stating all excavation work has been completed.
 - TfNSW Email 30/5/19
 - Light Rail email 2/7/19
 - Letter from DPE approving ACHMP 14/6/19
 - Letter to DPE 19/7/19 submitting the CEMP, subplans and ARD
 - Letter to DPE 13/5/19 seeking auditor and audit program approval
 - Letter from DPE approving Auditor 23/5/19
 - Minutes of RCC/Hi coordination meeting 24/7/19 (Item 3.3)
 - Email from PwC to Auditor regarding A15 and B39 (9/1/20)
 - Letter from Lend Lease to Certifying Authority regarding B26 and RCC (26 September 19)
 - Letter from Ausgrid certifying the electrical design plan SC11992 Rev0 (18 July 19)
 - Letter from Jemena confirming availability of gas (25/9/19)
 - Email from Telstra confirming availability of telecommunications (9/7/19)
 - Letter from Telstra confirming availability of telecommunications (25/9/19)
 - Interim Audit Advice #5, Senversa (31/7/19)
 - Letter from Enstruct structural certificate for CC2 (25/9/19)
 - Email from TfNSW endorsing v2 of the CTPM (27/9/19)
 - Email from DPIE issuing directives in relation to the Independent Audit 1 (21/1/20)
 - GBCA Acknowledgement email (8/10/19)
 - Email to Certifying Authority submitting the pile certification (22/1/20)
 - Letter from RMS approving ‘in principal’ the design of the TCS (25/9/19)
 - Email from Lend Lease to Randwick Council regarding Magill/Botany St intersection design (18/3/19).
 - Email from Lend Lease to Council regarding ‘no stopping’ signs on Magill and Botany Streets (19/11/19)
 - Letter from Central Plumbing detailing the rainwater harvesting and reuse system (28/11/2019)
 - Email from DPIE (Claire Williamson) responding to the submitted Pre-construction Compliance Report and Independent Audit Report (21/1/20)

- Email from DPIE (Carol Marra) supporting the changes to the loading dock façade wall (24/9/19)
- Email from PCA stating they are satisfied with the car parking and vehicle layout (29/1/19)
- Email to DPIE submitting the PCCR (14/6/19)
- Letter from RMS approving 'in principal' the TCS design (25/9/2019)
- Confirmation of submission of Historical Archaeology Excavation Report to DPIE 9/6/2020
- Confirmation of submission of Historical Archaeology Excavation Report to Council 1/6/2020
- Confirmation of submission of Historical Archaeology Excavation Report to Council 2/6/2020
- Construction Compliance Report 1 (29/5/2020)
- Email to DPIE submitting the CCR 1 report (16/3/2020 and 2/6/2020)
- Email from DPIE comments on the CCR (1/5/2020)
- Email to DPIE submitting the CCR 2 report (17/6/2020)
- Letter from DPIE approving the landscape treatment under A18 (10/2/2020)
- Letter to DPIE submitting roofing details under A19 (2/6/2020)
- Letter from DPIE approving the Staging Report (6/5/2020)
- Design Certificate from Enstruct Group 4/6/2020 relating to CC3 drawings
- Design Certificate from SRG Global 26/5/20 relating to post-tensioned slab drawings
- Letter from DPIE approving the use of the NSW Health Engineering Services Guidelines for ESD (22/10/19)
- Architectural Statement BVN (11/6/2020)
- Automated Response from DPIE for submission of CCR 2 (11/6/2020)
- Automated Response from DPIE for submission of Audit Report 3 and Responses (11/6/2020)
- E-memo from McKenzie Group regarding 50-year Design Life (7/2/2020)
- Email correspondence, Avipro, regarding B51 (24/3/2020)
- Email from HI confirming submission date for Audit Report 2 (16/3/2020)
- Email from R Yarad to RCC regarding the commissioning of end state stormwater system (25/5/2021)
- Email from TfNSW approving the final intersection design (15/4/21)
- Email from RCC regarding streetscape design (11/5/2021)
- Email from DPIE confirming receipt of Audit Report 3 and Responses (27/7/20)
- Letter to DPIE notifying non-compliances reported in CCR 3 (29/7/2020)
- Email to McKenzie Group notifying of Management Plan reviews (9/9/2020)
- Email to McKenzie Group notifying of Management Plan reviews (10/12/2020)
- Letter to DPIE notifying management plan review (27/12/2020)
- Letter from DPIE regarding Satisfaction of Condition A18 – Emergency Department Car Park Screening (10/2/2022)
- Post Approval Receipt for notification of management plan review (17/12/2020)
- Post Approval Receipt for notification of management plan review (31/03/2021)
- Post Approval Receipt for submission of documentation under B5 (25/6/2020)
- Post Approval Receipt for submission of documentation under B52 (25/6/2020)
- Post Approval Receipt for submission of documentation under C48 and C49 (SSD-9113-PA-54) (27/10/2023)
- Council approval of works letter dated 4/2/2022 for B47
- DPIE letter dated 27/07/2022 for approval of out of our work – C5
- Letter to DPIE reporting non-compliance dated 6/7/2022 – C46, C48 and C49
- Letter to DPIE Re: SSD-9113 – Prince of Wales Hospital Expansion Stage 1 Non-Compliance Notification (October 2023)
- Letter from DPHI (18 January 2024): re approval of Combined Construction and Operation Report (Rev 0.5, 22/12/2023) SSD-9113-PA-58
- Email confirmation (4/13/2023), regarding Prince of Wales Hospital - Addition to approved Acute Services Building - Notification of Occupation D1
- Email (MGC-GCOR-001392) re Design Plan: SY180053 RCR Main Works Construction Certificate 01 220927
- Letter (Ref No: SY180115) re: Hydraulic Design Statement of Compliance for Occupation Certificate (17/08/2022)
- Letter re: Green Star Equivalency Phase 2 submission package (Ref # Stantec-GCOR-000096)

21 July 202

- <http://randwickcampusredevelopment.health.nsw.gov.au/Projects/Acute-services-building>
- Community Updates (July 19 to May 21)
- Complaints Register (January 2024)
- Construction Monitoring Results (February 2023)
- Project induction Rev 31 (28/5/21)
- Proponent Response to Independent Audit Findings, Audit 1, Audit 2, Audit 3
- Proponent Response to Independent Audit 5 Findings Randwick Campus Redevelopment Project State Significant Development (SSD) 9113 (February 2023)
- Business Rule / Policy Car Parking Randwick Campus July 2022
- Drainage Construction and Maintenance Deed
- Hydraulic works Installation Certificate (3/6/ 2022)
- Stormwater Drainage Maintenance Schedule 15/12/22
- Site Auditor (contamination) Statement (Ref No: JC-NSW26d)
- Records
 - Long Service Levy Receipt prepared by Long Service Corporation (7 May 19)
 - Long Service Levy Receipt prepared by Long Service Corporation (2 August 19)
 - Long Service Levy Receipt prepared by Long Service Corporation (6 May 20)
 - Long Service Levy Receipt prepared by Long Service Corporation (2 Oct 20)
 - Security bank guarantee 20/5/19
 - Bank Guarantee for Security Deposit Payment prepared by NAB (7/5/19)
 - Consultation PowerPoint presentations
 - CASA Approval 4/4/19
 - Road Occupancy Licences
 - Minutes of Traffic Committee presentations on 14/5/19, 24/7/19
 - GBCA Tax Invoice #GA4699DA-A-38478
 - Noise Monitoring Records, August to December 2019 (Acoustic Studio and Acoustic Logic)
 - Noise Monitoring Records, January 2020 to March 2021 (Acoustic Studio and Acoustic Logic)
 - Gate records for January to June 2021
 - Management Plan Register (June 2021)
 - Lot Registration DP1282403 (Ref No: 30744 013DP, 12/8/2022)

3.2. Compliance performance

The project was found to be non-compliant with 25 Conditions from a total of 197 Conditions of Consent (Table 3-1). Of these, 20 were **new** non-compliances.

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.

Table 3-1 Summary of Compliance

	Compliant	Non-complaint	Not-triggered
Part A (31)	20	5 (4 new, 1 ongoing)	6
Part B (68)	56	8 (4 new, 2 ongoing, 2 old)	3
Part C (53)	43	4 (4 new)	6
Part D (45)	31	8 (8 new)	6

3.3. Notices, orders or prosecutions

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

3.4. Non-compliances

Twenty-five (25) non-compliances were identified during Audit 6 and are detailed below in

Independent Audit Report

Randwick Campus Redevelopment SSD 9113 Audit Number: 6



Table 3-2.

Independent Audit Report

Randwick Campus Redevelopment SSD 9113 Audit Number: 6



Table 3-2 Summary of Non-compliances

Condition	Requirement	Details of non-compliance	Recommendations
A2	<p>The development may only be carried out:</p> <p>(a) in compliance with the conditions of this consent;*</p> <p>*Refer Audit protocol (table) for expanded condition.</p> <p>(b) in accordance with all written directions of the Planning Secretary;</p>	<p>The project is generally being carried out in accordance with the conditions of this consent however several non-compliance with conditions were noted, therefore meaning that the development had not been carried out in compliance with the requirements of the conditions of this consent:</p> <p>A12, A25, A29, A30, B1, B2, B3, B5, B17, B30, B51, B63, B66, B67, C2, C15, C44, C51, C52, D11, D14, D16, D17, D24, D25 and D28.</p> <p>DPE in letter dated 20/07/2023 requested that a redacted copy of the Parking Strategy be made available on the project website. The report was not found on the website at the time of audit #6.</p> <p>(Ongoing)</p>	<p>Refer relevant conditions below</p> <p>Make a redacted version of the Parking Strategy publicly available on the project website.</p>
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>(ii) all current statutory approvals for the development;</p> <p>(iv) regular reporting on the environmental performance of</p>	<p>(ii) Modification 5 was not present on the Project website at the time of reporting for Audit 6 (February 2024, Mod 5 approved 17 July 2023).</p> <p>Mod 5 was subsequently uploaded to the website – no further action required.</p> <p>DPE in letter dated 20/07/2023 requested that a redacted copy of the Parking Strategy be made available on the project website. The report was not located on the website at the time of the audit.</p> <p>(New)</p>	<p>No further action required regarding Mod 5.</p> <p>Upload redacted Parking Strategy to project website.</p>

Independent Audit Report

Randwick Campus Redevelopment SSD 9113 Audit Number: 6



Condition	Requirement	Details of non-compliance	Recommendations
	<p>the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;</p> <p>xi) any other matter required by the Planning Secretary;</p> <p>*Refer Audit protocol (table) for expanded condition</p>		
A28	<p>A Staging Report prepared in accordance with condition A27 must:</p> <p>(b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);</p>	<p>The ASB project is currently occupied and operating on most levels with the exception of Level 1 and Level 6 that were subject to Modification 5 and undergoing/awaiting fit-out at the time of Audit 6. At the time of the audit these aspects of occupation and project construction completion were not correctly addressed in the Staging Report, which notes that all Levels were to be operational by 20 June 2023.</p> <p>(New)</p> <p>The site construction office compound was also still in place, and as such not decommissioned and landscaped in accordance with plans. The updated Construction Staging suggests this will be completed in Q4 2024. The auditor was advised that the offices are proposed to be used by the adjoin construction project to the north. This is not addressed in the Staging Report.</p> <p>The Staging Report was updated and approved by DPE on 18 January 2024, however this was after the commencement and completion of Stage 15 works. As such Audit 6 found that the development was non-compliant with the Staging Report that</p>	<p>The Combined Construction and Operations Staging Report (rev 0.5) has been updated to reflect site conditions and was approved (January 2024) therefore no further action is required.</p>

Independent Audit Report

Randwick Campus Redevelopment SSD 9113 Audit Number: 6



Condition	Requirement	Details of non-compliance	Recommendations
		was available when such works were carried out (i.e. Construction and Operation Staging Report Version 0.2, Rev 0.), dated 17/02/2023. The development was therefore noncompliant with the intent of the requirements of this condition.	
A29	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	The project was not completed/operated in accordance with the relevant Staging Report at the time works were completed/operational. Subsequent to Stage 15 being completed, a revised Staging report was approved by DPHI 18 January 2024, however this was after the work was completed and therefore non-compliant with the intent of the requirements of this condition. (New)	As above
A30	Where construction or operation is being staged in accordance with a Staging Report, the terms of this approval that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.	The audit found that the project was not completed/operational in accordance with the Staging Report available at the time the works were being completed/ operational. (New)	As above
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.	Audit 6 could not locate notification in writing of commencement of operation. (New)	The Proponent to notify the Department in writing of the date of commencement of operation.
B2	If the construction or operation of the development is to be staged, the	Refer B28(b) - The project was not completed/operated in accordance with the Staging Report available at the time the	Proponent to ensure that notifications are made in accordance with the

Independent Audit Report

Randwick Campus Redevelopment SSD 9113 Audit Number: 6



Condition	Requirement	Details of non-compliance	Recommendations
	<p>Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.</p>	<p>works were being completed/ operated (i.e. staging report rev 0.3 and 0.4 were not consistent with the most recent modification nor the works being undertaken as observed November 2023). A later Staging report (Rev 0.5) was approved by DPHI 18 January 2024 to account for what the works were, however this was after the fact and therefore non-complaint with the requirements of this condition.</p> <p>(New)</p> <p>Further, operation is being staged with regard to occupation and use of levels, and the operation of the final landscaped area in the northwest corner of the site. Hence, further notification will be required for occupation of these stages.</p>	<p>requirements of this condition, prior to occupation of the remaining stages.</p>
<p>B17</p>	<p>In accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report, prepared by Mary Dallas Consulting Archaeologists, dated October 2018:</p> <p>*Refer Audit protocol (table) for expanded condition</p> <p>*final management of any retrieved Aboriginal archaeological remains, and recommendations relating to any Aboriginal archaeological deposit which may exist within the subject land, will be made in conjunction with Registered Aboriginal Parties to the current assessment on completion of the proposed Aboriginal archaeological test excavations and monitoring and be documented in an updated Aboriginal Cultural Heritage Assessment report;</p>	<p>The auditor was advised the report is in preparation in November 2022. The report was not provided for Audit 6 (November 2023).</p> <p>(Ongoing)</p>	<p>The Proponent to complete the updated Aboriginal Cultural Heritage Assessment report in accordance with the requirements of this condition.</p>

Independent Audit Report

Randwick Campus Redevelopment SSD 9113 Audit Number: 6



Condition	Requirement	Details of non-compliance	Recommendations
B30	<p>Where the site is affected by groundwater or fluctuating water table (including during the course of construction), details are to be submitted to the satisfaction of the Certifying Authority demonstrating that the following requirements must be satisfied:</p> <p>* Refer Audit protocol (table) for expanded condition</p> <p>*should have a design life of 100 years;</p>	<p>Drainage system is designed for Integrity Level 4, which is estimated at around 50 years which is noncompliant with the requirements of this condition.</p> <p>The Certifier prepared a letter in support of the design life.</p> <p>(Old)</p>	<p>Due to the certifier supporting the design life, no further action is recommended and is considered closed.</p>
B51	<p>Prior to the construction of the helipad, future ongoing helicopter operations to the site are to be reviewed by a suitably qualified and experienced aviation professional. Proposed flight paths to the helipad must be identified in consultation with relevant stakeholders in accordance with Civil Aviation Safety Authority Civil Aviation Advisory Publication CAAP 92-2(2) Guidelines for the establishment and other relevant National and International guidelines. A report summarising the outcome of the review and a Three-dimensional Visual Flight Rules Approach and Departure Path and Transitional Surface Survey must be submitted to the satisfaction of Certifying Authority and a copy submitted to the Planning Secretary and Council.</p>	<p>Audit 6 found that a 3D survey was completed by PDA Surveyors. Flight paths were identified in the survey report. AviPro conducted a review of the report and deemed that the design exceeds CAAP 92. Consultation with a range of stakeholders was noted in the report.</p> <p>This was submitted to the Certifier as part of CC4. This had not been submitted to DPIE prior to the construction of the helipad and was therefore non-compliant with the requirements of this condition.</p> <p>(Old)</p>	<p>No further action required.</p>

Independent Audit Report

Randwick Campus Redevelopment SSD 9113 Audit Number: 6



Condition	Requirement	Details of non-compliance	Recommendations
B63	<p>Evidence of compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority prior to the commencement of Façade and Landscaping works:</p> <ul style="list-style-type: none"> (a) the provision of a minimum 200 staff bicycle parking spaces within the basement level (B3) of the adjacent main hospital carpark; (b) the provision of a minimum of 64 visitor bicycle parking spaces provided across a minimum of eight easily accessible locations on the hospital campus; (c) the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance; (d) the provision of end-of-trip facilities for staff in accordance with the relevant provisions of the BCA; (e) the provision of appropriate pedestrian and cyclist advisory signs, including clear wayfinding 	<p>A new Design Verification Certificate is required to confirm compliance with the updated Mod 4 modified condition B63 requirements.</p> <p>(New)</p>	<p>Proponent to obtain a new Design Verification Certificate to confirm compliance with the Mod 4 modified condition B63</p>

Independent Audit Report

Randwick Campus Redevelopment SSD 9113 Audit Number: 6



Condition	Requirement	Details of non-compliance	Recommendations
	signage for the visitor bicycle parking areas; and all works/regulatory signposting associated with the proposed facilities are to be at no cost to the relevant roads authority.		
B66	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	The final Compliance report was not prepared in accordance with the stipulated timeframe as per Compliance Reporting Post Approval Requirements (Department 2018). (Ongoing)	The final Compliance report was prepared (albeit later than required), therefore no further action is required. As construction is yet to be completed (Level 1 & 6 fit-out, and landscaping on Northwest corner of site) the proponent should seek confirmation from the Department if another Compliance Report is required.
B67	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.	Compliance Report (6) was not prepared at the time of Audit 6 reporting and is subsequently not available on the website. A Pre-operational Compliance Report is available on website, however no evidence that it was submitted to the Department 60 days prior to it being made publicly available, could be made. Further, Audit 6 found that there was no evidence to support that the Pre-operational Compliance Report was supplied to the Certifier in accordance with the requirements of this condition. (New)	Proponent to prepare and submit Compliance Report (6) as per the requirements of this condition. Proponent to submit the Pre-operational Compliance Report to the Department and notify the Department and the Certifier at least seven days before this is done. Of note also, the Proponent should seek confirmation from the Department if another Compliance Report (7) is required to account for the remaining construction works continuing into 2024.

Independent Audit Report

Randwick Campus Redevelopment SSD 9113 Audit Number: 6



Condition	Requirement	Details of non-compliance	Recommendations
C2	<p>A site notice(s):</p> <p>(a) must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer.</p>	<p>Project signage for SSD 9113 has been removed despite ongoing construction activities (fit-out of levels 1 and 6, and removal of site construction compound and landscaping). The development is therefore non-compliant with the requirements of this condition</p> <p>(New)</p>	<p>Reinstate project signage until all construction activities are completed.</p>
C15	<p>The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.</p>	<p>NMLs exceeded multiple time from July 2021 through to 31 Jan (2023) as reported in Construction Monitoring Results (up to 10 February 2023).</p> <p>These exceedances were however recorded when works were located adjacent to the noise monitor, therefore causing the noise exceedances. Sensitive receivers were notified of the works prior to commencement, via the Stakeholder Disruptive Works Notification, and the noisy works were monitored.</p> <p>No complaints were made in relation to these recorded noisy works.</p> <p>(Ongoing)</p>	<p>Noise Monitoring has been undertaken up to the commencement of the Staged Operation of the site, however as construction is not completed further noise monitoring may still be triggered (landscaping works).</p> <p>The Proponent should seek confirmation from the Department regarding ongoing noise monitoring</p>
C51	<p>Within three months of:</p> <p>(a) *the submission of an Independent Audit under condition C44</p> <p>the strategies, plans and programs required under this consent must be reviewed, and the Department and the</p>	<p>The fifth audit was conducted in November 2022, therefore management plans were required to be reviewed by February 2023. Audit 6 found that the CEMP has not been revised since 2020. No evidence was provided to the auditor to demonstrate that the CEMP and the suite of management plans required under the conditions of this consent underwent the required review and therefore is considered non-compliant with the</p>	<p>Proponent to review and where necessary update management plans, and ensure requisite notification is undertaken.</p>

Independent Audit Report

Randwick Campus Redevelopment SSD 9113 Audit Number: 6



Condition	Requirement	Details of non-compliance	Recommendations
	Certifying Authority must be notified in writing that a review is being carried out. * Refer Audit Protocol (table) for expanded condition	requirement of this condition. No notification of review to the Certifying Authority or Department was sighted by the auditor. (New)	
C52	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Certifying Authority. Where revisions are required, the revised document must be submitted to the Planning Secretary and Certifying Authority for approval within six weeks of the review.	The Staging Report was not revised to reflect requisite changes from Mod 5 at the time of the audit. The Staging report has since been updated - no further action required. (New)	No further action required.
D1	The date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before occupation. If the operation of the development is to be staged, the Department must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Notification that Notice of Occupation sent to DPE on 9 March 2023 - 3 weeks before date of commencement. (New)	No further action required.
D11	The Applicant shall submit a copy of the final strategy and plan required by	No evidence was provided to demonstrate the GTP was endorsed by the Coordinator General, Transport Coordination	Proponent to ensure the Green Travel Plan gets endorsed by the Coordinator

Independent Audit Report

Randwick Campus Redevelopment SSD 9113 Audit Number: 6



Condition	Requirement	Details of non-compliance	Recommendations
	condition D9 to the Coordinator General, Transport Coordination for endorsement, and a copy submitted to the Planning Secretary prior to the commencement of operation.	or provided to the Planning Secretary prior to the commencement of operation on the ASB. (New)	General, Transport Coordination and is provided to the Planning Secretary
D14	Prior to commencement of operation a parking strategy for the entire Randwick Health and Education Precinct is to have been developed in collaboration with the Randwick Collaboration Area partners, which includes measures to meet the parking demand for the development;	No evidence provided to demonstrate the Parking Strategy was developed in collaboration with Randwick Collaboration Area partners. (New)	Proponent to provide evidence that the requisite partners were collaborated with during development of the strategy.
D16	Prior to the commencement of operation, a parking strategy for the management of parking on the existing Randwick Health Campus is required to better manage allocation of parking and demand of shift rotations. A copy of the parking strategy is to be submitted to the Planning Secretary and Council for information.	The auditor was advised that the Parking Strategy was still under development at the time of audit 6. However, the auditor was provided evidence that the Randwick Campus - Business Rule / Policy Parking, Health, July 2022 was submitted and subsequently accepted by the Planning Secretary as the Parking Strategy required under this condition. It was not however submitted within 6 months of the commencement of operation. No audit evidence provided in relation to annual (staring 2023) demonstrating mode sharing targets achievement. No evidence provided to confirm Parking Strategy was provided to Council. It is noted that DPE in letter dated 20/07/2023 requested that a redacted copy of the Parking Strategy be made available on	Ensure requisite annual reporting is undertaken regarding mode sharing targets. Provide access to strategy on website. Provide Parking Strategy to Council.

Independent Audit Report

Randwick Campus Redevelopment SSD 9113 Audit Number: 6



Condition	Requirement	Details of non-compliance	Recommendations
		the project website. The report was not located on the website at the time of the audit. (New)	
D17	Prior to the commencement of operation, the Applicant must complete the construction of a Traffic Control Signal at the intersection of Botany Street and the ASB access as required by condition B45 to the satisfaction of RMS, and evidence is to be submitted to the Certifying Authority.	At the time of audit 6 the Project was awaiting executed documents from UNSW in order to lodge this easement. As staged operation has commenced this is technically non-compliant. (New)	Proponent to submit the executed documents in accordance with the requirements of this condition.
D24	All stormwater drainage works associated with construction of the new/upgraded Council stormwater pipeline overland diversions works, creation of any drainage easement and any onsite stormwater detention systems as approved under the 'Randwick Campus Redevelopment Early and Enabling Works including Services Diversion' Review of Environmental Factors (approval no.008/2018, dated 19 April 2018) must be completed to Council's satisfaction prior to the commencement of operation. All costs associated with construction of the new/upgraded Council stormwater pipeline, creation of the drainage easement and the onsite stormwater detention systems must be met by the Applicant.	The deed provided as evidence had not yet been executed by Council. As staged operation has commenced this constitutes a non-compliance. (New)	Proponent to execute the drainage easement deed

Independent Audit Report

Randwick Campus Redevelopment SSD 9113 Audit Number: 6



Condition	Requirement	Details of non-compliance	Recommendations
D25	Prior to the commencement of operation, evidence is to be submitted to the Certifying Authority demonstrating that a "restriction on the use of land" and "positive covenant" (under section 88E of the Conveyancing Act 1919) has been placed on the title of the subject property to ensure that all of the onsite detention systems (both for site stormwater drainage and compensatory detention associated with blockages to predevelopment overland flow Paths) are maintained and that no works which could affect the design function of the detention/infiltration system are undertaken without the prior consent (in writing) from Council. Such restriction and positive covenant shall not be released, varied or modified without the consent of the Council.	The Easement documentation provided as evidence has not yet been executed by Council. As staged operation has commenced this constitutes a noncompliance. (New)	Proponent to execute the Easement documentation
D28	Prior to the commencement of operation, the Applicant must provide full details of any proposed private drainage easements or drainage easements over private land in favour of Council, to Council for approval.	The Drainage Construction and Maintenance Deed was fully executed 2 November 2023, however this was done after the commencement of operation (New)	The Drainage Construction and Maintenance Deed was fully executed (albeit after the commencement of operation), therefore no further action is required.

3.5. Previous audit follow-up

The Previous independent audit identified nine (9) non-conformances. The status of these non-conformances and any required management action recommendations are listed below:

Table 3-3 Status of previous Independent Audit non compliances

Condition	Details of non-compliance	Recommended Action	Status
A25	<p>Construction Compliance Report 4 (July 2021) not on website.</p> <p>The noise, vibration and dust monitoring results up to June 2021 are on the website.</p> <p>Last 12 months to June 2022 were not yet reported at the time of Audit 5.</p> <p>Only up to May 2022 Complaints Register on website at time of audit 5</p> <p>Audit Report 4 (June 2021) and applicants response was not on website at the time of Audit 5. Not all of the latest version of the documents were available on the website.</p>	<p>Although the majority of these documents have since been uploaded to the project website, not all of the latest version of the documents were available on the website.</p>	<p>Open</p> <p>See Table 3-2 above for current status</p>
A29	<p>Current stages of work (Stages 3-13) are not being delivered to the schedule provided in the Staging Report. The columns for Activity and Completion date headings in the schedule table presented in the Staging Report also appear to be in incorrect order and hence confusing.</p>	<p>Update Staging Report and submit to DPIE for approval.</p>	<p>Construction and Operation Staging Report (Rev 0.5, December 2023) approved by DPHI in January 2024 to accurately reflect site works.</p> <p>Closed</p>
A30	<p>As above</p>	<p>As above</p>	<p>As above</p>
B2	<p>Evidence not provided for notification of subsequent stages 3-4 and onwards.</p>	<p>Demonstrate notification of commencement of stages and ensure this occurs for subsequent stages.</p>	<p>The project has not been completed/ operated in accordance with a Staging Report that was accurate to the time the works were being completed/ operated for Audit 4, Audit 5 or Audit 6.</p>

Condition	Details of non-compliance	Recommended Action	Status
			Open See Table 3-2 above for current status
B67	Construction Compliance Report 4 was not on website at the time of the audit.	Update website.	Construction Compliance Report 4 was on website at the time of audit 6 (Closed), however refer to Table 3-2 above for current status.
C2	The main Botany Street site entrance door had been moved, leaving the existing sign several metres away from the access, and at the time of the audit it was obscured by temporary fencing.	Move/replace sign to main site entrance and ensure unobstructed.	Open See Table 3-2 above for current status
C15	NML data not provided for July 2021 to June 2022. The auditor was advised that the Noise Monitoring report had not yet been completed for this period.	Complete Noise Monitoring Report to assess compliance with this condition.	Noise monitoring undertaken for audit 6 period (Closed), however refer to Table 3-2 above for current status.
C19	Vibration data not provided for July 2021 to June 2022. The auditor was advised that the Vibration Monitoring report had not yet been completed for this period.	Complete Vibration Report to assess compliance with this condition.	Closed
C44	Audit 4 Report and response not available on website at the time of the audit	Update website	Closed

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 were being managed by Lend Lease. Some of these plans have been prepared only for the early works stage of construction. The auditor was advised no further updates to management plans have been made or submitted to DPHI and the versions reviewed during the current audit are:

- Construction and Environment Management Plan prepared by Lend Lease (Rev 4, 1/5/2020)
- Construction Traffic and Pedestrian Management Subplan V03 prepared by Lendlease (Rev 4, 1/5/2020)
- Construction Worker Transportation Strategy V02 prepared by Lend Lease (Rev 4, 1/5/2020)

- Contamination Management Sub Plan Rev 3.1 prepared by Lendlease dated 17 June 2021
- Main Works Construction Noise and Vibration Management Plan Issue 1 prepared by Acoustic Studio (Rev 5, 18/4/2020) – note, Rev 6 is pending submission to DPIE. Hazardous Products Management Sub Plan Rev 4.11 prepared by Lendlease dated 17 June 2021
- Management Plan regarding Construction Soil and Water prepared by Lend Lease (Rev 6, 18/3/2020)
- Waste Management Plan prepared by Lend lease (Rev 5, 18/3/2020)
- Air Quality Management Sub Plan Rev 2.13 prepared by Lendlease dated 17 June 2021
- Stormwater Erosion and Sedimentation Management Sub Plan Rev 2.11 prepared by Lendlease dated 17 June 2021
- Aboriginal Culture Heritage Management Subplan prepared by MDCA (Rev 1, 1/6/19)
- Unexpected Finds Protocol Document prepared by Lendlease (Rev 7, 18/3/2020)
- Emergency Response Plan (Rev 8, 18/3/2020)
- Stormwater Erosion and Sedimentation Management Sub Plan Rev 2.11 prepared by Lendlease dated 17 June 2021
- Stakeholder & Community Engagement Plan / Communications Strategy (Rev 1, 16/5/18)

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. Consultation

Relevant regulatory stakeholders were contacted to inform this audit (refer Appendix B). Specifically:

Consultation was initiated in October 2023 during the preparatory phase of the IA with DPE, TfNSW and Randwick City Council, prior to the site inspection to obtain feedback and draw attention to any key issues, within the agreed scope of the audit (i.e. SSD-9113). In each case an email was sent to representatives of each agency requesting feedback on those issues considered most relevant by their department at the time of the audit. At the time of reporting, responses had been received from City of Sydney:

- Randwick City Council:
 - one complaint had been received regarding acoustic amenity impact from the operation of the Acute Services Building to the nearest affected residents

IA response:

It was noted during the site inspection component of audit 6, that mechanical ventilation noise could be heard from the basement level in front of the ASB, which is open at ground level. It was considered possible that the mechanical ventilation noise may be bouncing off the front of the ASB and hence can be heard by residence to the north where complaints had been received. In accordance with Section 9.7 of the CNVMP,

this complaint may be considered to be 'offensive noise: works generating noise above the levels predicted in this (CNVMP) document'. The audit therefore recommends a noise assessment/investigation is undertaken to confirm if the noise being generated is above predicted levels and mitigation measures to reduce this impact if the mechanical ventilation noise is found to be offensive (i.e. to exceed noise management levels). It is noted that the proponent has made a commitment to investigate in collaboration with South Eastern Sydney Local Health District through noise monitoring and other methods to identify and assess impacts and minimise further disruption where possible, and this should be undertaken as a matter of priority. Any further investigation may be required to consider aspects such as weather conditions (ie. Still conditions, wind direction), noise reflection from the front of the ASB and any potential low tonal noise impacts.

- Department of Planning and Environment:
 - Out-of-hours works (OOHW) management, including the adequacy of community consultation and notification of OOHW if required (particularly given out of hours activities that have occurred).
 - The adequacy of the project's system and/or process used for compliance monitoring and tracking of administrative requirements under the approval.
 - Can you please also confirm that required information is provided on the project website, including but not limited to, the project's response to audit recommendations (RAR).

IA response:

No Out of Hours Works were conducted for the Audit 6 period (refer Appendix B Audit Protocol for more detail).

Based on the results of this audit, and as displayed within Appendix B (Audit Protocol), a number of new non-compliance were recorded. This suggests that the adequacy of the project's systems and/or processes used for compliance monitoring and tracking of administrative requirements under the approval may need to be reviewed, to ensure compliance tracking is maintained.

Regarding information on the Projects website, refer Table 3-2 above for more detail.

3.9. Complaints

Thirty-eight (38) complaints had been recorded on the complaints register during the audit period from 12 September 2022 to 2 November 2023. The complaints relating to SSD9113 were for the following issues:

- Construction vehicles and amenity disruption (10)
- Noise related complaints/ enquiries (9)
- Worker conduct (3)
- Operational lighting complaints (7)
- Waste/ waste collection and litter (5)
- Traffic signals/ relocated services (3)
- Odours (1)

These complaints were all reviewed and promptly investigated. Action was taken on all complaints, including follow-up consultation with the complainant. None of these complaints were escalated to a notifiable non-conformance. The majority of complaints were closed out, except for the below that remain open:

- A mechanical noise complaint was received via project inbox (6 June 2023). Initial response provided, with commitment to investigate in collaboration with South Eastern Sydney Local Health District through noise monitoring and other methods to identify and assess impacts and minimise further disruption where possible. Refer Section 3.8 above for more detail also
- Follow-up complaint received from community member on Magill Street about amenity disruption caused by operational lighting, via project inbox (9 January 2023). Complaint assessed by project team with hospital management. Community member advised of additional measures being implemented to minimise future disruption, including installation of 'No Standing' signage.

- A complaint was received from community member on Magill Street about vehicle movements on Hospital Road impacting amenity. received via project inbox (23 January 2023). Community member updated of progress of mitigation measures for operational lighting, including installation of shrouds and lighting level review.
- Follow-up complaint received from community member on Magill Street about amenity disruption caused by operational lighting, via project inbox (13 December 2022). Lighting levels reviewed and light spill mitigation measures being investigated, including installation of shrouds. Community member being updated on progress of mitigation measures
- Follow-up complaint received from community member on Magill Street about disruption caused by operational footpath lighting, received via project inbox (12 December 2022). Temporary mitigation measures implemented and communicated to stakeholder, with ongoing investigation underway to enable more permanent mitigation solution.

3.10. Incidents

One incident occurred during the previous audit period. Following heavy rainfall (>350mm), the site discharged stormwater from the holding tanks directly to the street (i.e. Council's stormwater system). Whilst the rainfall event exceeded the blue book requirements for managing stormwater, it was deemed non-compliant with Condition C46 and was therefore raised as an incident.

No incidents were reported during the audit period.

3.11. Predicted versus actual impacts

A review of relevant sections of the EIS was undertaken to ascertain the expected impacts during the main works stage of the project. Additionally, a review of the relevant management plans was undertaken to compare the predicted impacts against the actual impacts.

Generally, the actual impacts were consistent with the predicted impacts. In particular, the noise exceedances predicted in the CNVMP were accurate. Subsequent reviews of the CNVMP including additional monitoring confirm this.

The project footprint is consistent with the EIS and the methods of construction were generally consistent with, or less impacting than, the methods described for this stage of works in the EIS.

The EIS and the Construction Traffic and Pedestrian Management Sub Plan estimates for construction traffic during the current stage of works is reasonably accurate. During the concrete pour occurring at the time of the audit, around 80-90 vehicle movements occurred (based on an estimated volume of concrete). The CTPMSP estimates up to 120 vehicle movements per day during concrete pouring. Gate records for traffic movements were not made available for this audit period. However, the current site activities for the audit period would be expected to result in significantly lower vehicle movements.

No construction worker parking is available on site. The project has entered into an agreement with the ATC to provide 'Park and Ride' facilities which has now been enacted. Workers are encouraged to travel from the ATC to the site via the Light Rail.

3.12. Site inspections

A site inspection was undertaken on 2nd November 2023 commencing 10:00 am. The inspection was conducted with the Project manager and Senior Project Engineer. The inspection covered the external areas of the site and internal empty shell levels undergoing fit-out. Work areas associated with the Approved Project at the time of the inspection included Level 1 and 6 fitout. The major structural components of the project are now largely complete, with fitout work continuing. The Emergency Department (basement) was

completed and operational at the time of this audit. All remaining levels and of the ASB were operational at the time of this audit.

The construction offices remained in place in the northwest corner of the site. The auditor was advised that consideration was being given to continue use of these facilities for the adjoining construction project to the west. As such, landscaping and final access treatments have not been completed for this area of the ASB Project site.

Surface runoff is directed into the underground storage tank along the southern boundary. A temporary holding tank (containerised) is also in place for additional storage and treatment. Stormwater is now connected to Council's stormwater system.

The Dangerous Goods storage area, waste management facilities and stores facility appeared to be well managed with adequate signage. Wayfinding signage and traffic controls were established and operational, including the Boom gate on Magill Street.

The green strip on Magill Street appears to have become a preferential location for smokers outside the hospital, evident by the large number of cigarette butts on the grass verge adjoining the carpark and brick wall that enclosed the Dangerous Goods stores area. This is considered likely to be causing an amenity issue for residences along the street.

The auditor also observed potential noise source emanating for the forecourt area and basement Emergency area. This was undertaken in response to a noise complaint received by Randwick Council accompanied by two short movies (likely taken on smartphone) appearing to demonstrate noise from this area. It was evident that mechanical ventilation sound could be heard from the basement area, however it didn't seem particularly loud. As the complaint is understood to come from a residence to the west of the operating hospital, further investigation may be required to consider aspects such as weather conditions, noise reflection from the front of the ASB and any potential low tonal noise impacts.

At the time of Audit 6 the site Project site was winding down with limited remaining Project personnel present at site.

Refer to Appendix D for site photographs

3.13. Actions from previous compliance reports

The most recent Construction Compliance Report #5 (Rev 1, 6/04/2022) was reviewed under Audit #5 (November 2022). Since then, Construction Compliance Report #6 has not been completed for the Project. A Pre-operational Compliance Report was prepared in February 2023 however, and this report found that nine (9) non compliance were raised and reported than all of these had been closed.

3.14. Key strengths

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

- The project has implemented a Management Plan Tracking Matrix which is working well to ensure management plan updates are recorded, and to ensure the required notifications are occurring.
- Engagement with the community continues to be strong, particularly the adjacent hospital, UNSW and residences.
- Site environmental management practices were being well implemented for operational controls. Operational Noise has been raised as a concern by nearby community receptors, requiring the need for further noise investigation.

- Housekeeping and site cleanliness was generally excellent, with exception of the apparent preferential smoking area along Magill Street where cigarette butts litter the green strip (not construction related).
- The landscaping works in the Botany Street forecourt are appeared completed in accordance with the Landscape Plans, including the selection of native plant species and art installations.
- Response to any community complaints appears to be taken seriously and enacted in a timely manner.

3.15. Opportunities for improvement

The audit found that five complaints remain unresolved (refer Section 3.9 above). It is recommended that these be progressed through to close out.

4. Recommendations

Non compliances are summarised below with attributed recommendations. Section 3.15 above includes opportunities for improvement, which should also be considered recommendations. Section

4.1. Recommended actions

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

Table 4-1 Recommended Actions

Condition Of Approval	Recommendations
B1	The Proponent to notify the Department in writing of the date of commencement of operation.
B2	Proponent to ensure that notifications are made in accordance with the requirements of this condition, prior to occupation of the remaining stages.
B17	The Proponent to complete the updated Aboriginal Cultural Heritage Assessment report.
B63	Proponent to obtain a new Design Verification Certificate to confirm compliance with the Mod 4 modified condition B63
B66	As construction is yet to be completed (Level 1 & 6 fit-out, and landscaping on Northwest corner of site) the proponent should seek confirmation from the Department if another Compliance Report is required.
B67	<p>Proponent to prepare and submit Compliance Report (6) as per the requirements of this condition.</p> <p>Proponent to submit the Pre-operational Compliance Report to the Department and also notify the Department and the Certifier at least seven days before this is done.</p> <p>Of note also, the Proponent should seek confirmation from the Department if another Compliance Report (7) is required to account for the remaining construction works continuing into 2024.</p>
C2	Reinstate project signage until all construction activities are completed.
C15	The Proponent should seek confirmation from the Department regarding ongoing noise monitoring.
C51	Propoennt to review and where necessary update management plans, and ensure requisite notification is undertaken.
D11	Propoennt to ensure the Green Travel Plan gets endorsed by the Coordinator General, Transport Coordination and is provided to the Planning Secretary

Independent Audit Report

Randwick Campus Redevelopment SSD 9113 Audit Number: 6



D14 / D16	Proponent to finalise the Parking Strategy in accordance with the requirements of this condition.
D17	Proponent to submit the executed documents in accordance with the requirements of this condition.
D24	Proponent to execute the drainage easement deed
D25	Proponent to execute the Easement documentation
D28	The Drainage Construction and Maintenance Deed was fully executed (albeit after the commencement of operation), therefore no further action is required.

Appendix A Independent Environmental Auditor Declaration



Planning & Environment

Claire Muir
Planning Advisor
Health Infrastructure
Level 14, 77 Pacific Highway
North Sydney NSW 2060

Contact: Khalid Abubaker
Phone: 02 8572 1096
Email: compliance@planning.nsw.gov.au

Dear Ms Muir

Prince of Wales Hospital Expansion Stage 1 (SSD 9113) Condition C39

Reference is made to a submission, dated 13 May 2019, seeking the agreement of the Secretary of the Department of Planning and Environment (the Department) of a suitability of qualified, experienced and independent audit team to undertake independent audits of the Prince of Wales Hospital Expansion Stage 1 (SSD 9113) ("Project").

In accordance with Schedule 2, Part C, Condition C39 and the *Independent Audit Post Approvals Requirements* (Department 2018), the Secretary has agreed to Mr Erwin Budde as 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). Failure to meet these requirements will require revision and resubmission.

If you have any questions, please contact Khalid Abubaker on the details listed above.

Yours sincerely


Kate Moore

AI Principal Compliance Officer (Social Infrastructure)

As nominee of the Secretary

23/05/2019

Project Name	Prince of Wales Hospital Redevelopment
Consent No.	SSD 9113
Description of Project	Construction of a new Acute Services Building
Project Address	High Street, Botany Road, Hospital Road, Magill Street, Randwick
Proponent	Heath Infrastructure
Construction contractor	Lend Lease
Title of Audit	Independent Audit
Date	16 April 2024
<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"> • the audit has been undertaken in accordance with relevant condition(s) of consent and the <i>Independent Audit Post Approval Requirements (Department 2018)</i>; • the findings of the audit are reported truthfully, accurately and completely; • I have exercised due diligence and professional judgement in conducting the audit; • I have acted professionally, objectively and in an unbiased manner; • 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; • 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; • 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 • 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. <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	Erwin.b@nghconsulting.com.au
Company	NGH Pty Ltd
Company Address	18/21 Mary Street, Surry Hills, NSW 2010



Appendix B Audit Protocol (table)

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
Part A - Administrative Controls					
<u>Obligation to Minimise Harm to the Environment</u>					
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	The site is adopting a range of mitigation measures to prevent material harm to the environment.	Compliant
<u>Terms of Consent</u>					
A2.		The development may only be carried out:			
	a)	in compliance with the conditions of this consent;	Audit findings (2023)	The project is generally being carried out in accordance with the conditions of this consent however several non-compliance with conditions were noted, therefore meaning that the development had not been carried out in compliance with the requirements of the conditions of this consent.	Non-compliant
	b)	in accordance with all written directions of the Planning Secretary;	Email from DPIE regarding CCR (1/5/2020) Letter from DPE (SSD-9113-PA-51) dated 20/07/2023 acknowledging receipt and acceptance of the Parking Strategy.	A written directive was issued by DPIE on 1/5/2020 relating to the format and contents of the CCR. The CCR was subsequently updated and resubmitted. DPIE also issued several letters requesting more information on non-compliance raised during previous independent audits and compliance reports. DPE in letter dated 20/07/2023 requested that a redacted copy of the Parking Strategy be made available on the project website. The report was not found on the website at the time of audit #6.	
c)	generally in accordance with the EIS, Response to Submissions and Supplementary Information as amended by the Section 4.55(1A) Modification Application prepared by Health Infrastructure dated 22 September 2020 and supplementary information dated 9 November 2020 and 18 December 2020; and amended by Section 4.55(1A) Modification Application prepared by health Infrastructure dated 28 September 2020 and supplementary information dated 20 January 2021; and	Site inspection	The project is generally being carried out in accordance with the EIS and RTS		

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
	d)	in accordance with the approved plans in the table below:	<p>Approved Plans Construction Certificate 3 Construction Certificate 4 Construction Certificate 5 Interview C Hull Site inspection</p> <p>Construction Certificate 6 Construction Certificate 7 Interview Fahad Bari</p> <p>Completion Certificate No. 23/124846-20</p> <p>Mod 5 Plans Interview A Fisher Site inspection</p>	<p>The project is working off the majority of the building plans at the time of the audit (except the Bridges plans). The Landscaping plans have not yet been triggered either.</p> <p>The project is being carried out generally in accordance with these plans. Recent modifications to the Plans include the integration of facade changes to accommodate the IASB (DSSD 10339, Mod 3). Note - piling for the bridges was included in CC2 and CC3 for SSD10339.</p> <p>The Certifier agreed to an extension of a flue to the roof, which exceeds the building height allowances. The Certifier advised this does not require a modification as it does not contribute to the building height requirements.</p> <p>Modification (Mod 5) was approved for ASB fit-out, vehicle and pedestrian changes and landscaping changes. Some of this work remained to be completed at the time of the audit.</p> <p>Landscaping appeared to be undertaken in accordance with the modified plans, with the exception of the northwest corner of the site, still awaiting completion.</p>	
A3.		Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:			
	a)	the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and	Email from DPIE regarding CCR (1/5/2020)	A written directive was issued by DPIE on 1/5/2020 relating to the format and contents of the CCR.	Compliant
b)	the implementation of any actions or measures contained in any such document referred to in (a) above.	Updated CCR 1 report (2/6/2020)	The CCR was subsequently updated and resubmitted.		
A4.		The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	<p>Interview E Hicks</p> <p>Interview Fahad Bari</p> <p>Interview A Fisher</p>	No inconsistencies have been identified to date	Not Triggered
<u>Limits of Consent</u>					
A5.		This consent lapses 5 years after the date of consent unless the works associated with the development have physically commenced.	Email from HI to DPE 14/6/19 notifying construction commencing on 17th June 2019	<p>Work commenced on 17 June 2019</p> <p>Works were commenced within 5 years of the date of consent.</p>	Compliant
<u>Prescribed Conditions</u>					

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
A6.		The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Crown Certificate 1 Crown Certificate 2 Crown Certificate 3 Crown Certificate 4 Crown Certificate 5 Crown Certificate 6 Crown Certificate 7 Completion Certificate No. 23/124846-20	The project is subject to a Crown Certificate. The Certificate includes verification of compliance with relevant building codes.	Compliant
Planning Secretary as Moderator					
A7.		In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Interview R Yarad Interview Fahad Bari Interview A Fisher	No disputes have been escalated to DPIE to date	Not Triggered
A8.		Should endorsement/approval from the Coordinator General, Transport Coordination, or Sydney Light Rail Project Team within TfNSW, as required by conditions B36, B42, B48, or D11 of this consent, not be received within 30 days of consultation, the matter may be escalated by the Applicant to the Planning Secretary with evidence of consultation for approval, for endorsement/approval.	Interview R Yarad Interview Fahad Bari Interview: Anna Fisher	All relevant endorsements/approvals required under the approval have been obtained from TfNSW.	Not Triggered
Long Service Levy					
A9.		For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	Long Services Receipt 7/5/19, 2/8/19, 6/5/20, 2/10/20 18/6/2021 Interview A Fisher	Payment has been made. Note: Payment for both CC4 and CC5 was made with the issue of CC4. Payment for CC6 and CC7 was made with CC6.	Compliant
Legal Notices					
A10.		Any advice or notice to the consent authority must be served on the Planning Secretary.	Interview R Yarad Interview Fahad Bari Interview A Fisher	No advice or notices have been issued to DPIE	Not Triggered
Evidence of Consultation					
A11.		Where conditions of this consent require consultation with an identified party, the Applicant must:			Compliant
	a)	consult with the relevant party prior to submitting the subject document for information or approval; and	See relevant conditions	Consultation with agencies has been conducted	
	b)	provide details of the consultation undertaken including: the outcome of that consultation, matters resolved and unresolved; and	See relevant conditions	Consultation with agencies has been conducted	

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
		details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	See relevant conditions	Consultation with agencies has been conducted	
Staging, Combining and Updating Strategies, Plans or Programs					
A12.		With the approval of the Planning Secretary, the Applicant may:			Compliant
	a)	prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);	Interview E Hicks, J Williams, R Yarad Interview Fahad Bari Interview A Fisher	The project is being staged, however none of the management plans are being prepared on a staged basis.	
	b)	combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and	Interview E Hicks, G Brown Interview Fahad Bari Interview A Fisher Management Plans and Staging Report	No combined plans have been prepared. Staging Report (Rev 0.5, approved by DPHI 18 Jan 2024) addresses Construction and Operation.	
	c)	update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	Management Plan Register (July 2020, June 2021) DPHI Letter: SSD-9113-PA-30 Interview A Fisher DPHI letter: SSD-9113-PA-58	Management plans had been regularly reviewed and updated to reflect the changing site conditions and implement environmental improvement measures. However, approval to update the plan, and approval of updated plans, has not been received from DPIE in 2021. Plans were later submitted for approval in August 2021 and an NC was raised in Audit 3. The auditor was advised no further updates to management plans have been made or submitted to DPE during the recent audit period, the project was therefore compliant with the requirements of this condition for Audit 6.	
A13.		If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Interview E Hicks, J Williams. Interview A Fisher	No requests have been made to DPIE in relation to this condition.	Not Triggered
A14.		If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	See Conditions B33-B42	Several plans have been updated including the CEMP (Rev 4), CWTSP (Rev 4), CMSP (Rev 3.1), ERMSP (Rev 3.4), HPMSP (Rev 4.11), NVMSP (Rev 2.10), SERSMSP (Rev 2.11), WMSP (Rev 2.12) and CTPMSP (Ver 6, Rev 2).	Compliant
Design Modifications					

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
A15.		<p>No consent is granted for the opening of Prior to the opening of Magill Street, a boom gate is to be installed at the eastern end of Magill Street to close access for vehicular access to and from to Hospital Road between 10pm and 7am seven days a week except to allow emergency ambulance access in cases where access via Botany Road is not available. The eastern end of Magill Street is to be closed with bollards. Details of the bollards boom gate, including its design and operation are to be developed in consultation with Council and submitted to the satisfaction of the Planning Secretary prior to installation.</p> <p>Signage is to be installed at the entry to Magill Street from Botany Street and the Emergency Department access to notify traffic travelling towards Hospital Road through Magill Street that access to Hospital Road is closed between 10pm and 7am seven days a week except to emergency vehicle. The signage is to be designed in consultation with Council and TfNSW (RMS) and submitted to the satisfaction of the Planning Secretary prior to installation.</p>	<p>Site inspection Email from PwC to Auditor 9/1/2020 Interview - Fahad Bari Interview A Fisher Letter - Prince of Wales Hospital Redevelopment (SSD 9113) Boom Gate Design Modification – Condition A15, DPE dated 08/12/2020</p>	<p>Bollards remain in place after hours.</p> <p>A modification to the approval was being prepared to remove the requirement for a 'boom gate' as it not considered feasible to the operation of the hospital, particularly regarding emergency vehicle access.</p> <p>The auditor was advised that the previous plan to remove the requirement for a 'boom gate' did not proceed. The 'boom gate' and associated signage has been installed and was operational at the time of audit #6, in compliance with this condition. DPE approved the boom gate design in 2020, including advice regarding consultation with Council and TfNSW.</p>	Compliant
A16.		<p>The Applicant must articulate and refine the building facades: to minimise the extent of unarticulated built form; to provide shading of glazing and reduce thermal gain where possible; and express and respond to the different functions of the hospital.</p>	<p>Awning/Roofing and External Wall System Disclosure Statement (Design), Awning/Roofing and External Wall Concepts (Type A & B Construction), Gavin McPherson, 7/9/2020 Awning Roofing & External Wall System Disclosure Statement prepared by Surface Design, 9/6/2021 External Wall System Disclosure Statement prepared by FES Consulting Engineers, 3/6/2022 Interview A Fisher</p>	<p>Deemed compliant in previous audit #5. No changes.</p>	Compliant

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
A17.		The Applicant must articulate and refine the south facing loading dock wall, to improve visual amenity for pedestrians using Magill Street and residents of Magill Street located opposite the site. This design must be submitted to the satisfaction of the Planning Secretary, prior to the commencement of above ground construction works.	Email from DPIE 24/9/19 RCR-BVN-ARC-50-DRW-40E-NL00771 Rev 2 Letter - Prince of Wales Hospital Expansion Stage 1 (SSD 9113) Satisfaction of Condition A18 – Emergency Department Car Park Screening, DPE dated 10/02/2020	A concept was developed in April and refined in September 2019. It was issued to HI and the Government Architect in September. It was issued to DPIE who support the concept. The wall has been installed at site.	Compliant
A18.		A screening structure (e.g. louvres or similar) is to be incorporated to the southern edge of the emergency department car park to minimise light spill from vehicles impacting on Magill Street residents. Details of the screening are to be submitted to the satisfaction of the Planning Secretary prior to the commencement of construction of the car park or landscaping works, whichever comes first. The screen structure is to be installed prior to operation	Letter from DPIE (10/2/2020) Interview - Fahad Bari Site Inspection	A landscaped mound is currently proposed. DPIE approved the structure. A pre-formed architectural concrete wall with external facing brick pattern is in place in front of the delivery bay, and was prior to commencement of landscaping. The Emergency Department Carpark is screened by a vegetated mound as per DPE approved design.	Compliant
A19.		The design is to include 'cool roofs' as described by the 'Urban Green Cover in NSW Technical Guidelines' (OEH 2015). Details demonstrating compliance are to be submitted to the Certifying Authority and the Planning Secretary prior to the commencement of above ground construction works.	CC2 Plans for Roof Works RCR-BVN-ARC-50-DRW-42B-1100001[4] Memo 18/9/19 from BVN Letter to DPIE 2/6/2020	The proposed roofing material was submitted as part of CC2. The proposed roofing has an SRI of 81.	Compliant
Structural Adequacy					
A20.		All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.	CC1 CC2 CC3 CC4 CC5 CC6 CC7 Completion Certificate No. 23/124846-20	CC1, CC2, CC3, CC4 and CC5 issued. CC6 and CC7 issued. Completion Certificate issued.	Compliant
		<i>Notes: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</i>			
External Walls and Cladding					

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
A21.		The external walls of all buildings including addition to existing buildings must comply with the relevant requirements of the BCA.	Awning/Roofing and External Wall System Disclosure Statement (Design), Awning/Roofing and External Wall Concepts (Type A & B Construction), Gavin McPherson, 7/9/2020 Awning Roofing & External Wall System Disclosure Statement prepared by Surface Design, 9/6/2021 External Wall System Disclosure Statement prepared by FES Consulting Engineers, 3/6/2022 Interview A Fisher	Deemed compliant in previous audit #5. No changes.	Compliant
Applicability of Guidelines					
A22.		References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	Interview S Pappas Interview Fahad Bari Interview A Fisher	No conflict to date with regard to version control of documents The auditor was advised that the NT/C - SAI Global website is regularly accessed to keep up to date with standards.	Compliant
A23.		However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	Interview Fahad Bari Interview A Fisher	No relevant directions issued	Not Triggered
Monitoring and Environmental Audits					
A24.		Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, 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, hazardous waste monitoring.	Compliant
		<i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>			

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment		
Access to Information						
A25.	a)	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:				Non-compliant
		make the following information and documents (as they are obtained or approved) publicly available on its website:	Website	The website was available to view at the time construction commenced.		
		the documents referred to in condition A2 of this consent;	Website			
		all current statutory approvals for the development;	Website	Modification 5 was not present on the Project website at the time of reporting for Audit 6 (February 2024, Mod 5 approved 17 July 2023). Mod 5 has since been posted to the website - no further action required.		
		all approved strategies, plans and programs required under the conditions of this consent;	Website	The updated staging report (Rev 0.5) that was developed in December 2023 and approved by DPHI 18 January 2024, was available on the Project website at the time of audit reporting (February 2024) .		
		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;	Website	Audit 6 found that Construction Compliance Reports 4 and 5 available on website. Pre-operational compliance report available on website.		
		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;	Website Check	Monitoring data up to February 2023 found on website. The auditor was advised monitoring ceased in early 2023 and no further reports to be issued.		
		a summary of the current stage and progress of the development;	Website	Updates from February 2024 are on the website		
		contact details to enquire about the development or to make a complaint;	Website			
a complaints register, updated monthly;	Website Check	Up to 31 January 2024 Complaints Register on website at time of Audit 6				

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
		audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;	Website	Audit Report 1,2 and 3 and Responses are on the website Audit Report 4 (June 2021) and applicants response was not on website at the time of Audit 5. Audit Reports 4 and 5 and responses available on website at time of an Audit 6.	
		any other matter required by the Planning Secretary; and	DPHI letter: SSD-9113-PA-58 Letter from DPE (SSD-9113-PA-51) dated 20/07/2023 acknowledging receipt and acceptance of the Parking Strategy.	Correspondence received at the time of audit reporting, letter dated 18 January 2024 reminding the proponent to notify the Department before commencing Stage 14 construction works (as per SSD-9113-PA-45) and Stage 16, including implementation of effective measures to avoid and manage potential safety and environmental impacts as per the consent requirements. DPE in letter dated 20/07/2023 requested that a redacted copy of the Parking Strategy be made available on the project website. The report was not located on the website at the time of the audit.	
	b)	keep such information up to date, to the satisfaction of the Planning Secretary.	Website	Website generally up to date during Audit 6.	
Compliance					
A26.		The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	Induction Rev 31 (28/5/2021) Daily Builders Brief Interview A Fisher, and Facilities Officer.	The Site Induction and Daily Builders Brief, which every worker must be put through, includes details of noise, hours of work, deliveries, housekeeping, unexpected finds, spill kits, emergencies, incidents, air quality measures for the project. The operational ASB is under faculties management of the greater Prince of Wales Hospital Randwick Campus. All site personal have general induction training for aspects relevant to operations (i.e.. waste management).	Compliant
Staging					
A27		The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary.	Staging Report (Rev 3) (24/4/2020) Letter from DPIE (6/5/2020) Staging Report (Rev 5) (15/12/2020) DPIE approval of Staging report (letter), 30/08/2021 Construction and Operation Staging Report (Version 0.2), dated 17/02/2023 Construction and Operation Staging Report, (Rev 0.5) dated 22/12/2023	A Staging Report has been prepared for the project. An update to the staging report was lodged 9/12/2020. Comments have been received and adjustments have been made, with an updated report has been lodged. The current Staging Report (Rev 0.5), dated 22 December 2023 was approved by DPHI 18 January 2024, and was provided during the time of audit reporting.	Compliant

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
A28		A Staging Report prepared in accordance with condition A27 must:			Non-compliant
	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;	Construction and Operation Staging Report (Version 0.2, Rev 0.3), dated 17/02/2023. Construction and Operation Staging Report, (Rev 0.5) dated 22/12/2023	Section 2 of the Staging Report details the work involved in each stage.	
	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);	Interview A Fisher DPHI letter: SSD-9113-PA-58	<p>The ASB project is currently occupied and operating on most levels with the exception of Level 1 and Level 6 that were subject to Modification 5 and undergoing/awaiting fit-out at the time of Audit 6. At the time of the audit these aspects of occupation and project construction completion were not correctly addressed in the Staging Report, which notes that all Levels were to be operational by 20 June 2023.</p> <p>The site construction office compound was also still in place, and as such not decommissioned and landscaped in accordance with plans. The updated Construction Staging suggests this will be completed in Q4 2024. The auditor was advised that the offices are proposed to be used by the adjoin construction project to the north. This is not addressed in the Staging Report.</p> <p>The Staging Report was updated and approved by DPE on 18 January 2024, however this was after the commencement and completion of Stage 15 works. As such Audit 6 found that the development was non-compliant with the Staging Report that was available when such works were carried out (i.e. Construction and Operation Staging Report Version 0.2, Rev 0.), dated 17/02/2023. The development was therefore noncompliant with the intent of the requirements of this condition.</p>	
	c)	specify how compliance with conditions will be achieved across and between each of the stages of the project; and	Staging Report Section 2.2, Appendix A	Section 2.2 and Appendix A details how compliance will be achieved across and between each stage	
	d)	set out mechanisms for managing any cumulative impacts arising from the proposed staging.	Staging Report Section 3.1	Section 3.1 details cumulative impacts. The Staging Report considers cumulative impacts unlikely as a result of staging.	

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
A29		Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Site inspection Interview Fahad Bari Staging Report (Rev 5) (15/12/2020) Interview A Fisher	At the time of the earlier audits, all works on site were in accordance with Stage 1 and 2. Stage 3 were yet to commence. Current stages of work (Stages 3-13) are not being delivered to the scheduled dates provided in the Staging Report. It is also noted that the columns for the Activity and Completion date headings in the schedule table presented in the Staging Report appear to be in incorrect order and hence confusing. Refer condition A28 (b) - the project was not completed/operated in accordance with the relevant Staging Report at the time works were completed/operational. Subsequent to Stage 15 being completed, a revised Staging report was approved by DPHI 18 January 2024, however this was after the work was completed and therefore non-compliant with the intent of the requirements of this condition.	Non-compliant
A30		Where construction or operation is being staged in accordance with a Staging Report, the terms of this approval that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.	Construction Compliance Report 2 (June 2020) Construction Compliance Report 3 (June 2020) Construction Compliance Report 3 (December 2020) Construction Compliance Report 4 (June 2021) Construction Compliance Report 5 (May 2022) Interview Fahad Bari Staging Report (Rev 5) (15/12/2020) Staging Report (Ver 0.2, Rev 0.3, 14 February 2023 - on project website) Interview A Fisher	The Construction Compliance Report 2 reports on compliance with Stages 1 and 2 of the project, as per the Staging Report requirements. The Construction Compliance Report 3 reports on compliance with Stages 1, 2, 3 and 4 of the project, as per the Staging Report requirements. Current stages of work (Stages 3-13) are not being delivered to the schedule provided in the Staging Report. The columns for Activity and Completion date headings in the schedule table presented in the Staging Report also appear to be in incorrect order and hence confusing. Refer condition A28 (b) - the project was not completed/operational in accordance with the Staging Report available at the time the works were being completed/ operational.	Non-compliant
Advisory Notes					

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
AN1.		All licenses, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licenses, permits, approvals and consents.	Development Consent ISS DA-10339 modified SSD 9113 in relation to Condition A15. Modifications 1, 2 and 3 to SSD 9113 modified several conditions Modification 4 to SSD 9113 modified condition B63 Modification 5 to SSD 0113	SSD 10339 modified Condition A15 of this consent. This work has yet to be implemented but is not required until the end of the project. Modification 1 to SSD 9113 modified several 'A' conditions relating to staging, B63 related to bicycle parking and C28 related to stormwater Modification 2 to SSD 9113 modified the requirements of D14 and D15 to achieve the Green Travel Plan mode shift and car parking reallocation. Modification 3 to SSD 9113 modified minor changes to the facade, mechanical plant and landscaping to align with the IASB SSD project (10339). Modification 4 to SSD 9113 modified condition B63 makes changes to the provision of Bicycle End of Trip Facilities. Modification 5 to allow the fit out of the Acute Services Building shell spaces and minor design changes to internal layout, landscaping and external terraces	Compliant
Part B - Prior to Commencement of Construction					
Notification of Commencement					
B1.		The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	Email from HI to DPE 14/6/19 notifying construction commencing on 17 th June 2019 Interview A Fisher	Commencement of construction (piling) occurred on 17 th June 2019. Audit 6 could not locate notification in writing, of commencement of operation.	Non-Compliant

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
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.	Interview Fahad Bari Interview A Fisher	<p>Stage 1 and 2 works commenced before the decision to stage the construction had been made. Stages 3 and 4 have now commenced. Notification of the start of Stages 3 and 4 have not been issued to DPIE.</p> <p>Evidence was not provided for notification of subsequent stages 3-4 and onwards for audit 4 and audit 5.</p> <p>Refer condition C28 (b) - the project was not completed/operated in accordance with the Staging Report available at the time the works were being completed/ operated (i.e. staging report rev 0.3 and 0.4 were not consistent with the most recent modification nor the works being undertaken as observed November 2023). A later Staging report (Rev 0.5) was approved by DPHI 18 January 2024 to account for what the works were, however this was after the fact and therefore non-complaint with the requirements of this condition. Operation is being staged with regard to occupation and use of levels, and the operation of the final landscaped area in the north west corner of the site. Hence, further notification will be required for occupation of these stages.</p>	Non-Compliant
Certified Drawings					
B3.		Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practicing Structural Engineer that demonstrates compliance with:	<p>Design Certificate from Enstruct Group 3/5/19 relating to CC1 drawings</p> <p>Design Certificate from Enstruct Group 16/8/19 relating to CC2 drawings</p> <p>Design Certificate from Enstruct Group 4/6/20 relating to CC3 drawings</p> <p>CC4</p> <p>Design Certificate from SRG Global 26/5/20 relating to post-tensioned slab drawings</p> <p>Design Certificate for Structural works prepared by Enstruct Group, 5/4/2021</p> <p>CC6</p> <p>Design Certificate for Structural works prepared by Enstruct, 15/6/2022</p> <p>CC7</p> <p>Completion Certificate No. 23/124846-20, dated 24 February 2023</p>	<p>The letters are from a suitably qualified person and address the BCA and the clauses of the Consent relevant to CC1, CC2, CC3 and CC4.</p> <p>The letters are from a suitably qualified person and address the BCA and the clauses of the Consent relevant to CC6 and CC7.</p> <p>Completion Certificate deals with SSD Mod 1, Mod 2 and Mod 3. The auditor was advised that the Level 6 scope of works did not require a new Construction Certificate as was already previously addressed, and Completion Certificate issued.</p>	Compliant

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
	a)	the relevant clauses of the BCA; and	As above	The letters are from a suitably qualified person and address the BCA and the clauses of the Consent relevant to CC1, CC2, CC3, CC4 CC5, CC6 and CC7.	
	b)	this development consent.	As above	The letters are from a suitably qualified person and address the BCA and the clauses of the Consent relevant to CC1, CC2, CC3, CC4, CC5, CC6 and CC7.	
External Walls and Cladding					
B4.		Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminum composite panels, comply with the requirements of the BCA.	Awning/Roofing and External Wall System Disclosure Statement (Design), Awning/Roofing and External Wall Concepts (Type A & B Construction), Gavin McPherson, 7/9/2020 CC4 Awning Roofing & External Wall System Disclosure Statement prepared by Surface Design, 9/6/2021 CC6 External Wall System Disclosure Statement prepared by FES Consulting Engineers, 3/6/2022 CC7	Deemed compliant in previous audits.	Compliant
B5.		The Applicant must provide a copy of the documentation to give to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	Post Approval Receipt (25/6/2020) DPIE Email dated 7 October 2021 regarding acceptance of information for B5.	CC3, which included the external wall evidence, was provided to DPIE. This is within 7 days of CC3 being issued (19/6/2020).	Compliant
Protection of Public and Private Property and Infrastructure					
		Before the commencement of construction, the Applicant must:			
	a)	consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affect infrastructure;	Consultation PowerPoint presentations Interview R Yarad	All services were relocated as part of early works. The sewer work done prior to this project has not yet been handed over to Council. None are required to be relocated for the SSD work. Planned outages are expected during construction in relation to connecting services.	
	b)	prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths);	Dilapidation Report public roads (20/09/2018)	The Dilapidation Reports include notes on roads and road infrastructure	

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
B6.	c)	prepare a dilapidation report identifying the condition of all adjoining and nearby premises including the residences on the south side of Magill Street and the heritage item located at 4 Hay Street, Randwick;	Dilapidation Reports for Magill St, May St, Botany St, High St sensitive receivers (various dates)	The Dilapidation Reports include adjoining and nearby residences	Compliant
	d)	prepare a report by a professional engineer detailing the proposed methods of excavation, shoring or pile construction, including details of potential vibration emissions, and demonstrating the suitability of the proposed methods of construction to overcome any potential damage to nearby premises including the residences on the south side of Magill Street and the heritage item at no.4 Hay Street, Randwick.	Report from Enstruct 31/5/19	Report from instruct identifies vibration limitations for sensitive receivers within proximity to the project.	
	e)	submit a copy of the dilapidation report and engineers report to the Certifying Authority and Council.	Dilapidation Reports emailed to Certifier John Flanagan on 31/5/19	Submitted to Council on USB during stakeholder meeting	
<u>Security Deposit</u>					
B7.		Prior to the commencement of construction, a damage / civil works security deposit of \$50,000 must be paid to Council, as security for making good any damage caused to the roadway, footway, verge or any public place; and as security for completing any public work; and for remedying any defect on such public works, in accordance with section 80A(6) of the Environmental Planning and Assessment Act 1979.	Security bank guarantee 20/5/19		Compliant
B8.		The damage/civil works security deposit is refundable upon a satisfactory inspection by Council upon the completion of the civil works which confirms that there has been no damage to Council's infrastructure.	Interview A Fisher		Not Triggered
B9.		The Applicant is also requested to advise Council in writing and/or photographs of any signs of existing damage to the Council roadway, footway, or verge prior to the commencement of any building/demolition works.	Dilapidation Reports	Nothing specific was noted during the dilapidation surveys. No damage has been reported to date.	Compliant
<u>Contamination</u>					
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:	Spoil Management Plan (SMP) and Remedial Action Plan (RAP) Interim Audit Advice #5, Senversa (31/7/19)	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 EPA accredited Auditor is satisfied that Condition B10 is met by these documents.	Compliant
	a)	includes procedures to differentiate between the handling of contaminated soil/material and construction material to ensure clear separation of handling;	Spoil Management Plan	The SMP includes a plan showing clear separation of construction activities from the remaining remediation work.	
	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	The RAP and SMP	The RAP includes procedures for the importing of VENM. The SMP identifies where this is to be delivered to.	
	c)	includes a procedure for recording the volume and type of contaminated material leaving the site and its destination.	Remedial Action Plan (RAP)		
<u>Unexpected Contamination Procedure</u>					

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
B11.		Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition B33 and must ensure any material identified as contaminated must be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site	Unexpected Contaminated Finds Protocol Interview R Yarad	An Unexpected Finds Protocol has been prepared. To date, no unexpected contaminated land has been uncovered.	Compliant
Utilities and Services					
B12.		Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	AusGrid Certified drawings (SC11992) (19/9/19) AMD 1 Ausgrid assessment - 24/11/2021 - Level 1 project assessment. AN-11992 Interview A Fisher	Construction of utilities has not yet commenced. Ausgrid certified the electrical design plan SC11992 Rev0. Ausgrid approval for the substation design. Ausgrid assessment - 24/11/2021 - Level 1 project assessment. AN-11992 Deemed compliant in previous audit.	Compliant
B13.		Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	Letter from Jemena (25/9/19) Email from Telstra (9/7/19) and Letter from Telstra (25/9/19) Letter from Ausgrid (18/7/19)	Confirmation of gas, electricity and telecommunications availability have been received. Gas is being delivered from the existing hospital.	Compliant
Community Communication Strategy					
		A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must:	CCS Community notifications (July 2020 to June 2021) Out of Hours notifications - Low Impact (12/12/19) High Street pedestrian closure Community Notification (January 2020) High Street pedestrian closure Council Notification (9/1/2020) Complaints Register Communications Register Website	Activities under the CCS that have been conducted to date include: - Monthly community notifications (July 2020 to June 2021, on website). - Complaints Management - Responding to communications - CIG Meetings (fortnightly) - Stakeholder group briefings with UNSW and POWH - community liaison officer (sustainability manager) for up to date impacts to community. - Monthly community notifications (September 2022 to November 2023, on website).	

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
B14.	a)	identify people to be consulted during the design and construction phases;	Community Communications Strategy		Compliant
	b)	set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;	Community Communications Strategy		
	c)	provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;	Community Communications Strategy		
	d)	set out procedures and mechanisms:	Community Communications Strategy		
		through which the community can discuss or provide feedback to the Applicant;	Community Communications Strategy		
		through which the Applicant will respond to enquiries or feedback from the community; and	Community Communications Strategy		
		to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.	Community Communications Strategy		
B15.		The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than two weeks before the commencement of any work.	CCS Emailed to DPE 27/5/2019	Submitted to DPIE 3 weeks before construction commenced. Current version June 2019	Compliant
B16.		Work for the purposes of the development must not commence until the Community Communication Strategy has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.	Letter from DPE 5/6/19	Work did not commence until 17/6	Compliant
Aboriginal Cultural Heritage					
	In accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report, prepared by Mary Dallas Consulting Archaeologists, dated October 2018:				Compliant
a)	prior to the commencement of demolition or earthworks within the subject land, a limited program of investigations be undertaken inclusive of machine trenching and manual excavation as outlined in Section 5.3 across the subject land. The work should be undertaken by a qualified archaeologist and representatives of engaged Registered Aboriginal Parties. These initial archaeological test excavations should be undertaken in accessible portions of the subject land, in order to determine the presence/absence of any Aboriginal archaeological remains within surviving archaeologically sensitive dune deposits;	Email from Mary Dallas to LL 21/5/19 stating all excavation work has been completed.	Excavation work conducted March to May 2019 by Mary Dallas.		

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
B17.	b)	archaeological monitoring of the removal of all-natural soil profiles are to be undertaken. This is to include relevant earthworks conducted during the demolition and/or construction phases of the proposal, geotechnical investigations and historical archaeological investigations;	Interview R Yarad	Mary Dallas Archaeologists conducted monitoring in October 2019	Non-Compliant
	c)	any Aboriginal archaeological monitoring, test or salvage excavations should be designed and developed with reference to any historical archaeological requirements and approvals;	Test pitting methodology, Mary Dallas Archaeologists		
	d)	final management of any retrieved Aboriginal archaeological remains, and recommendations relating to any Aboriginal archaeological deposit which may exist within the subject land, will be made in conjunction with Registered Aboriginal Parties to the current assessment on completion of the proposed Aboriginal archaeological test excavations and monitoring and be documented in an updated Aboriginal Cultural Heritage Assessment report; and	Interview Fahad Bari Interview A Fisher	The auditor was advised the report is in preparation in November 2022. The report was not provided for Audit 6 (November 2023).	
	e)	one copy of this report should be forwarded to all Registered Aboriginal Parties, the Certifying Authority, OEH and the Planning Secretary, within six months of completion of the test excavations and monitoring.	As above	Report not yet complete. It is noted the Staging Report defers this requirement until prior to occupation. As staged operation and occupation had commenced at the time of audit 6 this is deemed to be non-compliant without evidence of completion of the report and submission to requisite stakeholders.	
Ecologically Sustainable Development					
B18.		Within six months of commencement of construction, the Applicant must register for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifying Authority, unless the NSW Health Engineering Services Guidelines are updated demonstrating equivalency with an accredited rating scheme to the satisfaction of the Planning Secretary.	GBCA Tax Invoice #GA4699DA-A-38478 GBCA Acknowledgement email (8/10/19) Letter from DPIE 22/10/19	Submission made to GBCA for Greenstar Rating (8/10/19). This is within 6 months of commencement. It is noted that subsequently, DPIE has approved the use of the NSW Health Engineering Services Guidelines in lieu of the GBCA.	Compliant
Outdoor Lighting					
B19.		Prior to commencement of construction, all outdoor lighting within the site must comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority.	Install Certified Electrical Services - Lighting Design	AS4282 - 2019 - main entrance to building, noting updated standard used.	Compliant
Access for People with Disabilities					

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
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.	<p>Interview G Brown Accessibility Design Review, Rev D, McKenzie Group (19/9/19) Accessibility Design Review for CC3, McKenzie Group (18/3/20) Access Compliance Certificate, McKenzie Group, (18/3/20) Access Design Review prepared by McKenzie Group Consulting (QLD), 20/5/2021 Access Consultants Certificate prepared by McKenzie Group Consulting (QLD), 24/5/2021 for CC6 Access Design Review for SCH Link Bridge prepared by McKenzie Group Consulting (QLD), 19/3/2022 Access Consultants Certificate prepared by McKenzie Group Consulting (QLD), 19/2/2022 for CC7 Completion Certificate No. 23/124846-20, dated 24 February 2023</p>	<p>Under the Staging Report, the Accessibility Design Reviews will be staged. However, for Stage 1, the ADR was not submitted in the required timeframe. CC2 - BCA Report Rev C CC3 - ADR conducted by McKenzie Group has been completed. CC4 - note CA wants to see the MP for staffing to 'close the loop'</p>	Compliant
Stormwater, Drainage and Flood Management					
B21.		The proposed development is defined as a “Critical Facility” and the habitable floor levels and openings into the structure must comply with the flood planning levels as described in Appendix P of the EIS – Civil Report prepared by instruct, dated May 2018. Prior to the commencement of above ground construction, certification from a qualified engineer demonstrating the floor levels of the development are Compliant with this report is to be submitted to the satisfaction of the Certifying Authority.	<p>Civil Design Certification (ACOR, 13/9/19) BVN Architectural Statement (11/6/2020) awning/Roofing and External Wall System Disclosure Statement (Design), Awning/Roofing and External Wall Concepts (Type A & B Construction), Gavin McPherson, 7/9/2020</p>	<p>ACOR provided a civil design certification demonstrating that the habitable floors are compliance with this condition. BVN provided an Architectural Statement likewise. ACOR engineers are suitably qualified The façade Disclosure Statement references compliance of facade openings to B21</p>	Compliant

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
B22.		The ground floor level of the proposed development (as a minimum) shall be designed to structurally withstand hydrostatic pressure/stormwater inundation from floodwater during the probable maximum flood (PMF) event as defined in the Floodplain Management Manual (New South Wales Government, January 2001). Prior to the commencement of construction, certification from a qualified structural engineering demonstrating compliance shall be submitted to the satisfaction of the Certifying Authority	Letter from Enstruct Structural Certificate 25/9/19 as part of CC2 Flooding Certification from BMT 24/9/19 Awning/Roofing and External Wall System Disclosure Statement (Design), Awning/Roofing and External Wall Concepts (Type A & B Construction), Gavin McPherson, 7/9/2020	Enstruct provided certification that the ground floor does not require design for hydrostatic pressures from flooding as BMT confirmed there is no stormwater/floodwater entering the site or impacting the ground floor slab. The façade Disclosure Statement references compliance of facade openings to B22	Compliant
B23.		The building, including building footings, are to be designed to ensure that they will not be adversely affected by stormwater, floodwater and/or the water table. Prior to the commencement of construction, certification from a qualified structural engineering demonstrating compliance shall be submitted to the satisfaction of the Certifying Authority	Structural Design Certificate as part of CC1 Letter from Enstruct Structural Certificate 25/9/19 as part of CC2 Flooding Certification from BMT 24/9/19	CC1 address structural design for the building footings. CC2 addresses design for the ground floor. BMT confirmed there is no stormwater/floodwater entering the site or impacting the ground floor slab. Enstruct certified this report.	Compliant
B24.		All proposed footings located adjacent to existing or proposed drainage easements shall either be founded on rock, or extended below a 30 degree line taken from the level of the pipe invert at the edge of the drainage reserve/easement (angle of repose). Prior to the commencement of construction, certification from a qualified structural engineering demonstrating compliance shall be submitted to the satisfaction of the Certifying Authority	Structural Design Certificate as part of CC1 Interview E Hicks	CC1 address structural design for the building footings. Most piling has been to rock	Compliant
B25.		The footings must be inspected by the Applicant's engineer to ensure that these footings are either founded on rock or extend below the "angle of repose". Documentary evidence of compliance with this condition is to be submitted to the Certifying Authority prior to proceeding to the subsequent stages of construction.	Wagstaff letter (26/9/19) Wagstaff letter (22/1/20) Email to Certifying Authority (26/5/20)	Certificate from engineer certifying the retention wall piles comply with this condition (26/9/19). Certificate from engineer certifying the foundation piles comply with this condition (22/1/20)	Compliant
B26.		Prior to commencement of above ground construction works, a strategy for the management of drainage and overland flow through and/or around the site during construction is to be prepared in consultation with Council and submitted to the satisfaction of the Certifying Authority. A copy of the strategy and Council's comments are also to be submitted to the Planning Secretary.	Letter from Lend Lease to Certifier 26/9/19 CC2 was issued pursuant to the provision of B26 Email from R Yarad to RCC 25/5/2021	RCC were unwilling to provide a letter of endorsement for the stormwater and drainage design. Evidence of consultation with RCC was provided to the Certifier. A revised stormwater plan has been prepared and issued to RCC for consultation on 25 May 2021	Compliant

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
B27.		The strategy required by condition B26 must make provision for the existing stormwater drainage system in Eurimbula Avenue (or an equivalent capacity system) to remain in operation until such time as the new drainage system is constructed and operational to Council's satisfaction.	Interview R Yarad Site inspection	Pre-existing drainage in Eurimbula Avenue remained in operation until the new drainage system was operational. Operation was in two stages. Council have been involved in the design and construction of the new stormwater system, which is now in operation.	Compliant
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:	General Arrangement Plan issued for construction RCR-ACR-CV-50-DWG-DD-101 Rev 2 CC2 Civil Design Report (ACOR)	Stormwater design was issued to the CA as part of CC2, in accordance with the Staging Plan.	Compliant
	a)	be designed by a suitably qualified and experienced person(s);	General Arrangement Plans (Acor)	Acor engineers are suitably qualified	
	b)	be generally in accordance with the conceptual design in the EIS;	General Arrangement Plans (Acor)	The General Arrangement Plans show the location of services generally in accordance with the EIS Concept Design	
	c)	be in accordance with applicable Australian Standards; and		The Certifying Authority provided CC2	
	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.		The Certifying Authority provided CC2. ACOR noted that the design was conducted generally in accordance with the intent of the Managing Urban Stormwater: Council Handbook Guideline.	
Groundwater					
B29.		A report must be obtained from a qualified, experienced hydrogeological engineer, which provides an assessment of the site and the potential impact of groundwater (including seepage flows) and the water table upon the development, and measures to be implemented to effectively manage groundwater where affected. The report is to be submitted to the satisfaction of the Certifying Authority.	Dewatering Management Plan (Douglas Partners Geotechnical Report Project 72505.13.R.011 Rev0.DMP)	Submitted as part of CC1 and relevant for CC2	Compliant
		Where the site is affected by groundwater or fluctuating water table (including during the course of construction), details are to be submitted to the satisfaction of the Certifying Authority demonstrating that the following requirements must be satisfied:			
	a)	the design and construction of the basement level/s must preclude the need for dewatering after construction;	CC2 Interview E Hicks Interview R Yarad	The groundwater drainage system was issued as part of CC2. No dewatering system is required during operation. Subsoil and stormwater drains will drain groundwater.	

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment		
B30.	b)	that part of the development that may be impacted by the water table must include a water proof retention system (i.e. a fully tanked structure) with adequate provision for future fluctuations of water table levels. (It is recommended that a minimum allowance for a water table variation of at least +/-1.0 meter beyond any expected fluctuation be provided). The actual water table fluctuation and fluctuation safety margin must be determined by a suitably qualified professional;	Dewatering Management Plan (Douglas Partners Geotechnical Report Project 72505.13.R.011 Rev0.DMP)	Under slab (subsurface) and retention wall (spoon drain) drainage systems have been designed to exceed the estimated groundwater seepage at the site. The seepage is estimated at 3,000-30,000L/day. The subsurface drainage is designed to drain 45,000-900,000L/day	Non-compliant	
	c)	groundwater management systems shall be designed to transfer groundwater around, through or under the proposed development without a change in the range of the natural groundwater level fluctuations in the locality;	Design drawings Central Plumbing, peer-reviewed by Acor, RCR-CP-HY-50-DRW-DR-B200001 Issue 2 and RCR-CP-HY-50-DRW-DR-B200004 Issue 1 Hydraulic Design Statement, Central Plumbing (25/9/19)	All stormwater and groundwater drains are underground.		
	d)	where an impediment to the natural flow paths is created as a result of the nature of the construction methods utilised or the bulk of the below-ground structure, artificial drains such as perimeter drains and through drainage may be utilised. These systems may only be utilised where it can be demonstrated that the natural groundwater flow regime is restored both up-gradient and down-gradient of the site, without any adverse effects on surrounding property or infrastructure;	Interview R Yarad Site inspection	No groundwater has been intercepted as yet as a result of construction methods.		
	e)	groundwater management systems:				
		are to be designed to be easily maintained; and		Interview R Yarad Hydraulic Design Statement, Central Plumbing (25/9/19)		The spoon drain is accessible from the B2 level.
		should have a design life of 100 years; and		E-Memo from McKenzie Group (7/2/2020)		Drainage system is designed for Integrity Level 4, which is estimated at around 50 years which is noncompliant with the requirements of this condition. The Certifier prepared a letter in support of the design life. No further action required.
f)	the basement level/s of the building must be designed by a structural engineer who is qualified and experienced in the design of structures below a water table.	Interview S Pappas	The basement is not below a water table. However, Enstruct have designed the basement. Enstruct are qualified engineering designers.			
B31.		In the event of the development being modified in a manner that changes building/structural loads or alters the basement design, a suitably qualified and experienced structural engineer must certify that the design of the basement remains adequate for the site conditions.	Not triggered		Not triggered	

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
Environmental Management Plan Requirements					
B32.		Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:	CEMP (see condition B33); Construction TPMSP (see condition B35); Construction NVMS (see condition B37); Construction WMSP (see condition B38); Construction SWMS (see condition B39); ACHMS (see condition B40)		Compliant
	a)	detailed baseline data;		See relevant plan	
	b)	details of:			
		the relevant statutory requirements (including any relevant approval, license or lease conditions);		See relevant plan	
		any relevant limits or performance measures and criteria; and		See relevant plan	
		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;		See relevant plan	
	c)	a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;		See relevant plan	
	d)	a program to monitor and report on the:		See relevant plan	
		impacts and environmental performance of the development;		Noise Monitoring Airborne asbestos Monitoring Vibration Monitoring Contaminated Material Testing and Monitoring	
		effectiveness of the management measures set out pursuant to paragraph (c) above;		See relevant plan	
	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;		See relevant plan	
	f)	a program to investigate and implement ways to improve the environmental performance of the development over time;		See relevant plan	
	g)	a protocol for managing and reporting on		See relevant plan	
		incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);		See relevant plan	
	complaint;	See relevant plan			
	failure to comply with statutory requirements; and	See relevant plan			
h)	a protocol for periodic review of the plan.	See relevant plan			

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
		Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans			
Construction Environmental Management Plan					
B33.		The Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following:	CEMP	CEMP has been prepared and is in place.	Compliant
	a)	Details of:			
		hours of work;	CEMP s5.3.1		
		24-hour contact details of site manager;	CEMP Appendix 2	Site manager is identified in the CEMP	
		management of dust and odor to protect the amenity of the neighborhood;	CEMP s3.0 and s5	The CEMP identifies dust and odor and this is further dealt with in a subplan	
		stormwater control and discharge;	CEMP s3.0 and s5	The CEMP identifies stormwater management and this is further dealt with in a subplan	
		measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;	CEMP s3.0 and s5	The CEMP identifies traffic and road management and this is further dealt with in a subplan	
		groundwater management plan including measures to prevent groundwater contamination;	CEMP s3.0 and s5	The CEMP identifies groundwater management and this is further dealt with in a subplan	
		external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting;	CEMP s3.0 and s5	The CEMP broadly identifies security lighting requirements.	
		community consultation and complaints handling;	CEMP s3.0 and s5	The CEMP identifies community consultation and complaints management broadly and this is further dealt with in a subplan	
		measures to ensure the ongoing safe operation of the existing helipad on the site identified in the review undertaken in accordance with Condition B49;	DD Aviation Report v1.8	A Helicopter Management Plan has been prepared by Avipro.	
	b)	Construction Traffic and Pedestrian Management Sub-Plan (see condition B35);	See B35		
	c)	Construction Noise and Vibration Management Sub-Plan (see condition B37);	See B37		
	d)	Construction Waste Management Sub-Plan (see condition B38);	See B38		
e)	Construction Soil and Water Management Sub-Plan (see condition B39);	See B39			
f)	Aboriginal Cultural Heritage Management Sub-Plan (see condition B40);	See B40			
g)	Flood Emergency Response (see condition B41);	See B41			
h)	an unexpected finds protocol for contamination and associated communications procedure;	EHS Management System Rev 4			
i)	an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;	EHS Management System Rev 4			
j)	waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site; and	RAP	The classification of ENM and VENM is conducted under the RAP and verified by the EPA Site Auditor.		

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
B34.		The Applicant must not commence construction of the development until the CEMP is approved by the Certifying Authority and a copy submitted to the Planning Secretary.	CC1 Email to DPE 19/7/19	Issued to Certifying Authority in CC1. Issued to DPE via email.	Compliant
		The Construction Traffic and Pedestrian Management Sub-Plan (CTPMS) must be prepared in consultation with the Sydney Coordination Office and Sydney Light Rail team within TfNSW and RMS. The CTPMS must address, but not be limited to, the following:	CC1, CC2, CC3, CC4, CC5 and CC6 TfNSW Email 30/5/19, 27/9/19. TfNSW Email 21 March 2020 Light Rail email 2/7/19	The current CTPMP applies to the CC1, CC2, CC3, CC4 and CC5. The current CTPMP (Ver 6, Rev2) applies to CC6. TfNSW Sydney Coordination Office endorsed the final, v2 and v3 CTPMS. TfNSW Action 20 March 2020, 21 March 2020 email from TfNSW, accepting updates. TfNSW (Light Rail) specifically provided additional conditions in subsequent email.	
a)	be prepared by a suitably qualified and experienced person(s);	CTPMP	Arup prepared the CTPMS. They are suitably qualified and experienced.		
b)	specify:				
	location of the proposed work zone/s;	CTPMP s5.3 Site inspection	The CTPMS shows the location of the project. The work zone on site corresponds to that detailed in the CTPMS		
	location of any crane;	CTPMP s5.4 Site inspection	Proposed crane locations are noted in V2 of the CTPMS		
	details of any lane or road closures;	CTPMP s4.3 Site inspection	Procedures for road closures are in the CTPMS. Traffic control was in operation during the site visit.		
	construction hours; and	CTPMP s5.3	Construction hours are in the CTPMS		
	construction program;	CTPMP s5.3 Site inspection	Construction program is detailed in the CTPMS. The work detailed in the CTPMS corresponds to what was occurring at the time of the audit		
c)	detail size and type of construction vehicles including a swept path analysis demonstrating no encroachment into oncoming traffic lanes;	CTPMP s5.3 Site inspection	Details are included in the CTPMS. The main gates were observed to have adequate swept paths for the vehicles entering the site.		
d)	haulage and heavy vehicle routes including marshalling area/s and operations to ensure no heavy vehicle queuing prior to site entry;	CTPMP s4.5 CTPMP s4.7 Site inspection	The offsite Marshalling area on Bunnerong Road is no longer being used. The only offsite marshalling area is High Street. Onsite marshalling area has been established. All marshalling was occurring on-site at time of audit. Concrete truck marshalling area is on site and was observed to be in use during the audit. A backup concrete truck marshalling area is on High Street. All concrete truck marshalling was occurring on-site at time of audit. Virtual Superintendent was used during excavation stage.		

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
B35.	e)	estimated number of construction vehicle movements including measures to significantly minimise the number of movements during the defined peak traffic periods;	TMP s4.4 Interview Fahad Bari Gate records	The TMP estimated up to 120 vehicles per day during the concrete work (TMP 4.4). Gate Records for the period January-June 2021 show peak movements of around 100 heavy vehicles, with an average around 30 per day. Gate records were not provided or sighted for the audit period, however based on site activities during the audit period the auditor was advised that traffic has reduced significantly for these latter stages of work. 2 Oversized deliveries (the piling rigs) have occurred to date	Compliant
	f)	construction vehicle access arrangements noting that construction vehicles shall not use High Street without prior approval of the Sydney Coordination Office within TfNSW and RMS;	TMP s4.5 Site inspection	High Street is not being used for construction vehicles.	
	g)	measures to avoid construction worker vehicle movements within the vicinity of the precinct, including any off-site construction worker parking location/s away from the precinct and operation;	CTPMS s8.0 Site inspection	The CTPMS includes a range of measures to manage worker vehicles. At the current stage, offsite parking arrangements with the ATC have been established.	
	h)	location and operation of a pick-up/drop-off zone of adequate length on Hospital Road for the Sydney Children's Hospital. Pedestrian access to the zone should be maintained at all times;	CTPMS s11 Site inspection	Pedestrian access is not impeded around the site.	
	i)	identify cumulative construction impacts of projects including the Sydney Light Rail Project, University of New South Wales, Inglis Stables and surrounding new residential developments;	TMP s4.8	Cumulative impacts are identified in the TMP	
	j)	identify and reference existing Construction Pedestrian and Traffic Management Plans (CPTMPs) for developments within or around the site to ensure that coordination of work activities are managed to minimise the impacts on the road network;	TMP s4.8	Cumulative impacts are identified in the TMP	
	k)	consideration of potential impacts on general traffic, cyclists, pedestrians, bus services and light rail construction and operation within the vicinity of the site;	TMP s4.0 Email from TfNSW 7/2/19	The bus stop on the corner of High and Botany Streets was moved to the north to avoid construction conflicts. TfNSW was consulted and involved in this activity.	
	l)	detail the duration of impacts and identify mitigation measures that are to be implemented to mitigate impacts on general traffic, Sydney Light Rail construction and operation, bus operations, pedestrians and cyclists, and ensure road safety and network efficiency during construction;	CTPMS and TMP Site inspection	The TMP identifies these impacts and identifies mitigation strategies. The site has very limited interaction with the surrounding transport network, confined to several construction gates only. Pedestrian access has been maintained around the site.	
	m)	include a Driver Code of Conduct to:	TMP Appendix 7.2		
		minimise the impacts of earthworks and construction on the local and regional road network;	TMP Appendix 7.2		
		minimise conflicts with other road users;	TMP Appendix 7.2		
	minimise road traffic noise; and	TMP Appendix 7.2			
	ensure truck drivers use specified routes;	TMP Appendix 7.2			

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
	n)	include a program to monitor the effectiveness of these measures;	Gate logs	Feedback on measures to manage impacts to light rail, street parking and haulage is being sought fortnightly from key stakeholders including light rail, TfNSW and Council.	
	o)	consultation strategy for liaison with surrounding stakeholders; and	CTPMS s9.1 and TMP s4.6 Email correspondence	Evidence of consultation with TfNSW and RCC was noted.	
	p)	if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.	Project Website	A number of community information notices have been issued by the project regarding traffic disruptions and changes.	
B36.		A copy of the final CTPMSP is to be submitted to the Coordinator General, Transport Coordination for endorsement, prior to the commencement of any work.	CC1, CC2 TfNSW Email 30/5/19 and 27/9/19.		Compliant
B37.		The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:			Compliant
	a)	be prepared by a suitably qualified and experienced noise expert;	CNVMSPP	Acoustic Studio prepared the report	
	b)	describe procedures for achieving the noise management levels in EPA's <i>Interim Construction Noise Guideline</i> (DECC, 2009);	Noise monitoring records	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.	
	c)	describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;	Site inspection, interview E Hicks. Piling and Excavation Fact Sheet 21/5/19	Piling – selection of a CFA rig which is quieter than normal piling. Vibration monitoring and SMS alert @4mm/s. Community engagement and information. Rock breaking - Respite during rock breaking. Rock sawing precedes the breaking which reduces the force required by the breaker.	
	d)	include strategies that have been developed with the community for managing high noise generating works;	Interview E Hicks. Community consultation activities	A range of community engagement and consultation activities was undertaken for the project. Works at the site have been underway for some time (relating to other approvals), and many noise management measures have been developed through learnings from these activities	
	e)	describe the community consultation undertaken to develop the strategies in condition B37(d); and	CNVMSPP	Section 9.6 of the CNVMSP details the community consultation undertaken and the strategies developed as a result of the consultation.	
	f)	include a complaints management system that would be implemented for the duration of the construction.	CNVMSPP Complaints Register		
		The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:			

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
B38.	a)	detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;	CWMSP Interview E Hicks	Separation of waste occurs offsite at the Bingo Waste Facility.	Compliant
	b)	removal of hazardous materials, particularly the method of containment and control of emission of fibers 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.	RAP	The Remediation Action Plan (RAP) identifies hazardous waste removal procedures. Note, hazardous waste removal is being conducted under a separate, unrelated approval.	
B39.		The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:	CSWMP	A CSWMP has been prepared. In accordance with Lend Lease naming conventions, this plan is known as the Stormwater and Erosion Management Plan.	Compliant
	a)	be prepared by a suitably qualified expert, in consultation with Council;	CSWMP Document Control Minutes of RCC/Hi meeting 24/7/19 (Item 3.3) and email from PwC to auditor (9/1/2020)	Prepared by Tracey Wallbridge, Environmental Manager LL EHS Team.	
	b)	describe all erosion and sediment controls to be implemented during construction;	Site inspection	Controls in place include rumble grid, wheel washing, street sweeper, onsite detention, sediment basins on demand, sediment fencing and controls on pits. Adequate Erosion and Sediment Control measures were observed to be in place and maintained at the time of the audit.	
	c)	include an Acid Sulfate Soils Management Plan, if required, including measures for the management, handling, treatment and disposal of acid sulfate soils, including monitoring of water quality at acid sulfate soils treatment areas.	Douglas Partners Preliminary Geotechnical Investigations Report (February 2018)	No acid sulfate soils on site.	
	d)	provide a plan of how all construction works will be managed in a wet weather events (i.e. storage of equipment, stabilisation of the Site);	CSWMP Site inspection	The plan includes measures to manage wet weather events. It is noted that it was raining at the time of the audit. The stormwater management on site was operating as described in the CSWMP.	
	e)	detail all off-Site flows from the Site; and	CSWMP		
	f)	describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI).	Site inspection, interview E Hicks	During high rainfall events, water accumulates along the southern border. Clay soils prevent seepage into the groundwater. Measures implemented here include retention of the bank between the site and Magill Road, and the sinking of wells (geo lined) to encourage seepage into the groundwater.	
		The Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) must address, but not be limited to, the following:			

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
B40.	a)	be prepared by a suitably qualified and experienced expert in consultation with the Registered Aboriginal Parties;	ACHMP	Prepared by MDCA	Compliant
	b)	incorporate the recommendations of the <i>Aboriginal Cultural Heritage Assessment Report</i> , prepared by Mary Dallas Consulting Archaeologists, dated October 2018; and	Section 3 of ACHMP		
	c)	be submitted to the satisfaction of the Planning Secretary prior to construction of any part of the development.	Letter DPE 14/6/2019		
B41.		The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following:	Emergency Response Plan 2.5 (23/5/19)	A consolidated construction Emergency Response Plan is in place. This includes flood emergency during construction.	Compliant
	a)	be prepared by a suitably qualified and experienced person(s);	Document Control	Prepared by EHS Coordinator	
	b)	address the provisions of the <i>Floodplain Risk Management Guideline</i> (OEH, 2007);	Floodplain Risk Management Guideline (OEH, 2007)	These guidelines provide guidance on an appropriate level of flood damage (adjustable with time) and more consistent residential flood damage calculations. The guideline is not relevant to this stage of the project.	
	c)	include details of:			
		the flood emergency responses for both construction and operation phases of the development;	Emergency Response Plan	The ERP only addresses construction-phase flood emergency response.	
		predicted flood levels;	ABS Project Summary Flood Report (BMT October 2018)	Modelling of flood levels has been conducted for the operational phase of the project	
		flood warning time and flood notification;	FERSP	The site managers are subscribed to the National Alert System (SMS/email)	
		assembly points and evacuation routes;	FERSP		
	evacuation and refuge protocols; and	FERSP			
	awareness training for employees and contractors.	FERSP			
Construction Worker Transportation Strategy					
B42.		The applicant shall prepare a Construction Worker Transportation Strategy (CWTS) in consultation with the Sydney Coordination Office within TfNSW and Roads and Maritime Services. The applicant shall submit a copy of the final plan to the Coordinator General, Transport Coordination for endorsement, prior to the commencement of any work on site. The Plan needs to specify, but not limited to, the following:	CWTS Email from TfNSW 27/9/19	Evidence of consultation with TfNSW for the CWTS was contained in an email correspondence.	Compliant
	a)	Initiatives that would help discourage construction workers driving to the precinct and parking;	Site inspection	No on-site parking for construction workers	
	b)	Provision of secure storage areas for construction worker tools and equipment on site;	Site Inspection	Containers and storage sheds are located on site for storage.	
	c)	Measures to encourage the use of the ample public and active transport available within the vicinity of the site;	CWTS	The site is part of the PoW <i>Green Travel Plan</i> to encourage use of public transport.	
d)	Details of the operation of off-site construction worker parking location/s, including how workers would be shuttled to the development site.	CWTS	A parking arrangement with the Australian Turf Club has been entered into. Worker travel from the ATC to site is via the light rail and/or a shuttle bus service.		
Construction Parking					

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
B43.		Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site, including for heavy vehicles but excluding construction worker vehicles, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	Site Inspection	Truck parking on site was observed.	Compliant
B44.		Off-site construction worker parking, as detailed in the CWTS required by condition B42, is to be provided within three months of commencement of construction.	Site inspection	A parking arrangement with the Australian Turf Club has been entered into.	Compliant
Intersection Works – Traffic Control Signal					
B45.		Within six months of commencement of construction, the Applicant must liaise with RMS and meet the following requirements for the proposed Traffic Control Signal (TCS):	Letter RMS 25/9/19 Email TfNSW 15/4/21	RMS approved in principal the preliminary design of TCSs in September 2019. Final approval of the detailed design has been issued (15/4/21). The Works Authorisation Deed is currently being finalised.	Compliant
	a)	the proposed TCS at the intersection of Botany Street and the Acute Services Building (ASB) access shall be designed to meet RMS requirements. The TCS plans shall be drawn by a suitably qualified person and endorsed by a suitably qualified practitioner. Prior to detailed design of the intersection, the applicant must obtain approval (agreement 'in principle') for the concept design of the TCS from RMS;	TCS Design Drawing DS0000/000000 Issue A Letter from RMS (25/9/2019) Email TfNSW 15/4/21	B-Line prepared the TCS design. RMS approved 'in principal' the TCS design TfNSW approved the final TCS design	
	b)	the submitted design shall be in accordance with Austrias Guide to Road Design in association with relevant RMS supplements (available on www.rms.nsw.gov.au). The certified copies of the TCS design and civil design plans shall be submitted to RMS for consideration and approval prior to the commencement of construction. Please send all documentation to development.sydney@rms.nsw.gov.au;	TCS Design Drawing DS0000/000000 Issue A Letter from RMS (25/9/2019) Email TfNSW 15/4/21	B-Line prepared the TCS design. RMS approved 'in principal' the TCS design TfNSW approved the final TCS design	
	c)	the Applicant will be required to enter into a Works Authorisation Deed (WAD) for the abovementioned works;	WAD for Intersection, 16/3/2022 (signed) Botany St and Samuels Ave Intersection new signals Randwick 10/02/22	A WAD is currently being negotiated. The WAD has been negotiated and approved.	
	d)	the Applicant is required to dedicate land as public road for the maintenance of the Traffic Control Signals and associated infrastructure, further details will be included as part of the WAD process;	WAD for Intersection, 16/3/2022 (signed) Botany St and Samuels Ave Intersection new signals Randwick 10/02/22	Negotiations occurred with TfNSW as part of the WAD negotiations	
	e)	the Applicant shall be responsible for all public utility adjustment/relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents.		Work is yet to commence.	

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
B46.		Within six months of commencement of construction, the Applicant is to consult with RMS and Council to determine any requirements for the installation of a 'no-stopping' zone between Botany Street/High Street and Botany/Magill Street with the only exception for a dedicated bus zone after High Street. Evidence of consultation and the outcomes is to be provided to the Planning Secretary.	Email to Council 19/11/19	Consultation with Council occurred late 2019. It was proposed to install 'no parking' signs during construction and 'no stopping' signs during operation. During Covid, parking for hospital workers is being provided along Botany Street by Council. Consultation with Council is not yet completed, therefore DPIE notification is pending.	Compliant
Intersection Works - Upgrade of Botany Street and Magill Street					
B47.		Within six months of commencement of construction, the Applicant must submit to Council for approval full design engineering plans and specifications prepared by a suitably qualified and experienced civil engineer for the upgrade of the Magill Street and Botany Street intersection generally in accordance with the Transport Assessment – Acute Services Building, dated 13 July 2018, and prepared by ARUP.	Email to Council 18/3/19. Public Domain Signs and Line marking Sheet 1. RCR-ARC-CV-02-DWG-DD-301 Rev 1 Council approval, letter dated 4 Feb 2022	The intersection design has been submitted for Council approval. Council have yet to provide approval for the work. Council has provided approval for the work.	Compliant
Construction Approval					
B48.		Prior to the commencement of construction, the Applicant must consult with, and obtain approval from the Sydney Light Rail Project team within TfNSW in relation to:	Light Rail email 2/7/19 TfNSW email 27/9/19	The light rail was operational at the time of the audit.	Compliant
	a)	the development's construction activities to ensure that those activities do not adversely impact the completion of the Sydney Light Rail Project's program of works; and	Site inspection	There was no interaction between the project and the light rail at the time of the inspection	
	b)	proposed mitigation measures to ensure that there is no flooding impact on the construction and operation of the Sydney Light Rail due to the proposed development.	Site inspection Complaints Register Interview R Yarad	No evidence of flooding impacts on light rail was found during the audit.	
Existing Helipad / Helicopter Operations During Construction					
B49.		Prior to the commencement of construction, helipad / helicopter operations at the site are to be reviewed by a suitably qualified and experienced aviation professional in consultation with relevant stakeholders. The review must consider the proposed construction methodology including plant and equipment to be used (including lighting and cranes) and recommend changes to the construction methodology and / or flight paths where required to ensure safe ongoing helicopter operations at the site. A report summarising the outcome of the review must be submitted to the Certifying Authority.	DD Aviation Report v1.8 (AviPro 12/9/2018) CASA Approval 4/4/2019 CC3	Report prepared. It was issued as part of CC3 Note, a Statutory Approval from CASA was obtained for the tower crane 2.	Compliant
Proposed Helipad Design					
B50.		Prior to the construction of the proposed helipad, a report prepared by a suitably qualified and experienced aviation professional must be submitted to the satisfaction of the Certifying Authority which states that the design of the helipad incorporates the relevant details outlined in Civil Aviation Safety Authority Civil Aviation Advisory Publication CAAP 92-2(2) Guidelines for the establishment and other relevant National and International guidelines.	DD Aviation Report v1.8 (AviPro 12/9/2018) CC3	The report has been prepared. It was issued as part of CC3. Work on the helipad has commenced (building roof, safety net). Work on the helipad was nearing completion of the time of the audit. The helipad was completed at the time of the recent audit.	Compliant

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
Proposed Helipad Operations					
B51.		Prior to the construction of the helipad, future ongoing helicopter operations to the site are to be reviewed by a suitably qualified and experienced aviation professional. Proposed flight paths to the helipad must be identified in consultation with relevant stakeholders in accordance with Civil Aviation Safety Authority Civil Aviation Advisory Publication CAAP 92-2(2) Guidelines for the establishment and other relevant National and International guidelines. A report summarising the outcome of the review and a Three-dimensional Visual Flight Rules Approach and Departure Path and Transitional Surface Survey must be submitted to the satisfaction of Certifying Authority and a copy submitted to the Planning Secretary and Council.	Report - Development Consent B51 (AviPro 15/8/2020) Survey Report - Helicopter Landing Site, PDA Surveyors (23/3/2020) Email correspondence, AviPro (24/3/2020) Report - Development Consent B51 (AviPro, 15/8/2020) Construction Certificate 4 Interview Fahad Bari	A 3D survey was completed by PDA Surveyors. Flight paths have been identified in the survey report. AviPro conducted a review of the report and deemed that the design exceeds CAAP 92. Consultation with a range of stakeholders was noted in the report Submitted to the Certifier as part of CC4. This has not yet been submitted to DPIE. This has since been submitted to DPIE however was not done prior to the commencement of construction of the helipad, and is therefore non-compliant with the requirements of this condition. No further action required.	Non-compliant
Operational Noise - Design of Mechanical Plant and Equipment					
B52.		Prior to commencement of construction, the Applicant must incorporate the noise mitigation recommendations in the <i>Noise and Vibration Impact Assessment</i> , dated 8 August 2018 and prepared by Acoustic Studio, into the detailed design drawings. The Certifying Authority must verify that all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the <i>Noise and Vibration Impact Assessment</i> , dated 8 August 2018 and prepared by Acoustic Studio.	Statement of Compliance from Acoustic Studio (19/9/19) Mechanical Design Compliance Certificate, Fredon Air (7/10/20)	Acoustic Studio provided a statement of compliance against this condition. The statement is based on Acoustic Studios undertaking additional review and verification work during the finalisation of detailed design drawings. Acoustic Logic built their design specification on the modelling conducted by Acoustic Studio. Compliance with the specification is provided by the Mechanical Compliance Certificate.	Compliant
Historic Archaeology					
B53.		Prior to the commencement of works, an Archaeological Research Design (ARD) including an Archaeological Excavation Methodology is to be prepared in accordance with Heritage Council guidelines. The ARD is to require that all affected historical archaeological relics and or deposits of Local significance are to be subject to professional archaeological excavation and/or recording before any construction works which will impact those relics commences. The ARD must also incorporate recommendations No's.1 – 8 provided in Section 8.2 of the Historic Archaeology Assessment, dated April 2018, prepared by Casey and Lowe. The ARD is to be developed in consultation with the Heritage Division of the Office of Environment and Heritage, and a copy submitted to the Planning Secretary.	ARD (December 2018) S140 Permit 2018/s140/035 Email to DPE 19/7/19	ARD prepared by Casey and Lowe. S140 Permit to Excavate issued by Heritage Council. ARD issued to PDE via email	Compliant

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
B54.		Within six months of completion of archaeological works, a copy of the final excavation report(s) shall be prepared and lodged with the Heritage Council of NSW, Council and the Planning Secretary. The Applicant must also nominate a repository for the relics salvaged from any historic archaeological investigations.	Confirmation of submission to DPIE 9/6/2020 Confirmation of submission to Council 1/6/2020 Confirmation of submission to Council 2/6/2020	The Historical Archaeology Excavation Report (May 2020) was issued to OEH, DPIE and Council in early June 2020. The Staging Report notes that this report can be submitted upon its completion (sometime during Stage 2 or 3) and not within 6 months of commencement of construction. It was submitted during Stage 2 works.	Compliant
Landscaping and Habitat Improvement					
B55.		Prior to commencement of landscape construction works, the Applicant must amend the approved landscape plans to incorporate the following:	SSD9113 CoA B55-B57 and SSD10339 CaA B23, updated Landscape Plans (19 July 2021), DPIE document receipt sighted (undated)		Compliant
	a)	detail the native vegetation community (or communities), with a list of local provenance species (trees, shrubs and groundcovers) to be used for landscaping including quantities and locations;	Landscape Plans (19 July 2021)		
	b)	provide for the planting of at least 134 trees with a minimum pot size of 100 liters, and chosen from species consistent with (a) above; and	Landscape Plans (19 July 2021)		
	c)	provide for a range of artificial nest boxes are to be installed, suitable for native fauna likely to utilise the site.	Landscape Plans (19 July 2021)		
B56.		The amended landscape plans required by condition B55 are to be to the satisfaction of the Certifying Authority and a copy submitted to the Planning Secretary.	Landscape Plans (19 July 2021)		Compliant
Street Trees					
B57.		Prior to commencement of landscape construction works, the Applicant is to develop a street tree planting strategy in consultation with Council and Magill Street residents to the satisfaction of Council and submitted to the Planning Secretary for information, which is to include at no cost to Council, planting of street trees, maintenance for a period of 12 months following commencement of operations, and replacement of street trees if required within the 12 month maintenance period.	Landscape Plans (19 July 2021) Letter to Council - Randwick Campus Redevelopment Stage 1 – Acute Services Building SSD9113 Condition 57 (Street Trees), dated 1 June 2020 Letter to Council - Randwick Campus Redevelopment Stage 1 – Acute Services Building SSD9113 Civil & Landscape Condition Close Out CC6, CC7	Letters to Council provide summary evidence of ongoing consultation with Council prior to the commencement of construction works and confirm the requirements of this condition. Landscape strategy and plans provided with Crown Certificate.	Compliant
Construction and Demolition Waste Management					

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
B58.		The Applicant must notify the RMS Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site, prior to the commencement of the removal of any waste material from the site.	Presentation to TfNSW (9/10/19)	TMC consulted and notified during the selection of haulage and transport routes.	Compliant
<u>Mechanical Ventilation</u>					
B59.		All mechanical ventilation systems must be designed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and AS/NZS 3666.1:2011 Air handling and water systems of buildings– Microbial control to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the installation of these systems.	Mechanical Design Compliance Certificate, Fredon Air, 5/6/2020 Mechanical Design Compliance Certificate, Fredon Air, 7/10/2020 CC3 and CC4	Mechanical Design Compliance Certificates address Part F4.5 of the BCA, AS 1668.2-2012 and AS/NZS 3666.1:2011.	Compliant
<u>Rainwater Harvesting</u>					
B60.		Within six months of commencement of construction, the Applicant must ensure that a rainwater reuse/harvesting system for the development is developed for the site. A rainwater re-use plan for the irrigation of landscaped areas must be prepared and certified by an experienced hydraulic engineer.	Hydraulic Design Statement, Central Plumbing (25/9/19) Hydraulic Design Statement, ACOR, (21/2/2020)	Central Plumbing (using ACOR staff) provided a Hydraulic Design Statement which includes details of the rainwater harvesting and reuse system. Hydraulic Design Statement for CC3 was issued.	Compliant
<u>Operational Noise</u>					
B61.		Within six months of commencement of construction, revised operational noise modelling must be undertaken based on the scenario of Magill Street remaining closed to through traffic to determine the likely operational noise levels. Should the results reveal that noise levels at sensitive receivers as described in the EIS Noise and Vibration Impact Assessment, dated 8 August 2018, and prepared by Acoustic Studio, exceed the sleep disturbance criteria determined in accordance with the Noise Policy for Industry (EPA 2017), mitigation measures, including architectural treatment must be offered to affected residences. If accepted, measures must be installed at no cost to the resident prior to the commencement of operation.	Operational Noise Model Review for Magill Street, Acoustic Logic (28/1/2020)	A review of the Operational noise model was conducted for Magill Street by Acoustic Logic. It found that operation noise levels are modelled to remain below the EIS prediction.	Compliant
<u>Car Parking and Service Vehicle Layout</u>					
B62.		Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority within six months of commencement of construction:	ARUP Report 4/12/19 Lend Lease submittal record LL-GCOR-014319 Email from PCA 29/1/19	ARUP have completed a statement of compliance of this Condition. This was completed within 6 months of commencement of construction. This was provided to the Certifying Authority on 23/1/2020 who were satisfied with the report. This is within the Staging Report submission timeframe.	Compliant
	a)	all vehicles must enter and leave the Site in a forward direction;	ARUP Report 4/12/19		
	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;	ARUP Report 4/12/19		

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
	c)	they swept path of the longest vehicle entering and exiting the Site in association with the new work, as well as maneuverability through the Site, must be in accordance with AUSTROADS;	ARUP Report 4/12/19		
	d)	the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed;	ARUP Report 4/12/19		
	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	ARUP Report 4/12/19		
	f)	all internal driveways and carpark areas must be designed for two way traffic movements.	ARUP Report 4/12/19		
Bicycle and End-of-Trip Facilities					
B63.		Evidence of compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority prior to the commencement of Façade and Landscaping works:	Design Verification Certificate, End of Trip Facilities (Team 2 Architects, 23/4/21) Mod 4, Mod 5 Site Inspection	Team 2 Architects provided a Design Verification Statement for the Mod 1 End of Trip Facilities. This was provided on 23 April 2021. Note this is after the façade works had commenced and was therefore non-compliant with the requirements of this condition. A new Design Verification Certificate is required to confirm compliance with the Mod 4 modified condition B63. Secure bicycle parking was observed in the recent site inspection.	Non-Compliant
	a)	the provision of a minimum 200 staff bicycle parking spaces within the basement level (B3) of the adjacent main hospital carpark;	Design Verification Certificate, End of Trip Facilities (Team 2 Architects, 23/4/21) Site Inspection	As above	
	b)	the provision of a minimum of 64 visitor bicycle parking spaces provided across a minimum of eight easily accessible locations on the hospital campus;	Design Verification Certificate, End of Trip Facilities (Team 2 Architects, 23/4/21)	As above	
	c)	the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance;	Design Verification Certificate, End of Trip Facilities (Team 2 Architects, 23/4/21)	As above	

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
	d)	the provision of end-of-trip facilities for staff in accordance with the relevant provisions of the BCA;	Design Verification Certificate, End of Trip Facilities (Team 2 Architects, 23/4/21)	As above	
	e)	the provision of appropriate pedestrian and cyclist advisory signs, including clear wayfinding signage for the visitor bicycle parking areas; and	Design Verification Certificate, End of Trip Facilities (Team 2 Architects, 23/4/21)	As above	
	f)	all works/regulatory signposting associated with the proposed facilities are to be at no cost to the relevant roads authority.	Interview A Fisher	Signage for secure bicycle parking was observed in the recent site inspection, advised was implemented at no cost to Council.	
Public Domain Works					
B64.		Prior to the commencement of any footpath, bicycle path, or public domain works on Council land, the Applicant must consult with Council and demonstrate to the Certifying Authority that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifying Authority.	Email from RCC 11/5/2021 Interview R Yarad	Design drawings have been submitted to Council for comment. Several rounds of comments have been received and addressed.	Compliant
Compliance Reporting					
B65.		No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	Document Control – Preconstruction Compliance Report (22/5/19) The Certifying Authority was a co-author of the Pre-construction Compliance Report and Program	The Program is included in the first Compliance Report. The Report was submitted to DPIE on 13/6/19. Final report, following review and changes, issued on 19/7/19.	Compliant

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
B66.		Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	<p>Preconstruction Compliance Report (22/5/19) Email to DPIE (14/6/19) Construction Compliance Report 1 (29/5/2020) Email to DPIE (16/3/2020 and 2/6/2020) Construction Compliance Report 2 (11/6/2020) Automated Response from DPIE (11/6/2020) Construction Compliance Report 3 (14/12/2020) Automated Response from DPIE (14/12/2020) Construction Compliance Report 4 (15/6/2021) Construction Compliance Report 5 (6/5/2022)</p>	<p>Pre-construction compliance report was completed. It was issued to DPIE on 14/6/19. Construction compliance report 1 was completed and issued to DPIE on 16/3/2020. DPIE noted the non-compliance with the submission date. DPIE requested changes made, and an extension of time was granted to HI (to 29/5/2020) to revise the CCR 1 report. The report was re-issued on 2/6/2020. There is an open non-compliance in relation to not meeting the submission timeframes for CCR 1 Construction Compliance Report 2 was completed and issued to DPIE on 11/6/2020, within the required timeframe. Construction Compliance Report 3 was completed and issued to DPIE on 14/12/2020. However, the wrong report was attached. This was rectified on 11/1/21. The final Compliance report was not prepared in accordance with the stipulated timeframe and was reported as a non-compliance to the Department. As construction is yet to be completed (Level 1 & 6 fit-out, and landscaping on Northwest corner of site) the proponent should consider further in another Compliance Report is required.</p>	Non-compliant
B67.		The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.	<p>Website The Prince of Wales Hospital Expansion Stage 1 Pre-Operation Compliance Report, February 2023 Interview A Fisher</p>	<p>Compliance Report (6) was not prepared at the time of audit 6 reporting, and is subsequently not available on the website.</p> <p>A Pre-operational Compliance Report is available on website, however no evidence that it was submitted to the Department 60 days prior to it being made publicly available, could be made. Further, Audit 6 found that there was no evidence to support that the Pre-operational Compliance Report was supplied to the Certifier in accordance with the requirements of this condition.</p> <p>Audit 6 found that as some aspects of the project remain in construction phase at the time of the site inspection component of the audit (Nov 2023). Further Construction Compliance Reporting may therefore be required. The auditor was advised that no further Constuction Compliance Reports have been prepared.</p>	Non-Compliant

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
B68.		Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	Interview A Fisher	No requests made.	Not Triggered
Part C - During Construction					
Approved Plans to be On-Site					
C1.		A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.	All documents are stored electronically.	All documents are stored electronically. This audit found all documents are readily available (where available) upon request.	Compliant
Site Notice					
C2.		A site notice(s):			Non-compliant
	a)	must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer.	Site inspection	<p>Site notices were observed at all gates visited by the auditor. As the main works have not yet been awarded to Lend Lease, only the builder's contact details are noted on the Site Notice.</p> <p>The main Botany Street site entrance door had been moved, leaving the sign several meters away from the access, and at the time of the audit #5 it was obscured by temporary fencing.</p> <p>Project signage for SSD 9113 has been removed despite ongoing construction activities including fit-out of levels 1 and 6, and removal of site construction compound and landscaping for this area. The development is therefore non-compliant with the requirements of this condition</p>	
	b)	is to satisfy all but not be limited to, the following requirements:			
		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	Sign is 1200x900mm	
		the notice is to be durable and weatherproof and is to be displayed throughout the works period;	Site Inspection	The sign is waterproof	
	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	All details are noted.		

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
		the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorized entry to the site is not permitted.	Site Inspection	Signs are located at site entrances at eye level, on gates or hoarding.	
Operation of Plant and Equipment					
C3.		All plant and equipment used on site, or to monitor the performance of the development must be:			Compliant
	a)	maintained in a proper and efficient condition; and	Site Inspection	No evidence of any vehicles having improper maintenance or being in poor condition. The auditor also observed contractors digital system for tracking all plant and equipment, including active service stickers on plant and vehicles, and tagging of electricals.	
	b)	operated in a proper and efficient manner.	Site Inspection	All vehicles were observed to be operating in a proper and efficient manner.	
Construction Hours					
C4.		Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:			Compliant
	a)	between 7am and 6pm, Mondays to Fridays inclusive; and	Interview R Yarad Interview Fahad Bari	No evidence of any unauthorised out of hours work was found	
	b)	between 8am and 5pm, Saturdays. No work may be carried out on Sundays or public holidays.	Interview R Yarad Interview Fahad Bari	No evidence of any unauthorised out of hours work was found	
		Activities may be undertaken outside of the hours in condition C4 if required:			Compliant
	a)	by the Police or a public authority for the delivery of vehicles, plant or materials; or	Interview R Yarad	The piling rigs and tower cranes (oversized) were escorted to site outside of standard working hours.	
	b)	in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or			
	c)	where the works are inaudible at the nearest sensitive receivers; or			

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
C5.	d)	where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works.	Interview R Yarad Community Notice DPIE letter dated 27/07/2022 Interview Fahad Bari	One out of hours approval was obtained from DPIE for the erection of the tower cranes (30/10/19). Tower Crane 1 was erected during standard working hours. Tower Crane 2 was erected during standard working hours at a later date due to unfavorable winds on the approved date. DPIE was notified of the date change. Residents were notified of potential out of hours work. Approved construction of signalised intersection on Botany Street at the UNSW 'Gate 11' entry/exit road out of hours. Approved out of hours approval for crane works for the footbridge construction to minimise local disruption.	Compliant
C6.		Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Community notices	The community has been notified of the out of hours deliveries (as above)	Compliant
C7.		Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:			Compliant
	a)	9am to 12pm, Monday to Friday;	Interview R Yarad Interview Fahad Bari	No evidence of any unauthorised out of hours work was found	
	b)	2pm to 5pm Monday to Friday; and	Interview R Yarad	No evidence of any unauthorised out of hours work was found	
	c)	9am to 12pm, Saturday.	Interview R Yarad Interview Fahad Bari	No evidence of any unauthorised out of hours work was found	
Implementation of Management Plans					
C8.		The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	See Conditions B33-B42 Site inspection	The works are being carried out in accordance with the most recent version of the Management Plans. Plans that have been updated since the last audit include the CTPMS, CWTS, WMP, SWMP, NVMSP	Compliant
Construction Traffic					
C9.		All construction vehicles (excluding worker vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping.	Site Inspection	Marshalling areas have been nominated. Vehicles were observed to be contained wholly within the site	Compliant
Construction Vehicle Access					
C10.		Construction vehicles shall not use High Street without prior approval of the Sydney Coordination Office within TfNSW and Roads and Maritime Services.	Interview E Hicks Site inspection	Construction vehicles are not using High Street	Compliant
Road Occupancy License					

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
C11.		A Road Occupancy License must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	ROL 1893294 for Aug 2022	No new ROLs have been required during the audit period. ROL for Intersection upgrade - Botany Road The auditor was advised more ROL will be required for completion of intersection.	Compliant
Safework Requirements					
C12.		To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	Site inspection	Hoarding is present around the perimeter of the site. Lockable gates were observed	Compliant
Hoarding Requirements					
C13.		The following hoarding requirements must be complied with:			Compliant
	a)	no third-party advertising is permitted to be displayed on the subject hoarding/ fencing;	Site Inspection	Hoarding is present around the perimeter of the site. No 3 rd party advertising was observed.	
	b)	the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application; and	Site Inspection	Graffiti has required cleaning. None was observed during the audit.	
	c)	the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	Interview E Hicks Email from Council 27/9/18	A s68 Exemption was received and no application to Council was required. Council requested consultation with their hoarding officer.	
No Obstruction of Public Way					
C14.		The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.	Site inspection	All public ways were observed to be unobstructed by the project	Compliant
Construction Noise Limits					
C15.		The development must be constructed to achieve the construction noise management levels detailed in the <i>Interim Construction Noise Guideline</i> (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 (July 2020 to March 2021) CONSTRUCTION MONITORING RESULTS, 10 FEBRUARY 2023	NML's were exceeded regularly during the audit period. Some exceedances of the Highly Noise Affected limit also occurred, although not always attributable to the project. The noise levels from the construction of the project however generally correlate with the modelled noise emissions in the noise and vibration impact assessment. NML data not provided for July 2021 to June 2022. The auditor was advised that the Noise Monitoring report had not yet been completed for this period. NMLs exceeded multiple time from July 2021 through to 31 Jan (2023) as reported in Construction Monitoring Results. This information is up to the start of the Staged Operation of the site, however as construction is not completed further monitoring may be required (landscaping works).	Non-compliant

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
C16.		The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C4.		See Condition C4.	Compliant
C17.		The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	Site inspection	A range of audible alarms including quackers were observed to be in use on site. No external construction activities at the time of recent audit.	Compliant
C18.		Any noise generated during construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act 1997 or exceed approved noise limits for the site.	Complaints register Noise monitoring records CONSTRUCTION MONITORING RESULTS, 10 FEBRUARY 2023	Three noise-related complaints were received during the period - 2 relating to the bollards on Magill St and one relating to out of hours works. All three have been addressed and closed out. Four noise-related complaints were received during the period July 2021 to May 2022 - 2 relating to out of hours works. All four have been addressed and closed out. Several complaints were recorded from June 2022 to October 2023 regarding noise and/or out of hours activities impacting amenity. These were addressed and Closed. Noise exceedance were recorded on numerous occurrence during the reporting period (June 2022 - January 2023) with sensitive receivers notified prior to works under Stakeholder Disruptive work notifications and works monitored, and no complaints received, or noise not attributed to project.	Compliant
Vibration Criteria					
C19.		Vibration caused by construction at any residence or structure outside the site must be limited to:			
	a)	for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999)</i> ; and	Monthly construction noise and vibration Unattended Monitoring Report (July 2020 to April 2021) CONSTRUCTION MONITORING RESULTS, 10 FEBRUARY 2023	Vibration exceedance were recorded in the previous and current reporting period which were deemed not to be attributed to project activities. No vibration complaints were received.	Compliant
b)	for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> (DEC, 2006) (as may be updated or replaced from time to time).	Monthly construction noise and vibration Unattended Monitoring Report (January - May 2020) Interview Fahad Bari Interview A Fisher CONSTRUCTION MONITORING RESULTS, 10 FEBRUARY 2023	The auditor was advised that no exceedances were noted in the reporting period.		
C20.		Vibratory compactors must not be used closer than 30 meters from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C19.	Interview R Yarad Interview Fahad Bari Interview A Fisher	No vibratory rollers have been used within 30m of residential buildings.	Compliant

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
C21.		The limits in conditions C19 and C20 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B37 of this consent.			Not Triggered
Tree Protection					
C22.		For the duration of the construction works:			Compliant
	a)	street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;	Letter Council 2/11/18	Trees outside the scope of the Consent have been removed. Approval from Council was obtained.	
	b)	all street trees not approved for removal must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction Council;	Site inspection	Currently retained trees exist between the site compound and the hoarding along Hospital Road. These trees are protected.	
	c)	all trees on the site that are not approved for removal must be suitably protected during construction; and	Site inspection	Trees outside the hoarding to be retained were protected from damage	
	d)	if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.	Interview E Hicks Interview Fahad Bari Interview A Fisher	As above	
Dust Minimisation					
C23.		The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Site inspection	No dust was observed during the site inspection	Compliant
C24.		During construction, the Applicant must ensure that:			Compliant
	a)	exposed surfaces and stockpiles are suppressed by regular watering;	Site inspection	No watering is required at the moment. Water dust suppression in use at main entrance to marshalling area. No exposed surface at the time of recent audit.	
	b)	all trucks entering or leaving the site with loads have their loads covered;	Interview E Hicks Site inspection	Trucks are required to have their loads covered	
	c)	trucks associated with the development do not track dirt onto the public road network;	Site inspection	Measures are in place to minimise dirt tracking including a wheel wash facility, rumble grid and street sweeper	
	d)	public roads used by these trucks are kept clean; and	Site inspection	Public roads were observed to be clean	
	e)	land stabilisation works are carried out progressively on site to minimise exposed surfaces.			
Air Quality Discharges					
C25.		The Applicant must install and operate equipment in line with best practice to ensure that the development complies with all load limits, air quality criteria/air emission limits and air quality monitoring requirements as specified in the EPL applicable to the site.	Monitoring Report	1 dust monitor is in place along Hospital Road. No exceedances have been recorded during the audit period. Active use of water suppression at Gate 1 construction access.	Compliant
Erosion and Sediment Control					

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
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.	Site inspection	Erosion and sediment controls were observed to be in place, particularly on Botany Street and Magill Streets. All stormwater is directed to the underground tanks. A temporary holding container is also being used during heavy rainfall events.	Compliant
<u>Imported Soil</u>					
C27.		The Applicant must:			Compliant
	a)	ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;	Interview E Hicks Interview Fahad Bari	Only VENM and ENM has been brought to site for the piling platform. Topsoil for landscaping.	
	b)	keep accurate records of the volume and type of fill to be used; and	Douglas Partners Memo 24/7/19	Douglas Partners tested the imported fill for contamination. No contamination was found.	
	c)	make these records available to the [Department/Certifying Authority] upon request.			
<u>Disposal of Seepage and Stormwater</u>					
C28.		Any seepage or rainwater collected on site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the Protection of the Environment Operations Act 1997. Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the Certifying Authority. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	CC2 Interview R Yarad Email from R Yarad to RCC (25/5/2021) Interview Fahad Bari	The Stormwater and Erosion Management Plan has been approved by the Certifier. No stormwater discharges during the audit period.	Compliant
<u>Unexpected Finds Protocol - Aboriginal Heritage</u>					

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
C29.		In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impact to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and OEH to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of OEH.	Interview Fahad Bari Interview A Fisher	No unexpected heritage finds have occurred	<i>Not Triggered</i>
Unexpected Finds Protocol - Historic Heritage					
C30.		If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the OEH Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of Heritage Division of the OEH.	Interview Fahad Bari Interview A Fisher	No unexpected heritage finds have occurred	<i>Not Triggered</i>
Waste Storage and Processing					
C31.		Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighboring public or private properties.	Site Inspection	Waste skips and bins are located across the site. Housekeeping was observed to generally be good.	Compliant
C32.		Any 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 and Register		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	Wheel washing facilities and a rumble grid are located at the site gate used by heavy vehicles. No longer required as bulk earthworks completed.	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 E Hicks Interview Fahad Bari Site Inspection	Concrete washout occurs within designated areas	Compliant
Handling of Asbestos					

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
C35.		The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – ‘Transportation and management of asbestos waste’ must also be complied with.	Interview R Yarad Interview Fahad Bari	No asbestos has been found	Compliant
Consultation during Construction					
C36.		The Applicant must attend Traffic and Transport Construction Coordination meetings during construction as required by the Sydney Coordination Office, and present the following information:	Presentations on 14/5/19 24/7/19 Interview R Yarad Interview Fahad Bari	TTCC has not invited Lend Lease to any further meetings since 24/7/19 The auditor was advised that there has been some ongoing correspondence, but no request for meetings.	Compliant
	a)	Update of construction activities;	Presentations on 14/5/19 24/7/19	The presentations reviewed included an update of activities	
	b)	The details in relation to date and timing of construction activities such as concreting etc. that are likely to generate high volume of construction vehicles;	Presentations on 14/5/19 24/7/19	The presentations reviewed included dates and timing of upcoming construction activities	
	c)	The details of full or part road closures that are likely to impact on traffic and bus movements in the vicinity of the site and the Sydney Light Rail Project;	Presentations on 14/5/19 24/7/19	The presentations discussed road closures	
	d)	Update of the CPTMP if any changes to the original CPTMP is required;	Interview R Yarad	There have been no meetings since the CPTMP was updated	
	e)	Safety incidents as a result of construction activities associated with pedestrian and public transport movements surrounding the site;	Presentations on 14/5/19 24/7/19	No safety incidents were relevant to the presentations reviewed	
	f)	The details of the coordination of work activities to manage cumulative construction traffic from developments under construction within the precinct to minimise impacts on the road network; and	Presentations on 14/5/19 24/7/19	Details of impacts to other developments were included	
	g)	Actions by the applicant for the safety and traffic management issues raised by TfNSW and its internal stakeholders and Roads and Maritime Services.	Presentations on 14/5/19 24/7/19	Details of previous actions undertaken were included	
	The Applicant maintain minutes and actions of meetings for distribution to all attendees.	Minutes of presentations on 14/5/19 24/7/19			
Builders Details					
C37.		The Applicant must provide the builder's direct contact number to surrounding stakeholders impacted by the construction work and the Transport Management Centre and Sydney Coordination Office within Transport for NSW to resolve issues relating to traffic, freight, servicing and pedestrian access during construction in real time. The Applicant is responsible for ensuring the builder's direct contact number is current during any stage of construction.	Fact sheets Interview E Hicks	The 1800 number is included on fact sheets. The builders direct number is located on the hoarding notice boards. PoW, UNSW, TMC, SCO and TfNSW have direct contact details of site staff	Compliant
Community Engagement					

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
C38.		The Applicant must consult with the community regularly throughout construction, including consultation with the nearby sensitive receivers, relevant regulatory authorities, Registered Aboriginal Parties and other interested stakeholders.	Fact sheets Website Communications Log	Evidence of regular communication with the community was observed	Compliant
Independent Environmental Audit					
C39.		Propose independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	DPE letter approving Auditor 23/5/19		Compliant
C40.		No later than four weeks before the date notified for the commencement of construction, an Independent Audit Program prepared in accordance with the Independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	Audit Program submitted with Auditor Approval letter 13/5/19		Compliant
C41.		Table 1 of the Independent Audit Post Approval Requirements (Department 2018) is amended so that the frequency of audits required in the construction phase is:	Audit Program		Compliant
	a)	An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and	Audit Program	The 1st audit was conducted 6 weeks after commencement of construction	
	b)	A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.	Audit Program	Audit 1 Within 8 weeks of the commencement of construction Audit 2 Within 26 weeks of the completion of Audit 1, Audit 3 and beyond Every 52 weeks from initial independent Audit	
C42.		In all other respects Table 1 remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks' notice to the applicant of the date upon which the audit must be commenced.	Audit Program		Compliant
C43.		Independent Audits of the development must be carried out in accordance with:			Compliant
	a)	the Independent Audit Program submitted to the Department and the Certifying Authority under condition C40 of this consent; and	Audit Program	Audit 1 Within 8 weeks of the commencement of construction Audit 2 Within 26 weeks of the completion of Audit 1 Audit 3 and beyond every 52 weeks from initial independent Audit.	

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
	b)	the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).	Audit 1 (Sept 2019) Audit 2 (Jan 2020) Audit 3 (July 2020) Audit 4 (June 2021) Audit 5 (Nov 2022) Audit 6 (Nov 2023)	Audit 6 conducted within 52 weeks of Audit 5. Audit 6 was commissioned as an operational audit, however while Staged operation has commenced for SSD 9113, aspects of construction are still to be completed. As such, the proponent should consider whether further construction phase audits are required.	
C44.	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must:				
	a)	review and respond to each Independent Audit Report prepared under condition C40 of this consent;	Proponent Response to IA Findings 27/9/19 Proponent response IA Findings Proponent Response to IA Findings 10 February 2023	Action Plan was prepared and sent to DPIE and Certifying Authority Audit 4 Action Plan sent to DPIE and Certifying Authority Audit 5 Action Plan response sent to DPIE and Certifying Authority	Compliant
	b)	submit the response to the Department and the Certifying Authority; and	Confirmation email from DPIE 21/1/2020 Email from HI 16/3/2020 Automated Response from Portal Email from DPIE 27/7/2020 Post Approval Form for 2023 10 February response	PWC sent final Audit Report 1 to DPIE and Certifying Authority 21/1/2020 Audit Report 2 was submitted to DPIE on 5/2/2020 and the Responses on the 20/2/2020. This was within 6 months of the submission of the Audit 1 Report and Responses (27/9/19) to DPIE. It is noted however that it was greater than 6 months since the completion of the Audit Report 1. This condition is considered to have satisfactorily completed for the Audit Report 2 and Responses and for Audit 3 and Responses. Audit 4 Action Plan sent to DPIE and Certifying Authority . Audit 5 Action Plan response sent to DPIE and Certifying Authority.	
c)	make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.	Website	All Audit Reports and the responses are available on the website		
C45.		Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.			Not Triggered
Incident Notification, Reporting and Response					

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
C46.		The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.	Incident Register Interview Fahad Bar Interview A Fisher	No other incidents required to be reported for the audit period.	Not Triggered
C47.		Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1 .			Not Triggered
Non-Compliance Notification					
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.	Construction Compliance Report 1 Construction Compliance Report 2 Construction Compliance Report 3 Letter to DPIE 29/7/2020 Letter to DPIE 6/7/2021 Letter to DPIE 10/03/2023 Letter to DPIE 27/10/2023	Non compliances noted in CCR 3, CCR4 and CCR5 were notified to DPIE. Non compliances noted in the Pre-operational Compliance Report and in relation to consultation outcomes required with TfNSW and Randwick City Council (RCC).	Compliant
C49.		The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	Letter to DPIE 29/7/2020 Letter to DPIE 6/7/2021 Letter to DPIE 10/03/2023 Letter to DPIE 27/10/2023	The notification provided on 29/7/2020 complies with this requirement The notification provided on 6/7/2021 complies with this requirement The notifications provided in 2023 comply with this requirement	Compliant
C50.		A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Incident Register	The non-compliance with C28 in March 2021 was notified as an incident.	Compliant
Revision of Strategies, Plans and Programs					
		Within three months of:			

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
C51.	a)	the submission of a compliance report under condition B65;	<p>Management Plan Register (July 2020, June 2021)</p> <p>Interview Fahad Bari</p> <p>Interview A Fisher</p>	<p>Construction Compliance Report 2 was submitted on 18/3/20. A review of the management plans was conducted in March 2020 and submitted with CC3.</p> <p>Construction Compliance Report 3 was submitted on 14/12/2021. A review of the management plans was conducted in December 2020 and March 2021</p> <p>Construction Compliance Report 4 was completed 15 July 2021.</p> <p>Construction Compliance Report 5 was completed 6 May 2021.</p> <p>Management Plans are reviewed Quarterly.</p> <p>The Pre-operational Compliance Report was completed February 2023.</p>	Non-Compliant
	b)	the submission of an incident report under condition C46;	<p>Incident Register</p> <p>Interview Fahad Bari</p> <p>Interview A Fisher</p>	<p>An incident was reported on 29/3/2021. The Management Plans are currently under review.</p> <p>The plans were subsequently reviewed and have undertaken numerous further reviews.</p>	
	c)	the submission of an Independent Audit under condition C44; or	<p>Management Plan Register (July 2021, June 2022)</p>	<p>The fifth audit was conducted in November 2022, therefore management plans were required to be reviewed by February 2023.</p> <p>Audit 6 found that the CEMP has not been revised since 2020. No evidence was provided to the auditor to demonstrate that the CEMP and the suite of management plans required under the conditions of this consent underwent the required review and therefore is considered non-compliant with the requirement of this condition. No notification of review to the Certifying Authority or Department was sighted by the auditor.</p>	
	d)	the issue of a direction of the Planning Secretary under condition A2 which requires a review,	<p>Interview R Yarad</p>	<p>A review of the CNVMP was conducted in June 2020 in relation to Directive from DPIE in March and April 2020.</p>	

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
		the strategies, plans and programs required under this consent must be reviewed, and the Department and the Certifying Authority must be notified in writing that a review is being carried out.	Management Plan Register (July 2020, June 2021) Letter to DPIE (29/7/2020) Email to McKenzie Group (9/9/2020) Email to McKenzie Group (10/12/2020) Post Approval Receipt (17/12/2020) Letter to DPIE (27/12/2020) Post Approval Receipt (31/03/2021)	Notification to DPIE and the Certifying Authority did not occur prior to the March 2020 management review. Notification to DPIE and the Certifying Authority was conducted prior to the September 2020, December 2020 and March 2021 reviews.	
C52.		If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Certifying Authority. Where revisions are required, the revised document must be submitted to the Planning Secretary and Certifying Authority for approval within six weeks of the review.	Interview A Fisher	The Staging Report was not revised to reflect requisite changes from Mod 5 at the time of the audit. The Staging report has since been updated - no further action required.	Non-Compliant
Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.					
Intersection Works - Upgrade of Botany Street and Magill Street					
C53.		Within twelve months of the commencement of construction, the Applicant must provide written evidence to the satisfaction of the Planning Secretary demonstrating that an agreement has been made with Council/RMS for construction and payment of the intersection upgrade works required by condition B47.	Refer condition B47		Compliant
Part D - Prior to Occupation or Commencement of Use					
Notification of Occupation					
D1.		The date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before occupation. If the operation of the development is to be staged, the Department must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Combined Construction and Operational Staging Report 17/11/2023 Non-compliance Notification dated 27 October 2023, re; D1. D1 Notice of Occupation DPE lodgment receipt - SSD-9113-PA-58	Combined Construction and Operational Staging Report submitted to DPE 01/12/2023. This report notified in writing the date of commencement for each stage, including Go Live date of 27 February 2023. Notification in writing occurred at least one month before occupation. Go Live date of 27 February 2023. Notification that Notice of Occupation sent to DPE on 9 March 2023 - 3 weeks before date of commencement.	Non-Compliant
External Walls and Cladding					

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
D2.		Prior to the occupation of the building, the Applicant must provide the Certifying Authority with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminum composite panels comply with the requirements of the BCA.	CA acceptance correspondence	The Certifying Authority confirmed that documented evidence confirming the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminum composite panels, comply with the requirements of the BCA.	Compliant
D3.		The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	SSD-9113 – Prince of Wales Hospital Expansion Stage 1 External Walls and Cladding, Letter dated 23 September 2023) DPE lodgment receipt SSD-9113-PA 43		Compliant
Post-construction Dilapidation Report					
D4.		Prior to occupation of the building, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:	Email correspondence	Email correspondence: CA provided documentation to its satisfaction. Email correspondence: submitted this documentation to Council.	Compliant
	a)	to ascertain whether the construction created any structural damage to adjoining and nearby buildings or infrastructure including those referenced in condition B6 .			
	b)	to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining and nearby buildings or infrastructure, the Certifying Authority must:			
		compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and			
		have written confirmation from the relevant authority/owner that there is no adverse structural damage to their infrastructure, roads and/or property.			
c)	to be forwarded to Council.				
Protection of Public Infrastructure					
D5.		Unless the Applicant and the applicable authority agree otherwise, the Applicant must:	Site Inspection interview A Fisher	No damage to public infrastructure reported to have occurred during the audit period.	Not Triggered
	a)	repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and			
	b)	relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.			
Protection of Property					
D6.		Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.		As above	Not triggered
Utilities and Services					

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
D7.		Prior to occupation of the building, 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> .	Compliance Certificate: Water and Sewerage.		Compliant
D8.		Prior to the commencement of operation, the Applicant must underground any existing overhead power lines and telecommunication cables located along the Botany street site frontage and remove all redundant power poles. All existing wires/cables and new wires/cables to serve the development must be located underground to the satisfaction of the relevant service utility authority. Evidence is to be submitted to the satisfaction of the Certifying Authority.	Correspondence: Certifying Authority confirmation Site inspection	Audit 6 found the development to be compliant with the requirements of this condition	Compliant
Travel Demand Management Strategy and Green Travel Plan					
D9.		Prior to the commencement of operation, the applicant shall prepare a Travel Demand Management Strategy (TDS) and Green Travel Plan (GTP) to reduce the proportion of single-occupant car travel and increase the mode share of public transport and active transport for the development and the Randwick Health and Education Precinct. The strategy and plan shall be prepared in consultation with the Sydney Coordination Office within TfNSW and RMS, Council, and in conjunction with all stakeholders within the Randwick Health and Education Precinct.	Green Travel Plan (Update 2.1, 03 February 2023)	The GTP was prepared in consultation with the requisite stakeholders and presents Travel Demand Management Strategies (TDS).	Compliant
D10.		The TDS and GTP required by condition D9 must:	As above	Audit 6 found that the GTP was compliant with the requirements of this condition	Compliant
	a)	be prepared by a suitably qualified traffic consultant;			
	b)	include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to achieve a 4 per cent (within 6 months of commencement of operation) and ultimately an 8 per cent (by 2027) reduction of private vehicle usage by all staff and to define the direction and purpose;			
	c)	include specific tools and actions to help achieve the objectives and mode share targets;			
	d)	include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the TDS and GTP; and			

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
	e)	include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the TDS and GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviors of students and staff to and from both schools at appropriate times throughout the academic year.			
D11.		The Applicant shall submit a copy of the final strategy and plan required by condition D9 to the Coordinator General, Transport Coordination for endorsement, and a copy submitted to the Planning Secretary prior to the commencement of operation.	Site Interview A Fisher	No evidence was provided to demonstrate the GTP was endorsed by the Coordinator General, Transport Coordination or provided to the Planning Secretary prior to the commencement of operation on the ASB.	Non-Compliant
Heritage Interpretation Plan					
D12.		Should Aboriginal or Historical archaeological material be discovered during site investigations or subsequent construction works, a comprehensive Interpretation Strategy and Plan for the site, including appropriate community consultation, is to be prepared by a suitably qualified person, including identification of Historical Themes, Audiences and Resources, and Interpretative Recommendations. The recommendations of the Interpretative Strategy and Plan are to be implemented in conjunction with the proposed development.	Site Interview	No such material discovered during construction.	<i>Not Triggered</i>
Mechanical Ventilation					
D13.		Following completion, installation and testing of all mechanical ventilation systems, the Applicant must provide evidence to the satisfaction of the Certifying Authority, prior to the final occupation, that the installation and performance of the mechanical systems complies with:	Installation Certificate Mechanical Services Correspondence from CA MGC-GCOR-001159	Certifying Authority has confirmed documented evidence has been provided to its satisfaction.	Compliant
	a)	the BCA;			
	b)	AS 1668.2-2012 <i>The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and other relevant codes;			
	c)	the development consent and any relevant modifications; and			
	d)	any dispensation granted by the NSW Fire Brigade.			
Car Parking					
	a)	Prior to commencement of operation a parking strategy for the entire Randwick Health and Education Precinct is to have been developed in collaboration with the Randwick Collaboration Area partners, which includes measures to meet the parking demand for the development; or			

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
D14	b)	(i) Notwithstanding the requirements of D14(a) above, if a precinct wide strategy is not able to be delivered within the specified timeline, the Applicant must submit evidence to the Planning Secretary within 6 months of commencement of operation that parking demand has reduced consistent with a mode share shift of 4 per cent reduction in the use of private vehicles by staff across the Randwick Health Campus following the opening of the CSELR and implementation of a GTP across the existing Randwick Health Campus, thus negating the need for on-site car parking for the development; and	Randwick Campus - Business Rule / Policy Parking, Health, July 2022 Interview A Fisher	<p>The auditor was advised that the Parking Strategy was still under development at the time of audit 6. However, the auditor was provided evidence that the Randwick Campus - Business Rule / Policy Parking, Health, July 2022 was submitted and subsequently accepted by the Planning Secretary as the Parking Strategy required under this condition. It was not however submitted within 6 months of the commencement of operation. No evidence provided to demonstrate the Parking Strategy was developed in collaboration with Randwick Collaboration Area partners. No audit evidence provided in relation to annual (staring 2023) demonstrating mode sharing targets achievement.</p> <p>It is noted that DPE in letter dated 20/07/2023 requested that a redacted copy of the Parking Strategy be made available on the project website. The report was not located on the website at the time of the audit.</p>	Non-compliant
		(ii) Evidence must be submitted to the Planning Secretary at the end of every subsequent year (starting 2023) until 2027 demonstrating that the mode share targets described in Appendix 1 of the letter dated 9 November 2020 accompanying SSD-9113-Mod-2 are being achieved, or an ultimate mode share reduction of 8 per cent is achieved, whichever is earliest; or	Letter from Health Infrastructure - dated 12 July 2023 - submission of D16 Parking Strategy Letter from DPE (SSD-9113-PA-51) - dated 20/07/2023 acknowledging receipt and acceptance of the Parking Strategy.		
	c)	Should the requirements of neither D14(a) or (b) above be delivered, temporary car parking is to be provided in the vicinity of the site for 216 vehicles, or as otherwise agreed by the Planning Secretary, to satisfy the parking demand of the development. The temporary car parking would be required to operate from commencement of occupation or within twelve months from when mode share shifts required by D14(b) are not achieved until such time as permanent provision of car parking to meet the parking demand can be provided across the precinct in accordance with a precinct wide strategy.			
D15.		Prior to the commencement of operation, 134 existing staff car parking spaces on the Randwick Health Campus are to be reallocated to visitor parking as outlined in Supplementary Information prepared by ARUP, dated 20 February 2019.	Interview A Fisher		Not triggered
	a)	Within 6 months of commencement of operation, evidence is to be submitted to the Planning Secretary demonstrating that 71 existing staff car parking spaces on the Randwick Health Campus have been reallocated to visitor parking, consistent with			
	b)	Evidence is to be submitted to the Planning Secretary demonstrating that a total of 134 hospital staff car parking spaces (inclusive of the 71 spaces in condition D15(a)) have been reallocated to visitor parking by 2027, consistent with an 8 per cent reduction in the use of private vehicles by staff as per condition D10(b).			

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
	c)	Evidence is to be provided to the Planning Secretary annually from 2023 that staff car parking spaces have been reallocated to visitor spaces to demonstrate the gradual reduction in the use of private vehicles by staff and mode shift targeted in the GTP until the 134 spaces have been reallocated.			
D16.		Prior to the commencement of operation, a parking strategy for the management of parking on the existing Randwick Health Campus is required to better manage allocation of parking and demand of shift rotations. A copy of the parking strategy is to be submitted to the Planning Secretary and Council for information.	Randwick Campus - Business Rule / Policy Parking, Health, July 2022	Refer condition D14 No evidence provided that the Parking Strategy was submitted to Council.	Non-Compliant
Infrastructure Upgrades					
D17.		Prior to the commencement of operation, the Applicant must complete the construction of a Traffic Control Signal at the intersection of Botany Street and the ASB access as required by condition B45 to the satisfaction of RMS, and evidence is to be submitted to the Certifying Authority.	Plan of Easements Affecting Lot 101 DP 1282403 DEPOSITED PLAN ADMINISTRATION SHEET Email correspondence (2/11/2023) UNSW TfNSW S88B Easement for TfNSW - Easement Document Site Inspection	Tensaw's verifier Sydney Connect has inspected and validated this intersection and has provided written evidence that the observed signal is fit for purpose. The Certifying Authority requires evidence directly from TfNSW once the intersection is fully operational and all relevant easement documentation has been registered with NSW Land Registry Services. At the time of audit 6 the Project was awaiting executed documents from UNSW in order to lodge this easement. As staged operation has commenced this is technically non-compliant.	Non-Compliant
D18		Prior to the commencement of operation, the Applicant must install/construct any infrastructure (e.g. no stopping zones) required as an outcome of the discussions undertaken as part of condition B46 to the satisfaction of Council and RMS (where relevant) and evidence is to be submitted to the Certifying Authority.	Correspondence: CA acceptance	CA confirmation that documented evidence was submitted to its satisfaction.	Compliant
D19.		Prior to the commencement of operation, the Applicant must complete the upgrade of the Magill Street and Botany Street intersection as required by condition B47 to the satisfaction of Council, and evidence is to be submitted to the Certifying Authority.	Correspondence: CA acceptance	CA confirmation that documented evidence was submitted to its satisfaction.	Compliant
Shared Path					

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
D20.		Prior to the commencement of operation, the Applicant must provide a 2.2 metre wide strip of land along the Botany Street frontage of the site and deliver a minimum 4 metre wide shared pedestrian/bicycle path to the satisfaction of Council, unless an alternative strategy for the delivery of pedestrian and bicycle paths is developed by the Randwick Collaboration Area partners for the Randwick Health and Education Precinct and agreed to by the Planning Secretary. If an alternative strategy is developed, all pedestrian and bicycle paths on, or adjoining the site are to be delivered prior to operation to the satisfaction of Council and in accordance with the strategy.	Correspondence: CA acceptance Site Inspection Site Interview A Fisher	A 4 metre wide strip of land has been developed into a shared pedestrian / bicycle path. Council has confirmed this is acceptable.	Compliant
D21.		Prior to the commencement of operation, the Applicant must replace all kerb and gutter and associated infrastructure, re-turf, and construct new footpaths for the full length of the Botany Street and Magill Street site frontage to Council's specifications.	Correspondence: CA acceptance Site Inspection Interview A Fisher	Kerbs, gutters, associated infrastructure, re-turf, and new footpaths have been constructed on the full length of the Botany Street and Magill Street to Council's specifications.	Compliant
Road Damage					
D22.		The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development is to be met in full by the Applicant prior to commencement of use of any stage of the development.	Interviews A Fisher	No costs passed on to Council of other Public Authorities.	Compliant
Fire Safety Certification					
D23.		Prior to the final occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	Site Inspection Site Interviews Fire Safety Certificate	Council and relevant authority has confirmed receipt of the Fire Safety Certificate. The Fire Safety Certificate is displayed in the building.	Compliant
Stormwater, Drainage and Flooding					

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
D24.		All stormwater drainage works associated with construction of the new/upgraded Council stormwater pipeline overland diversions works, creation of any drainage easement and any onsite stormwater detention systems as approved under the 'Randwick Campus Redevelopment Early and Enabling Works including Services Diversion' Review of Environmental Factors (approval no.008/2018, dated 19 April 2018) must be completed to Council's satisfaction prior to the commencement of operation. All costs associated with construction of the new/upgraded Council stormwater pipeline, creation of the drainage easement and the onsite stormwater detention systems must be met by the Applicant.	Site Interview Audit 5 (2022) Randwick Campus Redevelopment Drainage Construction and Maintenance Deed INSTALLATION CERTIFICATE HYDRAULIC SERVICES (Central Plumbing, 3.6.2022) Interview A Fisher	Health Infrastructure (HI) and the project team have been in negotiations with Council since 2019. The stormwater drainage works have been completed to Council and evidence of this has been provided to the Certifying Authority. However, fully satisfying this condition is contingent on a stormwater management deed being signed between Council and Health Administration Corporation. This deed has been drafted and executed by Health Infrastructure. Once executed by Council the easement will be created and lodged with the NSW Land Registry Services. The deed provided as evidence has not yet been executed by Council. As staged operation has commenced this constitutes a non-compliance.	Non-compliant
D25.		Prior to the commencement of operation, evidence is to be submitted to the Certifying Authority demonstrating that a "restriction on the use of land" and "positive covenant" (under section 88E of the Conveyancing Act 1919) has been placed on the title of the subject property to ensure that all of the onsite detention systems (both for site stormwater drainage and compensatory detention associated with blockages to predevelopment overland flow Paths) are maintained and that no works which could affect the design function of the detention/infiltration system are undertaken without the prior consent (in writing) from Council. Such restriction and positive covenant shall not be released, varied or modified without the consent of the Council.	HAS Executed Easement Document	HI and the project team have been in negotiations with Council since 2019. Satisfying this condition is contingent on Instrument of Setting out Terms of Easement, signed between Council and Health Administration Corporation. Easement Documentation has been drafted and executed by HI and is currently being progressed for execution by all parties. Once executed the easement will be created and lodged with the NSW Land Registry Services. The Easement documentation provided as evidence has not yet been executed by Council. As staged operation has commenced this constitutes a non-compliance.	Non-compliant
D26.		Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifying Authority	Design Plans:VFT090_CC_POW_001_J_WA E_STORM_Reviewed	The Certifying Authority has confirmed documented evidence has been provided to its satisfaction.	Compliant
		Prior to the commencement of operation, details of the site stormwater drainage system are to be provided to the satisfaction of the Certifying Authority in accordance with the following requirements:			
	a)	the stormwater must be discharged (by gravity) directly into Council's reconstructed underground drainage system located within the development site;			

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
D27	b)	an on-site stormwater detention system must be provided to ensure that the maximum discharge from the site does not exceed that which would occur during a 20% AEP (1 in 5 year) storm of one hour duration for existing site conditions. All other stormwater run-off from the site for all storms up to the 5% AEP (1 in 20 year) storm is to be retained on the site for gradual release to the street drainage system, to the satisfaction of the Crown Certifying Authority. An overland escape route or overflow system (to Council's street drainage system) must be provided for storms having an annual exceedance probability (AEP) of 1% (1 in 100 year storm), or, alternatively the stormwater detention system is to be provided to accommodate the 1% AEP (1 in 100 year) storm;	Correspondence: MAIL NUMBER MGC-GCOR-001392 Design Plan: SY180053_RCR_Main Works Construction Certificate_01_220927	The Certifying Authority has confirmed documented evidence has been provided to its satisfaction.	Compliant
	c)	determination of the required cumulative storage (in the on-site detention and/or infiltration system) must be calculated by the mass curve technique as detailed in Technical Note 1, Chapter 14 of the Australian Rainfall and Run-off Volume 1, 1987 Edition;			
	d)	where possible any detention tanks should have an open base to infiltrate stormwater into the ground. Infiltration should not be used if ground water and/or any rock stratum is within 2.0 meters of the base of the tank;			
	e)	should a pump system be required to drain any portion of the site the system must be designed with a minimum of two pumps being installed, connected in parallel (with each pump capable of discharging at the permissible discharge rate) and connected to a control board so that each pump will operate alternatively. The pump wet well shall be sized for the 1% AEP (1 in 100 year), 2 hour storm assuming both pumps are not working;			
	f)	the pump system must also be designed and installed strictly in accordance with Randwick City Council's Private Stormwater Code;			
	g)	should a charged system be required to drain any portion of the site, the charged system must be designed such that:			
		there are suitable clear-outs/inspection points at pipe bends and junctions; and			
		the maximum depth of the charged line does not exceed 1m below the gutter outlet;			
	h)	if connecting to Council's underground drainage system, a reflux valve shall be provided (within the site) over the pipeline discharging from the site to ensure that stormwater from Council drainage system does not surcharge back into the site stormwater system;			
	i)	generally all internal pipelines must be capable of discharging a 1 in 20 year storm flow. However the minimum pipe size for pipes that accept stormwater from a surface inlet pit must be 150mm diameter. The site must be graded to direct any surplus run-off (i.e. above the 1 in 20 year storm) to the proposed drainage (detention/infiltration) system;			
	j)	a sediment/silt arrester pit must be provided within the site prior to discharge of the stormwater to Council's drainage system;			
k)	sketch details of a standard sediment/silt arrester pit may be obtained from Council's Drainage Engineer;				

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
	l)	the floor level of all habitable, retail, commercial and storage areas located adjacent to any detention and/or infiltration systems with above ground storage must be a minimum of 300mm above the maximum water level for the design storm or alternately a permanent 300mm high water proof barrier is to be provided;			
	m)	the maximum depth of ponding in any above ground detention areas and/or infiltration systems with above ground storage shall be as follows (as applicable):			
		150mm in uncovered open car parking areas (with an isolated maximum depth of 200mm permissible at the low point pit within the detention area);			
		300mm in landscaped areas (where child proof fencing is not provided around the outside of the detention area and sides slopes are steeper than 1 in 10);			
		600mm in landscaped areas where the side slopes of the detention area have a maximum grade of 1 in 10;			
		1200mm in landscaped areas where a safety fence is provided around the outside of the detention area; and			
		above ground stormwater detention areas must be suitably signposted where required, warning people of the maximum flood level; and			
	n)	a childproof and corrosion resistant fastening system shall be installed on access grates over pits/trenches where water is permitted to be temporarily stored. A 'V' drain (or equally effective provisions) are to be provided to the perimeter of the property, where necessary, to direct all stormwater to the detention/infiltration area.			
D28.		Prior to the commencement of operation, the Applicant must provide full details of any proposed private drainage easements or drainage easements over private land in favor of Council, to Council for approval.	Site interview Randwick Campus Redevelopment Drainage Construction and Maintenance Deed - fully executed 2 November 2023	HI and the project team have been in negotiations with Council since 2019. Satisfying this condition is contingent on a stormwater management deed being signed between Council and Health Administration Corporation. This deed has been drafted and was executed with the easement being created and lodged with the NSW Land Registry Services. The deed was executed after the commencement of operation as at the time of Audit 6.	Non-Compliant
Groundwater					
D29.		Prior to the commencement of operation, certification from a suitably qualified and experienced professional engineer must be submitted to the Certifying Authority and Council, confirming that the basement has been waterproofed to prevent the entry of all groundwater in the basement level/s and that any required sub-soil drainage systems have been provided in accordance with the conditions of this consent. There must be no dry weather seepage/groundwater flows discharging to Council's street gutter or underground drainage system.	Hydraulic Services - Installation Certificate (Central Plumbing) SY180115_Hyd Design Compliance_OC_DA29_220817 HOSPITAL - WATERPROOFING AND SCREEDS SETOUT PLANS	The Certifying Authority has confirmed documented evidence has been provided to its satisfaction.	Compliant
Structural Inspection Certificate					

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
D30.		A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority prior to the commencement of operation. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:	221028 - Randwick Hospital ASB Redevelopment - ASB, Link Bridges, UNSW L00 to L04 Structural Design Certification	The Certifying Authority has confirmed documented evidence has been provided to its satisfaction and submitted to Council	Compliant
	a)	the site has been periodically inspected and the Certifying Authority is satisfied that the structural works is deemed to comply with the final design drawings; and			
	b)	the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.			
	c)	person/s authorised to, for the life of the development.			
Compliance with Food Code					
D31.		The Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises. The Applicant must provide evidence of receipt of the certificate to the satisfaction of the Certifying Authority prior to the commencement of operation.	Not applicable	Not applicable	Not Triggered
Stormwater Quality Management Plan					
D32.		Prior to occupation of the building, an Operation and Maintenance Plan (OMP) is to be prepared to ensure proposed stormwater quality measures remain effective. The OMP must contain the following:	STORMWATER DRAINAGE MAINTENANCE SCHEDULE Prince of Wales Hospital Randwick Campus Redevelopment Acute Services Building Prepared for: Lendlease Issue no: Rev 1 (ACOR Consultants, 15/12/22), Appendix	The STORMWATER DRAINAGE MAINTENANCE SCHEDULE and appended Operation and Maintenance Plans generally meet the requirements of this condition.	Compliant
	a)	maintenance schedule of all stormwater quality treatment devices;			
	b)	record and reporting details;			
	c)	relevant contact information; and			
	d)	Work Health and Safety requirements.			
Rainwater Harvesting					
D33.		A signed works-as-executed Rainwater Re-use Plan must be provided to the Certifying Authority prior to occupation of the building.	IN GROUND ZONE 1 AS BUILTS (RCR-CPC-HYD-30-DRWs)	The Certifying Authority has confirmed documented evidence has been provided to its satisfaction.	Compliant
Warm Water Systems and Cooling Systems					
D34.		The installation, operation and maintenance of warm water systems and water cooling systems (as defined under the <i>Public Health Act 2010</i>) must comply with the <i>Public Health Act 2010</i> , Public Health Regulation 2012 and Parts 1 and 2 (or Part 3 if a Performance-based water cooling system) of <i>AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance</i> and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	Mechanical Services Install Certificate Signed	The Certifying Authority has confirmed documented evidence has been provided to its satisfaction.	Compliant
Outdoor Lighting					
		The Applicant must ensure the installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers. Outdoor lighting must:			

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
D35.	a)	comply with the latest version of AS 4282-1997 - <i>Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997); and	Correspondence from Certifying Authority confirming documented evidence provided to its satisfaction		Compliant
	b)	be mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network. Upon installation on of outdoor lighting, but before it is finally commissioned, the Applicant must submit to the Certifier evidence from a qualified practitioner demonstrating compliance in accordance with this condition.			
		Upon installation of outdoor lighting, but before it is finally commissioned, the Applicant must submit to the Certifier evidence from a qualified practitioner demonstrating compliance in accordance with this condition.			
Signage					
D36.		Way-finding signage and signage identifying the location of staff car parking must be installed prior to the commencement of operation.	Site Inspection and photo evidence	Way-finding signage and signage identifying the location of staff car parking has been confirmed as installed.	Compliant
D37.		Bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas prior to the commencement of operation.	Site Inspection and photo evidence	Way-finding signage and signage identifying the location of designated bicycle parking areas has been confirmed as installed.	Compliant
D38.		'Do not drink' signage on non-potable water to new hose taps and irrigation systems for landscaped areas must be installed within the site prior to the commencement of operation.	Photo evidence	Signage was confirmed as installed prior to the commencement of operation	Compliant
Operational Waste Management Plan					
D39.		Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Department/Certifying Authority. The Waste Management Plan must:	Waste management Plan.	The Certifying Authority has confirmed documented evidence has been provided to its satisfaction.	Compliant
	a)	detail the type and quantity of waste to be generated during operation of the development;			
	b)	describe the handling, storage and disposal of all waste streams generated on site, consistent with the <i>Protection of the Environment Operations Act 1997</i> , <i>Protection of the Environment Operations (Waste) Regulation 2014</i> and the <i>Waste Classification Guideline</i> (Department of Environment, Climate Change and Water, 2009); and			
	c)	detail the materials to be reused or recycled, either on or off site.			
Ecologically Sustainable Development					

Condition of Consent	Part/ Sub-Part	Condition	Evidence Collected	Comment	
D40.		Within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star As Built rating unless updated NSW Health Engineering Services Guidelines are accepted by the Planning Secretary. Evidence of the certification or other evidence as agreed with the Planning Secretary in updated NSW Health Engineering Services Guidelines, must be provided to the Certifying Authority and the Planning Secretary.	ASB Prince of Wales Phase 2 Submission Interview A Fisher	Not yet triggered at the time of the audit. Green Star Equivalency Phase 2 submission provided for review.	<i>Not triggered</i>
Landscaping					
D41.		Prior to occupation of the building, the Applicant must submit a Landscape Management Plan prepared by a suitably qualified person, to manage the revegetation and landscaping works on-site. The plan must:	Landscape Management Plan		Compliant
	a)	detail the species to be planted on-site;			
	b)	be consistent with the approved landscape plans as amended by condition B55;			
	c)	describe the monitoring and maintenance measures to manage revegetation and landscaping works; and			
	d)	provide for the planting of 134 trees.			
D42.		The Applicant must not commence operation until the Landscape Management Plan is submitted to the satisfaction of the Certifying Authority.	CA acceptance of MP correspondence	The Certifying Authority has confirmed documented evidence has been provided to its satisfaction.	Compliant
Street Trees					
D43.		Prior to occupation of the building, the Applicant is to complete all planting outlined in the street tree planting strategy required by condition B57.	street tree planting strategy Site inspection	All street tree planting has been completed. This has been confirmed by the Contractor's landscape architect and in site walks with the Contractor and Project Team.	Compliant
Site Audit Report and Site Audit Statement					
D44.		Prior to the commencement of operation, the Applicant must obtain from an EPA accredited Site Auditor, a Site Audit Statement and a Site Audit Report which demonstrates that the site is suitable for its intended use	Site Audit Statement	Site Audit Statement has been sighted. The Certifying Authority has confirmed documented evidence has been provided to its satisfaction.	Compliant
Consolidation of Lots					
D45.		Prior to commencement of operation, the lots which form the subject site are to be consolidated into one lot. Evidence of the consolidation must be provided to the satisfaction of the Certifying Authority.	Consolidated lot documentation	Consolidated lot documentation sighted. The Certifying Authority has confirmed documented evidence has been provided to its satisfaction	Compliant



Appendix C Consultation

Olivia Merrick

From: Rob Sherry <Rob.Sherry@planning.nsw.gov.au>
Sent: Tuesday, 24 October 2023 12:57 PM
To: Olivia Merrick
Subject: RE: Prince of Wales Hospital Audits

Good afternoon Olivia

Thank you for the opportunity to provide input into the Independent Environmental Audit for the Prince of Wales Hospital audits (SSD-9113 (not 9133) and SSD 10339 – the **Consents**).

Please ensure that the audits are conducted by approved auditors and in accordance with the relevant conditions within the respective Consents and the NSW Department of Planning and Environment's (**NSW Planning**) Independent Audit Post Approval Requirements (**IA PAR**).

For the scope of the upcoming audits, could you please include:

1. Out-of-hours works (OOHW) management, including the adequacy of community consultation and notification of OOHW if required (*particularly given out of hours activities that have occurred*).
2. The adequacy of the project's system and/or process used for compliance monitoring and tracking of administrative requirements under the approval.

Can you please also confirm that required information is provided on the project website, including but not limited to, the project's response to audit recommendations (**RAR**).

Should you wish to discuss the matter further, please contact me on 02 9274 6306 or email compliance@planning.nsw.gov.au.

Cheers

Rob

Rob Sherry
Team Leader Compliance – Government Projects

NSW Planning | Department of Planning and Environment
T 02 9274 6306 | **M** 0429 782 853 | **E** rob.sherry@planning.nsw.gov.au
Locked Bag 5022 | PARRAMATTA NSW 2124
www.dpie.nsw.gov.au



The Department of Planning 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.

Please note that I work flexibly. I'm sending this message now because it's a good time for me, but I don't expect that you will read, respond to or action it outside of your own regular hours.

If you are submitting a compliance document or request as required under the conditions of consent or approval, please note that the Department is no longer accepting lodgement via compliance@planning.nsw.gov.au.

The Department has recently upgraded the Major Projects Website to improve the timeliness and transparency of its post approval and compliance functions. As part of this upgrade, proponents are now requested to submit all post approval and compliance documents online, via the Major Projects Website. To do this, please refer to the instructions available [here](#).

Our Vision: Together, we create thriving environments, communities and economies.

From: Olivia Merrick <olivia.m@nghconsulting.com.au>
Sent: Monday, 23 October 2023 10:48 AM
To: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>
Cc: Elizabeth Williamson <Elizabeth.Williamson@planning.nsw.gov.au>; Erwin Budde <erwin.b@nghconsulting.com.au>; Erwin Budde <erwin.b@nghconsulting.com.au>
Subject: Prince of Wales Hospital Audits

Dear compliance team,

I'm assisting my colleague Erwin for the upcoming audits for the Randwick Campus Redevelopment projects. These will occur in the first week of November:

- The 6th Independent Environmental Audit of the RCR Acute Services Building (SSD 9133);
- The 5th Independent Environmental Audit of the RCR Addition to the Acute Services Building (SSD 10339).

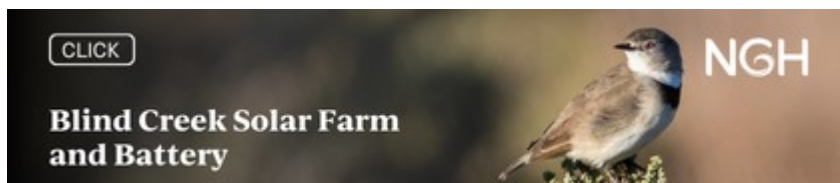
As per previous audits, the site inspection component for these projects will be held concurrently, as they are being delivered by the same contractor. Two separate reports will be prepared as per previous audits.

In accordance with the IAPAR (2020), please let me know if you have any specific areas of concern or focus for the audit.

Regards

Olivia Merrick
Principal Environmental Compliance

m: 0401 552 264
e. olivia.m@nghconsulting.com.au
w. nghconsulting.com.au | [Our commitment to reconciliation](#)



Olivia Merrick

From: Rachel Ng <Rachel.Ng@randwick.nsw.gov.au>
Sent: Thursday, 26 October 2023 3:15 PM
To: Olivia Merrick
Cc: Erwin Budde; Barry Mullin
Subject: RE: Prince of Wales Hospital Audits

Hi Olivia

Council has recently received a noise complaint from a resident alleging noise from rooftop plant and equipment running 24/7.


Are you able to investigate the acoustic amenity impact from the operation of the Acute Services Building to the nearest affected residents.

Please advise if you require further information.

Kind Regards

Rachel Ng
Acting Coordinator Environmental Health
Randwick City Council
02 9093 6673
rachel.ng@randwick.nsw.gov.au
www.randwick.nsw.gov.au



 *Randwick City Council acknowledges the Bidjigal and Gadigal Clans, who traditionally occupied this area of the Sydney Coast, and pays respects to Elders past, present and emerging.*

 Please consider the environment before printing this email.

From: Olivia Merrick <olivia.m@nghconsulting.com.au>
Sent: Monday, 23 October 2023 10:49 AM
To: Randwick City Council <council@randwick.nsw.gov.au>
Cc: Erwin Budde <erwin.b@nghconsulting.com.au>
Subject: Prince of Wales Hospital Audits

Dear sir/ madam,

I'm assisting my colleague Erwin for the upcoming audits for the Randwick Campus Redevelopment projects. These will occur in the first week of November:

- The 6th Independent Environmental Audit of the RCR Acute Services Building (SSD 9133);
- The 5th Independent Environmental Audit of the RCR Addition to the Acute Services Building (SSD 10339).

As per previous audits, the site inspection component for these projects will be held concurrently, as they are being delivered by the same contractor.

Two separate reports will be prepared also, as per previous audits.

In accordance with the IAPAR (2020), please let me know if you have any specific areas of concern or focus for the audit.

Regards

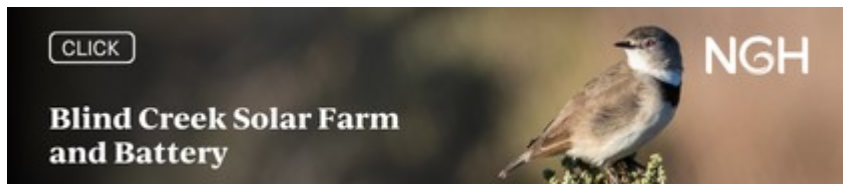
Olivia Merrick

Principal Environmental Compliance

m: 0401 552 264

e. olivia.m@nghconsulting.com.au

w. nghconsulting.com.au | [Our commitment to reconciliation](#)



Keep up to date with everything happening in Randwick City through [Randwick News](#), a short weekly email about living in our great city.

This message is intended for the addressee named and may contain confidential information. The use, copying or distribution of this message or any information it contains, by anyone other than the intended recipient, is prohibited. If you are not the intended recipient, please delete all copies and notify the sender. Views expressed in this message are those of the individual sender, and are not necessarily the views of Randwick City Council, unless otherwise stated.

Olivia Merrick

From: George Mobayed <George.Mobayed@transport.nsw.gov.au>
Sent: Wednesday, 25 October 2023 1:57 PM
To: Olivia Merrick
Cc: Erwin Budde; Kaye Russell
Subject: RE: Prince of Wales Hospital Audits

Hi Olivia,

Thanks for reaching out. I have forwarded your email to my colleague Kaye who I've also included in this email. Please liaise with Kaye on this matter going forward.

Regards,
George

George Mobayed
Principal Transport Planner
Operational Improvement Planning – River and Parklands
Greater Sydney
Transport for NSW

M 0466 495 135
231 Elizabeth Street, Sydney NSW 2000



OFFICIAL

From: Olivia Merrick <olivia.m@nghconsulting.com.au>
Sent: Monday, 23 October 2023 10:51 AM
To: George Mobayed <George.Mobayed@transport.nsw.gov.au>; Alex.Karki@transport.nsw.gov.au
Cc: Erwin Budde <erwin.b@nghconsulting.com.au>
Subject: Prince of Wales Hospital Audits

#

You don't often get email from [rdyldp C qjkfrqvxoibj ifrp dx. Ohduqz k | #k l #v #p sru dqw](#)

CAUTION: This email is sent from an external source. Do not click any links or open attachments unless you recognise the sender and know the content is safe.

J rrg# ruqbj # hruih / #

#

lp #lvv#wqj # | #rondjxh # iuz b # ru kh # ks frp bj # dx g lw # ru kh # Jdggz lfn # dp sxv # Jhghyhorsp hqw #
sumfw # Wkhv # l # rffxu # q # kh # luw # z hhn # r # Q ryhp ehu #

0 Wkh # Bw # qghshqghqw # Hqylrqp hqwd # dx g lw # ru kh # JFU # dxw # Vhuy # Fhv # Exlg # bj # VVG # 466 , #

0 Wkh # Bw # qghshqghqw # Hqylrqp hqwd # dx g lw # ru kh # JFU # gg lwrq # r # kh # dxw # Vhuy # Fhv # Exlg # bj # VVG #
4366 < , #

#

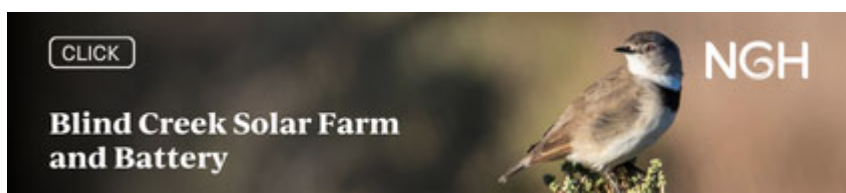
Dv # hu # uny lrxv # dx g lw # kh # v # qvshfwlrq # frp srghqw # ru # khv # sumfw # l # eh # kh # q # frqfxuhqw # # v # kh # #
du # h # bj # ghdyhung # | # kh # dp h # frqwdfwu #

Wz r#hnsdudwh#hsrw#z l#eh#shsdung#lor /#v#shu#shylrxv#dxglw#

Iq#lffrugdgh#z lk#kh#DSDU#5353 ,#s#dv#h#p h#q#rz #|| rx#kdyh#dq |#shfllf#lundv#r#frqfhuq#ru#
irfxv#ru#kh#dxglw#

Uhjdugv#

R dyld#P huulfn#
Subfisd#Iqylrqp hqwd#F rp sddqfh#
p -#3734#885#597###
h# [rdyld#P huulfn#](#)
z #[gjkfrqvxoqj lfrp dx###R xu#Erp p lp hqw#r#hfrqfbdwlrq](#)



This email is intended only for the addressee and may contain confidential information. If you receive this email in error please delete it and any attachments and notify the sender immediately by reply email. Transport for NSW takes all care to ensure that attachments are free from viruses or other defects. Transport for NSW assume no liability for any loss, damage or other consequences which may arise from opening or using an attachment.

Consider the environment. Please don't print this e-mail unless really necessary.

Appendix D Site photographs



Boom gate on Magill Street in operation



Traffic signal and wayfinding signage



Art installation in ASB forecourt



Dangerous Goods and Fuel dock



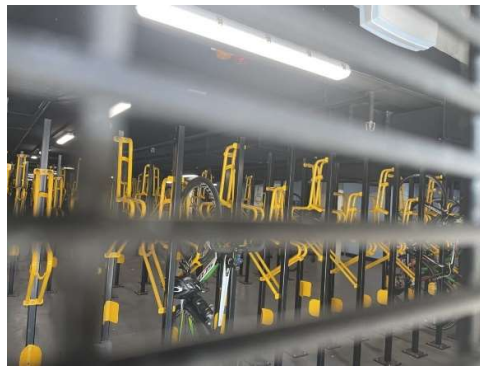
Magill Street Lanscaping and carpark bund



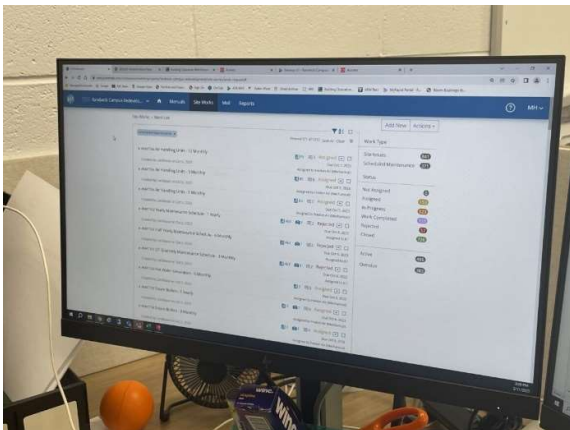
Informal smoking area on Magill Street



Remaining construction office and hoarding



Bike storage / parking



Randwick Campus Maintenance Scheduling



ASB Maintenance System



NGH Pty Ltd

NSW • ACT • QLD • VIC
ABN 31 124 444 622 ACN 124 444 622
E: ngh@nghconsulting.com.au

GOLD COAST

2B 34 Tallebudgera Creek Road
Burleigh Heads QLD 4220
(PO Box 424 West Burleigh QLD 4219)
T. (07) 3129 7633

SYDNEY REGION

Unit 17, 21 Mary Street
Surry Hills NSW 2010
T. (02) 8202 8333

BEGA

Suite 11, 89-91 Auckland Street
(PO Box 470)
Bega NSW 2550
T. (02) 6492 8333

MELBOURNE

Level 14, 10-16 Queen Street
Melbourne VIC 3000
T: (03) 7031 9123

TOWNSVILLE

Level 4, 67-75 Denham Street
Townsville QLD 4810
T. (07) 4410 9000

BRISBANE

T3, Level 7, 348 Edward Street
Brisbane QLD 4000
T. (07) 3129 7633

NEWCASTLE - HUNTER & NORTH COAST

Level 1, 31-33 Beaumont Street
Hamilton NSW 2303
T. (02) 4929 2301

WAGGA WAGGA - RIVERINA & WESTERN NSW

35 Kincaid Street (PO Box 5464)
Wagga Wagga NSW 2650
T. (02) 6971 9696

CANBERRA

Unit 8, 27 Yallourn Street
(PO Box 62)
Fyshwick ACT 2609
T. (02) 6280 5053

SUNSHINE COAST

Suite 101, Level 2/30 Main Drive
Birtinya QLD 4575
(07) 4410 9000

WODONGA

Unit 2, 83 Hume Street
(PO Box 506)
Wodonga VIC 3690
T. (02) 6067 2533