

# RANDWICK CAMPUS REDEVELOPMENT DEVELOPMENT CONSENT DA NUMBER: SSD 9113

## Construction Compliance Report #5



STRICTLY CONFIDENTIAL

## VERSION CONTROL

Construction Report #	Rev	Date	Details / Description	Reviewer
1	01	4 March 2020	Compliance Report #1 RCR – Issued to PWC	██████████ (reviewed RY)
1	02	10 March 2020	Compliance Report #1 Appendix – DA Conditions St	██████████ (reviewed RY)
1	03	29 May 2020	Compliance Report #1 RCR – reissued updated as per DPLI comments to PwC	██████████ (reviewed RY)
2	01	11 June 2020	Compliance Report #2– Preparation for Independent Audit & CC3 for Stage 3 Works	██████████ (reviewed RY)
2	02	30 July 2020	Compliance Report #2– Preparation for Independent Audit & CC3 for Stage 3 Works	██████████ (reviewed RY)
3	01	14 Dec 2020	Compliance Report #3	██████████ ██████████ (reviewed RY)
4	01	15 July 21	Compliance Report #4	██████████ ██████████ (reviewed RY)
5	01	6 May 2022	Compliance Report #5	██████████ (reviewed RY)

## Appendix C – Compliance Report Declaration Form Template

### Compliance Report Declaration Form

Project Name	Randwick Campus Redevelopment
Project Application Number	SSDA 9113
Description of Project	Prince of Wales : Acute Services building
Project Address	Land bounded by Botany St, Magill St, Hospital Rd and High Street - Randwick
Proponent	Health Infrastructure
Title of Compliance Report	Construction Compliance Report #5: Jul 2021 to Dec 2021
Date	6th May 2022

I declare that I have reviewed relevant evidence and prepared the contents of the attached Compliance Report and to the best of my knowledge:

- the Compliance Report has been prepared in accordance with all relevant conditions of consent;
- the Compliance Report has been prepared in accordance with the Compliance Reporting Post Approval Requirements;
- the findings of the Compliance Report are reported truthfully, accurately and completely;
- due diligence and professional judgement have been exercised in preparing the Compliance Report; and
- the Compliance Report is an accurate summary of the compliance status of the development.

#### Notes:

- Under section 10.6 of the Environmental Planning and Assessment Act 1979 a person must not include false or misleading information (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and
- The Crimes Act 1900 contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years' imprisonment or 200 penalty units, or both).

Name of Authorised Reporting Officer	Richard Yarad
Title	Project Director
Signature	
Qualification	Bachelor of Engineering & Project Management
Company	Lendlease Building
Company Address	Lendlease - Level 14, Tower Three, International Towers Sydney, Exchange Place, 300 Barangaroo Avenue, Sydney 2000

## TABLE OF CONTENTS

1.0	INTRODUCTION .....	5
1.1	Context - Purpose of this Report.....	5
1.2	Background .....	5
	1.2.1 Project Name and Application Number.....	5
	1.2.2 Project Addresses.....	5
1.3	Project Description .....	6
1.4	Purpose of this report.....	7
1.5	Project Phase.....	8
2.0	COMPLIANCE REPORTING .....	10
2.1	Reporting Timing.....	10
2.2	Compliance Status Descriptors.....	10
2.3	Key Project Personal.....	11
2.4	Compliance Summary.....	11
	2.4.1 Summary.....	11
	2.4.2 Total number of non-compliances .....	12
	2.4.3 Details of non -compliances during the reporting period .....	14
	2.4.4 Previous Reports Actions .....	24
3.0	INCIDENTS .....	66
4.0	COMPLAINTS .....	67
5.0	CONSTRUCTION COMPLIANCE MATRIX .....	71
	APPENDIX 1 – APPROVED STAGING REPORT .....	72
	APPENDIX 2 – CONSOLIDATED CONDITIONS OF CONSENT SSD9113.....	73

## 1.0 INTRODUCTION

### 1.1 Context - Purpose of this Report

The purpose of this report is to satisfy conditions covered in SSD 9113 State Significant Development Consent Approval.

The Construction Compliance Report (CCR) has been prepared for the work occurring under SSD9113 – Acute Services Building a component of the Randwick Campus Redevelopment Project Stage 1.

This Construction Compliance Report has been prepared in accordance with Condition B66 Compliance Monitoring and Reporting Program Schedule, in accordance with Section 2.1 of the Compliance Reporting Post Approval Requirements (Department 2018).

The Report demonstrates that Construction requirements for ongoing works under the Consent have been satisfied.

This report is the fifth CCR for SSD9113.

Detailed status update of Condition compliance can be found in the Construction Compliance Matrix in Section 5.

### 1.2 Background

#### 1.2.1 Project Name and Application Number

**Application Number** - SSD 9113

**Approved Modifications:** Modification 4

**Project Name** - Prince of Wales Hospital Expansion Stage 1 (Randwick Campus Redevelopment new Acute Services Building)

Refer to Appendix 2.

#### 1.2.2 Project Addresses

Table 1 Project Details

<b>Project Name</b>	Randwick Campus Redevelopment Prince of Wales: <b>Acute Services Building (ASB)</b>
<b>Project Application Number</b>	SSD 9113
<b>Client</b>	Health Infrastructure
<b>Project Site Address</b>	Land bounded by Botany Street to the west, Magill Street to the south and Hospital Road to the east and High Street to the north. Part Lot 1 DP870820 (Randwick Hospital Campus): Lot 6 DP13997 (71 Botany Street, Randwick) Lot A DP167106 (73 Botany Street Randwick) Lot B DP167106 (75 Botany Street, Randwick) Lot C DP167106 (77 Botany Street, Randwick) Lot D DP167106 (79 Botany Street, Randwick) Lot A DP33161 (81 Botany Street, Randwick) Lot B DP33161 (83 Botany Street, Randwick) Lot C DP33161 (85 Botany Street, Randwick) Lot D DP33161 (87 Botany Street, Randwick) Lot E DP33161 (89 Botany Street, Randwick) Lot F DP33161 (91 Botany Street, Randwick) Lot 1 DP741639 (93 Botany Street, Randwick) Lot 2 DP1134643 (95 Botany Street, Randwick) Lot A DP439101 (97 Botany Street, Randwick) Lot B DP439101 (99 Botany Street, Randwick)

	Lot 3 DP302329 (101 Botany Street, Randwick) Part Lot 2 DP13995 (27 Eurimbla Avenue, Randwick) Lot 3 DP13995 (29 Eurimbla Avenue, Randwick) Lot 4 DP13995 (31 Eurimbla Avenue, Randwick) Lot 5 DP13995 (33 Eurimbla Avenue, Randwick) Lot 6 DP13995 (35 Eurimbla Avenue, Randwick) Lot 7 DP13995 (37 Eurimbla Avenue, Randwick) Lot 8 DP13995 (39 Eurimbla Avenue, Randwick) Lot 9 DP13995 (41 Eurimbla Avenue, Randwick) Lot 10 DP13995 (43 Eurimbla Avenue, Randwick) Lot 11 DP13995 (45 Eurimbla Avenue, Randwick) Lot 12 DP13995 (47 Eurimbla Avenue, Randwick) Lot 13 DP12909 (34 Eurimbla Avenue, Randwick) Lot 14 DP12909 (36 Eurimbla Avenue, Randwick) Lot B DP441943 (38 Eurimbla Avenue, Randwick) Lot A DP441943 (40 Eurimbla Avenue, Randwick) Lot 1 DP1182570 (42 Eurimbla Avenue, Randwick) Lot 2 DP1182570 (44 Eurimbla Avenue, Randwick) Lot 23A DP434935 (46 Eurimbla Avenue, Randwick) Lot 23B DP434935 (48 Eurimbla Avenue, Randwick) Lot 1 DP522596 (50 Eurimbla Avenue, Randwick) Lot 2 DP533596 (52 Eurimbla Avenue, Randwick) Lot 1 DP501682 (54 Eurimbla Avenue, Randwick) Lot 2 DP501682 (56 Eurimbla Avenue, Randwick) Lot 3 DP 513339 (58 Eurimbla Avenue, Randwick) Lot 4 DP513339 (60 Eurimbla Avenue, Randwick) Lot 19 DP7745 (62 Eurimbla Avenue, Randwick) Lot 18 DP7745 (64-64A Eurimbla Avenue, Randwick, Randwick) Lot 52 DP7745 (64R Eurimbla Avenue – Pedestrian walkway, Randwick) Lot 1 DP748060 (66 Eurimbla Avenue – also known as 6 Magill Street, Randwick) Lot 11 DP806091 (66A Eurimbla Avenue, Randwick) Lot 1 DP307266 (2 Magill Street, Randwick) Lot 12 DP806091 (4 Magill Street, Randwick) Lot Dp975640 (8-8A Magill Street, Randwick) Lot 1 DP11351 (10 Magill Street, Randwick) Lot 2 DP11351 (12 Magill Street, Randwick) Lot 3 DP11351 (14 Magill Street, Randwick)
<b>Name of Compliance Report</b>	Construction Compliance Report # 5 (CCR#5)
<b>Dates covered by this Report</b>	July 2021 - December 2021
<b>Activities during reporting period covered by Report (Stages referenced to the right are as per the Approved Staging Report rev 5)</b>	Stage 1 works: Piling, bulk excavation & onsite detention (OSD) tank in emergency department (ED).  Stage 2 works: L01 slab, structure to L01, trenching, in-ground services, lift pits, pile caps, stormwater main works, cores & jump form – ongoing.  Stage 3 works: Balance of Building Structure and Fit out works to level 01  Stage 4 works: Façade, remainder fit out and services incl helipad (Excl Mod 3 items)

### 1.3 Project Description

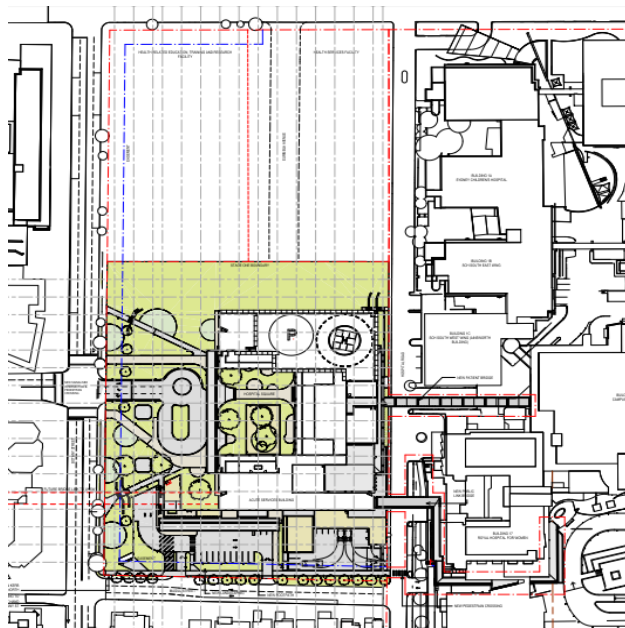
Randwick Campus Redevelopment new Acute Services Building (ASB) is the first stage of a major expansion of Prince of Wales Hospital at Randwick.



The Project scope includes a new 13 storey Acute Services Building of approximately 50,000 m<sup>2</sup> and associated Early Works including demolition, services diversion and relocations to allow construction of the new acute services building. The new ASB will comprise of the following uses:

- Bulk earthworks
- Adults' Emergency Department
- Psychiatric Emergency Care Centre
- Operating Theatres and Central Sterilising Service
- Intensive Care Unit and High Dependency Unit
- Medical Assessment Unit
- Inpatient Units
- Support Services
- Front of house areas, including retail and education/training/research (ETR) facilities
- Overhead pedestrian links to existing hospital buildings
- A helipad on the uppermost roof of the building
- Magill Street road works, Botany Street signalised intersection, internal roads and drop-off/pick-up areas; and
- Utility, site infrastructure and landscaping works.

Figure 1 below – red dashed line indicates the perimeter of the Randwick Campus Redevelopment; the coloured part of the plan indicates the extent of ASB.



#### 1.4 Purpose of this report

SSD 9113 Schedule 2 Conditions of Consent (CoC) B65 to B68 require the development and submission of a Compliance Monitoring and Reporting Program and Compliance Reports, prepared in accordance with the Department of Planning and Environment (the Department / DPIE) document entitled Compliance Reporting Post Approval Requirements (2018).

Condition B65-68 states:

**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.*

- B66. *Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).*
- B67. *The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and Certifying Authority in writing at least seven days before this is done.*
- 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.*

This is Construction Compliance Report #5 which addresses all requirements to be satisfied during the construction and aligned with the phasing of works Stages 1 to 4 as per the approved Staging Report.

### 1.5 Project Phase

Below is an indicative program for Staged Crown Certificates in line with a staged construction program and Staging Report #4 dated 10 Aug 20 and submitted to DPIE on 9 Dec 20 (SSD-9113-PA-23). This is in line with the Staging Report submitted to the Department.

*Table 2 Staging Works*

Stage	Relevant Stage of Works/ Construction Activities	Commencement Date/ Forecast Date	Forecast Completion Date
1	Civil / Piling / Sub-Structure / Temp accommodation / Inground Services (CC issued)	Quarter 2 2019	Quarter 4 2019
2	L01 Slab, Structure to L01, Trenching, in-ground services, Lift Pits, Pile caps, stormwater main works, cores & jump form (CC issued)	Quarter 4 2019	Quarter 4 2020
3	Full Structure, partial services and fit out Basement up to Level 1 inclusive (CC issued)	Quarter 2 2020	Quarter 2 2021
4	Façade, remainder fit out and services incl helipad (CC issued, excluding Mod 3 façade/canopy elements)	Quarter 3 2020	Quarter 1 2022
5	Balance of ASB façade, canopy, additional rooftop chillers/boilers etc. & helipad net (west side net only) (Mod 3 items)	Quarter 1 2021	Quarter 3 2021
6	Botany Street road works	Quarter 3 2021	Quarter 1 2022
7	Magill Street road works	Quarter 3 2021	Quarter 1 2022
8	Landscape works	Quarter 3 2021	Quarter 1 2022
9	Patient Link Bridge – façade & fit out	Quarter 1 2022	Quarter 2 2022
10	Public Link Bridge – structure & services	Quarter 4 2021	Quarter 1 2022



11	Public Link Bridge - facade	Quarter 4 2021	Quarter 1 2022
12	Patient Link Bridge - structure & services	Quarter 4 2021	Quarter 4 2021

## 2.0 COMPLIANCE REPORTING

This Construction Compliance Report has been carried out in accordance with the *Compliance Reporting Post Approval Requirements* (Department 2018). Details and Status of Compliance to each of the Conditions of Consent are recorded in the Table of Compliance provided in Section 5: Construction Compliance Matrix.

### 2.1 Reporting Timing

Construction Reports will to be prepared and submitted to the Planning Secretary as per the Schedule of Compliance issued to DPIE in June 2019 set out in Table 3 below, which aligns with related program of Independent Audits for the Project .

Construction Compliance Report #5 covers the period July 2021 to December 2021.

*Table 3 Schedule of Compliance*

Report	Timing	Intended Lodgement Date
Pre-Construction Compliance report	Prior to commencement of construction	Issued – Preconstruction Compliance Report
Construction Compliance Report #1	26 weeks intervals from date of commencement of construction	Issued – Construction Compliance Report #1 (June 2019 to Dec 2019)
Construction Compliance Report #2	26 weeks intervals from date of commencement of construction	Issued - Construction Compliance Report #2 (January 2020- June 2020)
Construction Compliance Report #3	26 weeks intervals from date of commencement of construction	No later than 17th December 2020
Construction Compliance Report #4	26 weeks intervals from date of commencement of construction	No later than 17th June 2021
Construction Compliance Report #5	26 weeks intervals from date of commencement of construction	No later than 22nd December 2021
Pre-Operation Compliance Report	Prior to the commencement of Operation	TBC
Operations Compliance Reports	At intervals, no greater than 52 weeks from the date of commencement of operations for the direction of the operation	No later than 22nd December 2022 and every 52 weeks onwards.

**Note 1:** Notification date for commencement of construction is 6 June 2019

**Note 2:** Works are assumed to be completed in 2021 (2-year duration)

**Note 3:** The anticipated date of Compliance Reporting is the approximate date nominated for lodgement of the Compliance Reports and may vary according to any changes in date of commencement of Construction and date of lodgement of Operation.

**Note 4:** CoC B68 provides that, notwithstanding the requirements of the *Compliance Reporting Post Approval Requirements* (2018), the Planning Secretary may approve a request for ongoing annual operational (i.e. occupation-period) audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an Operational Compliance Report has demonstrated operational compliance.

### 2.2 Compliance Status Descriptors

The status of each compliance requirement applicable during the reporting period has been recorded using the relevant descriptors in Table 4 below, as required by the Department's *Compliance Reporting Post Approval Requirements* (2018) document. No other terms are to be or have been used to describe the compliance status.

*Table 4 Compliance Status Descriptor*

Status	Descriptor
Compliant	The proponent has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with.
Non-Compliant	The proponent has identified a non-compliance with one or more elements of the requirement.
Not Triggered	A requirement has an activation or timing trigger that has not been met at the phase of the development when the compliance assessment is undertaken, therefore an assessment of compliance is not relevant.

## 2.3 Key Project Personal

Table 5 - Summary of key project personnel:

Organisation	Position	Representative	Contact Details
Health Infrastructure NSW	Senior Project Director	[REDACTED]	[REDACTED]@health.nsw.gov.au
Head Contractor Lendlease Building	Project Director	[REDACTED]	[REDACTED]@lendlease.com
Project Manager PwC	Project Director	[REDACTED]	[REDACTED]@pwc.com
Certifying Authority	McKenzie Group	[REDACTED]	[REDACTED]@mckenzie.com.au
Phone	24/7 Community Contact		1800 571 866
Project Email	randwickcampusredevelopment@health.nsw.gov.au		
Project Website	<a href="http://www.randwickcampusredevelopment.health.nsw.gov.au">www.randwickcampusredevelopment.health.nsw.gov.au</a>		
Postal Address	Randwick Campus Redevelopment Health Infrastructure PO BOX 1060 North Sydney NSW 2060		

All employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of consent relevant to activities they carry out in respect of the development.

## 2.4 Compliance Summary

### 2.4.1 Summary

Compliance to the Conditions of Approval for Construction Report are summarised in below Table 6 below. Further details regarding status against each Condition are provided in Schedule 5: Construction Compliance Matrix.

Table 6 – Conditions of Approval relevant to Compliance Reporting

CoC	Condition Requirement	How addressed	Status
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.	Program is included in the Construction Compliance Report.	Refer to B65 of this report for details.  <b>Status: Compliant</b>
B66	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	Compliance reports #5 report not submitted as per the pre construction compliance report schedule	Refer to B66 of this report for details.  <b>Status: Non-Compliant</b>
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.	The Pre-Construction Compliance Report, Construction Compliance Report #1, Construction Compliance Report #2 (rev 1) and Construction Compliance Report #3 have been uploaded. Compliance Report #4 will be uploaded alongside this report when submitted to DPIE.	Compliance Report #4 will be uploaded alongside this report when submitted to DPIE.  <b>Status: Non-Compliant</b>
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		<b>Not triggered</b>

#### 2.4.2 Total number of non-compliances

Table 7 provides a summary of DA conditions for which non-compliances have been raised over previous audits and reviews in the process of compliance reporting. This information is aligned with the Independent Audits 1 to 4 and this report.

The following table describes conditions against which the project has a recorded non-compliance in the audit/reporting period and the compliance status in that period of the non-compliances from previous period (i.e. which have that has remained unresolved ("open") and which have been resolved ("closed"))

Table 7 - Total number of non-compliances &amp; status over project history

IA 1	Pre-construction July 19 IA 1	IA 2	June to Dec 2019 IA 2	CCR 2	Jan – June 2020 CCR 2	IA 3	Jan to June 2020 IA 3	CCR 3	July to Nov 2020 CCR 3	IA4	July 20 – Jun 21 IA 4	CCR 4	Dec 20 to Jun 21 CCR 4	CCR 5	July 21 to Dec CCR 5	Overall Status (Open / Closed)
-	-	-	-	-	-	A12	Non-compliance	A12	Non-compliance in period	A12	Non-compliance in period	A12	Non-compliance in period	A12	Non-compliance in period	Open
A25	Non-compliance in period	A25	Closed	A25	Non-compliance	A25	Closed	A25	Closed	A25	Non-compliance in period	A25	Non-compliance in period	A25	Non-compliance in period	Open
-	-	-	-	-	-	-	-	-	-	B2	Non-compliance in period	B2	Non-compliance in period	-	-	Closed
B4	Non-compliance in period	B4	Open	B4	Closed	B4	Closed	B4	Closed	B4	Closed	B4	Closed	-	-	Closed
-	-	-	-	-	-	-	-	B5	Non-compliance in period	B5	Closed	B5	Non-compliance in period	B5	Non-compliance in period	Open
B10	Non-compliance in period	B10	Closed	B10	Closed	B10	Closed	B10	Closed	B10	Closed	B10	Closed	-	-	Closed
-	-	-	-	B17	Non-compliance in period	B17	Closed	B17	Closed	B17	Closed	B17	Closed	-	-	Closed
B19	Non-compliance in period	B19	Open	B19	Non-compliance in period	B19	Closed	B19	Closed	B19	Closed	B19	Closed	-	-	Closed
B20	Non-compliance in period	B20	Open	B20	Non-compliance in period	B20	Open	B20	Closed	B20	Open	B20	Closed	-	-	Closed
B28	Non-compliance in period	B28	Open	B28	Closed	B28	Closed	B28	Closed	B28	Closed	B28	Closed	-	-	Closed
B30	Non-compliance in period	B30	Open	B30	Closed	B30	Open	B30	Closed	B30	Open	B30	Closed*	-	-	Closed
B37	Non-compliance in period	B37	Open	B37	Non-compliance in period	B37	Closed	B37	Closed	B37	Closed	B37	Closed	-	-	Closed
-	-	-	-	B45	Non-compliance in period	B45	Non-compliance in period	B45	Closed	B45	Closed	B45	Closed	-	-	Closed
-	-	-	-	B46	Non-compliance in period	B46	Non-compliance in period	B46	Closed	B46	Closed	B46	Closed	-	-	Closed
-	-	-	-	B47	Non-compliance in period	B47	Non-compliance in period	B47	Closed	B47	Closed	B47	Closed	-	-	Closed
-	-	-	-	-	-	-	-	-	-	B51	Open	B51	Non-compliance in period	-	-	Closed
-	-	-	-	B54	Non-compliance in period	B54	Closed	B54	Closed	B54	Closed	B54	Closed	-	-	Closed
B55	Non-compliance in period	B55	Open	B55	Non-compliance in period	B55	Closed	B55	Closed	B55	Closed	B55	Closed	-	-	Closed
-	-	-	-	B60	Non-compliance in period	B60	Closed	B60	Closed	B60	Closed	B60	Closed	-	-	-
-	-	B61	Non-compliance in period	B61	Non-compliance in period	B61	Closed	B61	Closed	B61	Closed	B61	Closed	-	-	Closed
B62	Non-compliance in period	B62	Non-compliance in period	B62	Non-compliance in period	B62	Closed	B62	Closed	B62	Closed	B62	Closed	-	-	Closed
-	-	-	-	-	-	-	-	-	-	B63	Open	B63	Closed	-	-	Closed
-	-	B66	Non-compliance in period	B66	Non-compliance in period	B66	Closed	B66	Closed	-	-	B66	Non-compliance in period	B66	Non-compliance in period	Open
-	-	-	-	-	-	-	-	-	-	B67	Non-compliance in period	B67	Non-compliance in period	B67	Non-compliance in period	Open
C2	Non-compliance in period	C2	Closed	C2	Closed	C2	Closed	C2	Closed	C2	Closed	C2	Closed	-	-	Closed
-	-	C15	Non-compliance in period	C15	Non-compliance in period	C15	Open	C15	Closed	C15	Open	C15	Closed	-	-	Closed
C19	Non-compliance in period	C19	Closed	C19	Non-compliance in period	C19	Closed	C19	Closed	C19	Closed	C19	Closed	-	-	Closed
-	-	-	-	C28	Non-compliance in period	C28	Non-compliance in period	C28	Open	C28	Open	C28	Non-compliance in period	C28	Non-compliance in period	Open
														C44	Non-compliance in period	Open
-	-	-	-	-	-	-	-	-	-	C46	Non-compliance in period	C46	Non-compliance in period	C46	Non-compliance in period	Open
C48	Non-compliance in period	C48	Non-compliance in period	C48	Non-compliance in period	C48	Closed	C48	Closed	C48	Closed	C48	Closed	-	-	Closed
-	-	-	-	C51	Non-compliance in period	C51	Non-compliance in period	C51	Non-compliance in period	C51	Closed	C51	Non-compliance in period	C51	Non-compliance in period	Open
-	-	-	-	C52	Non-compliance in period	C52	Non-compliance in period	C52	Non-compliance in period	C52	Open	C52	Non-compliance in period	C52	Non-compliance in period	Open
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	13 non-compliances		Non-compliances – 5 Open from previous period - 7		Non-compliances – 20 Open from previous period - 0		Non-compliances – 4 Open from previous period - 3		Non-compliances – 4 Open from previous period - 1		Non-compliances – 5 Open from previous Audits - 6		11 non-compliances			10 Open Non- Compliances

### 2.4.3 Details of non-compliances during the reporting period

Table 8 below addresses the non-compliances and potential non-compliances raised during the reporting period. These includes non-compliances raised by previous Independent Audits as well as others identified. Refer to Table 8 column “Lendlease Response – status” for comments.

Table 8 – Details of non-compliances during this reporting period (July 21 - Dec 21)

CoC ID	Compliance Requirement	Reason for Non-Compliance Dec 20 – June 21	Project Response / Status
A12	<p><b>Staging, Combining and Updating Strategies, Plans or Programs</b></p> <p>With the approval of the Planning Secretary, the Applicant may:</p> <p>(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).</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> <ol style="list-style-type: none"> <li>the documents referred to in condition A2 of this consent;</li> <li>all current statutory approvals for the development;</li> <li>all approved strategies, plans and programs required under the conditions of this consent;</li> <li>regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the</li> </ol>		



CoC ID	Compliance Requirement	Reason for Non-Compliance Dec 20 – June 21	Project Response / Status
	<p>conditions of this consent;</p> <p>v. a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;</p> <p>vi. a summary of the current stage and progress of the development;</p> <p>vii. contact details to enquire about the development or to make a complaint;</p> <p>viii. a complaint register, updated monthly;</p> <p>ix. audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;</p> <p>x. any other matter required by the Planning Secretary; and</p> <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>		
<b>B5</b>	The Applicant documentation Authority to the seven days after accepts it.	<p>Letter issued by Lendlease and accepted by the Certifying Authority dated 27.05.19 noting condition not applicable to CC1.</p> <p>Non-Compliance: Documents not submitted to Department within 7 days for CC4 or CC5 (reason: typographic reference errors in the Certificates required correction and reissue prior to submission). HI has noted that DPIE's feedback has been that it did not seek to receive the entire CC reference / attachments list and as a result this documentation has not been submitted. However, the bulk of documentation submitted to the PCA for CCs 4 and 5 has</p>	<p>Action to be taken:</p> <p>Non-Compliance notification to be issued to the Department. A request has been sent to HI to issue the documents relation to external walls and cladding to DPIE, with a more limited set of attachments relevant only to the façade / cladding.</p>

CoC ID	Compliance Requirement	Reason for Non-Compliance Dec 20 – June 21	Project Response / Status
		been relevant to the façade / external cladding.	
<b>B66</b>	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	Current Period (CCR#5): CCR #5 was not submitted in accordance with the approved preconstruction compliance report which was required to be submitted Dec-21. This was due to the ongoing COVID-19 Pandemic.	Actions to be taken:  CCR#5 to be completed and submitted to DPIE. It should be noted this was due to the ongoing COVID-19 Pandemic.
<b>B67</b>	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.	CCR #4 has not been made available to the project website.	Actions to be taken:  CCR#4 to be made available on the project website
<b>C28</b>	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. (Mod 1)	Discharge not reported to DPIE	Actions to be taken:  HI to notify DPIE of the discharge made on 17-23 March 21
<b>C44</b>	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 C38 of this consent; (b) submit the response to the Department and the Certifying Authority; and (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.	Independent Audit 4 report and proponent response not made available to the public on the project website	Actions to be undertaken:  HI to make available on the project website LL to submit to the PCA
	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	Discharge not reported to DPIE	Actions to be taken:  HI to notify DPIE of the discharge made on 17-23 March 21

CoC ID	Compliance Requirement	Reason for Non-Compliance Dec 20 – June 21	Project Response / Status
	name of the development if it has one) and set out the location and nature of the incident.		
<b>C51</b>	<p><b>Revision of Strategies, Plans and Programs</b></p> <p>Within three months of:</p> <ul style="list-style-type: none"> <li>a) the submission of a compliance report under condition B65;</li> <li>b) the submission of an incident report under condition C46;</li> <li>c) the submission of an Independent Audit under condition C43; or</li> <li>d) the issue of a direction of the Planning Secretary under condition A2 which requires a review,</li> </ul> <p>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.</p>	Management plans review to be submitted to DPIE	<p>Actions to be taken:</p> <p>HI to submit updated management plans to DPIE submitted by LL on LL-GCOR-052116</p>
<b>C52</b>	<p><b>Revision of Strategies, Plans and Programs</b></p> <p>If necessary, to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Certifying Authority. Where revisions are required, the revised document must be submitted to the Planning Secretary Certifying Authority for approval within six weeks of the review.</p> <p>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.</p>	Management plans not submitted to DPIE	<p>Actions to be taken:</p> <p>HI to submit updated management plans to DPIE submitted by LL on LL-GCOR-052116</p>

#### 2.4.4 Previous Reports Actions

Table 9 – Details of non-compliances during this reporting period (Dec 20 – June 21)

CoC ID	Compliance Requirement	Reason for Non-Compliance Dec 20 – June 21	Project Response / Status
A12	<p><b>Staging, Combining and Updating Strategies, Plans or Programs</b></p> <p>With the approval of the Planning Secretary, the Applicant may:</p> <p>(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).</p>	<p>Analysis of the update and approvals history for management plans and strategies indicates there has been an excellent history of regular reviews of management plans, and updates as required to keep them relevant and effective. However there have been non-compliances associated with notifications and approvals required by the Conditions of Consent, and specifically, DPIE approval has not been obtained for updates that have occurred to plans and strategies under Condition A12.</p> <ul style="list-style-type: none"> <li>March 2021 Review Period issued to PCA: Issued to PCA 5 May 21 - LL-GCOR-036942 under correspondence title: "Management plans for reference in CC5 to SSD9113"</li> <li>March 2021 Updates approved by PCA: CC5 Crown Certificate 21/124846-10 (attachment)</li> <li>June 2021 Updates issued to PCA: Submitted to PCA on 30 Jun 21LL-GCOR-040380</li> <li>June 2021 Updates for issue to DPIE: Submitted to HI on 30 June 2 via LL-GCOR-040381 and to be actioned.</li> </ul> <p>Refer also to comments against Conditions C51 and C52.</p>	<p><b>Actions undertaken:</b></p> <ul style="list-style-type: none"> <li>Management Plans have been issued to the HI for issue to DPIE. These have been issued to the PCA also (refer to notes against Condition C52). Refer to the project Management Plans Tracking Register for further details.</li> <li>Management Records of issue of Management Plans to HI for submission to DPIE relevant to reporting period: <ul style="list-style-type: none"> <li>Dec 20 updates to plans: 22 Dec 2020 LL-GCOR-030301 &amp; 22 Jan 2021 LL-GCOR-031305</li> </ul> </li> </ul> <p><b>Actions to be taken:</b></p> <ul style="list-style-type: none"> <li>HI to notify DPIE of non-compliance (C48).</li> <li>Management plans to be submitted to HI with a request for approval under Condition A12 (and B52), further to the earlier-issued confirmation email that the Department had no comments.</li> <li>DPIE to assess and approve management plans submitted</li> <li>Evidence of Approval by DPIE to be recorded.</li> </ul> <p><b><u>Non-compliance status: Open</u></b></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>(c) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ul style="list-style-type: none"> <li>xi. the documents referred to in condition A2 of this consent;</li> <li>xii. all current statutory approvals for the development;</li> <li>xiii. all approved strategies, plans and</li> </ul>	<p><b>Non-compliance:</b></p> <p>IA#4 identified a non-compliance with Condition A25.</p> <p><i>"Plans, programs and strategies are on the website. However, not all of the latest versions were not available. CCR 3 was not available on the website."</i></p> <p>Further assessment by the project team indicates that HI have yet not uploaded all current management plans or monitoring results to the website.</p> <p>Specifically, monitoring results were uploaded to the website 21<sup>st</sup> Jan 2020 and again around 2 June 20 (report date), providing monitoring results from June 19 to March 20 only.</p>	<p><b>Actions taken:</b></p> <p>CCR# 3 has been uploaded to the website.</p> <p><b>Action to be taken:</b></p> <ul style="list-style-type: none"> <li>HI to notify DPIE of the non-compliance</li> <li>HI to update the website. This includes: <ul style="list-style-type: none"> <li>HI to upload current management plans</li> <li>HI to upload all results to the present to the website (this should include Dec 20 – June 21 results)</li> <li>Supersede CCR#2 (rev 1) with CCR#2(rev)</li> </ul> </li> </ul> <p><b><u>Non-compliance status: Open</u></b></p>

CoC ID	Compliance Requirement	Reason for Non-Compliance Dec 20 – June 21	Project Response / Status
	<p>programs required under the conditions of this consent;</p> <p>xiv. regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;</p> <p>xv. a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;</p> <p>xvi. a summary of the current stage and progress of the development;</p> <p>xvii. contact details to enquire about the development or to make a complaint;</p> <p>xviii. a complaint register, updated monthly;</p> <p>xix. audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;</p> <p>xx. any other matter required by the Planning Secretary; and</p> <p>(d) keep such information up to date, to the satisfaction of the Planning Secretary.</p>	<p>File name: <i>RCR-Construction-Monitoring-Reporting-period-17-June-2019-to-8-March-2020_1</i></p> <p>In relation to the Compliance Reports: Current Construction Compliance Report (CCR) #3 was not uploaded to the website at the time of Audit 4, as noted in IA#4 Report. Since the Audit, CCR# has been uploaded to the website Further, CCR#2 (rev 1), dated 11 Jun 20 has been uploaded to the project website only. However, this report was however superseded by an update revision 2, which was submitted to DPIE on 30 July 20, but has not been uploaded to the website. Refer to notes against Condition B66.</p> <p>Note this was not recorded in the earlier CCR (CCR#3) but has been added now as a record for that reporting period for accuracy.</p>	
2	<p>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.</p>	<p>Staging reports submitted to DPIE for approval to-date have included a notice of the intended project construction staging with programme dates for each stage.</p> <p>Independent Audit Report #4 dated June 21 recorded a non-compliance against this condition noting: <i>"Stage 1 and 2 works commenced before the decision to stage the construction had been made. Stages 3 and 4 have</i></p>	<p><b>Actions to be taken –</b></p> <ul style="list-style-type: none"> <li>- Hi to notify DPIE of the non-compliance.</li> <li>- Hi to notify DPIE of the intended date of commencement of construction stages in line with this condition.</li> </ul> <p>Note, Construction programmes are fluid and can change at</p>

CoC ID	Compliance Requirement	Reason for Non-Compliance Dec 20 – June 21	Project Response / Status
		<p><i>now commenced. Notification of the start of Stages 3 and 4 have not been issued to DPIE"</i></p> <p>The auditor has clarified that it considers that notices should be issued separate to the Staging Report notice.</p> <p>The reason for this non-compliance is that construction programmes are fluid and can change at short notice due to delays or the need to reprogram works if a site issue has arisen that delays one component of works and requires diversion of contractor attention to another part of their scope while the issue is being resolved. Sometimes stages occur concurrently as a result rather than on a sequential timeline.</p>	<p>short notice due to delays or the need to reprogram works if a site issue has arisen that delays one component of works and requires diversion of contractor attention to another part of their scope while the issue is being resolved. Stages of construction on this project overlap due to the shape and height of the building and contractor progress determines overlap of staging</p> <p><b><u>Non-compliance status: Open</u></b></p>
	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.	<p>Documents not submitted to Department within 7 days for CC4 or CC5 (the latter having been issued in the current reporting period). These CCs related to façade for the ASB (amongst other things). Reason: Regarding CCs: typographic reference errors in the Certificates required correction and reissue prior to submission).</p> <p>HI has also advised that DPIE's feedback has been that it did not seek to receive the entire CC reference / attachments list and as a result this documentation has not been submitted. However, the bulk of documentation submitted to the PCA for CCs 4 and 5 has been relevant to the façade / external cladding (i.e. the issue to which this condition relates).</p>	<p><b>Action to be taken:</b></p> <ul style="list-style-type: none"> <li>Non-Compliance notification to be issued to the Department.</li> <li>A request has been sent to HI to issue the documents relation to external walls and cladding to DPIE, with a more limited set of attachments relevant only to the façade / cladding.</li> </ul> <p>Documents not submitted to Department within 7 days for CC4 or CC5 (reason: typographic reference errors in the Certificates required correction and reissue prior to submission). HI has noted that DPIE's feedback has been that it did not seek to receive the entire CC reference / attachments list and as a result this documentation has not been submitted. However, the bulk of documentation submitted to the PCA for CCs 4 and 5 has been relevant to the façade / external cladding</p> <p><b><u>Non-compliance status: Open</u></b></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-	<p><b><u>Non-Compliance</u></b></p> <p>Independent Audit Report #4 dated June 21 noted a non-compliance against this condition as a copy of the report prepared under this condition has not been submitted to DPIE. It is noted that the report had also not been submitted to Council at the time of the audit or issue of Crown Certificates relating to this work. this information was provided to HI as CC attachments with a request to submit</p>	<p><b>Action taken:</b></p> <p>HI have issued the B51 Report to DPIE – Ref: SSD-9113-PA-28 File name: SSD-9113-PA-28 - Condition B51 - Issue of Helipad Report to DPIE 6 Jul 21</p> <p><b>Action to be taken:</b></p> <p>Non-compliance to be notified to DPIE.</p> <p><b><u>Non-compliance status: Open</u></b></p>



CoC ID	Compliance Requirement	Reason for Non-Compliance Dec 20 – June 21	Project Response / Status
	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.	to DPIE. However it was not submitted. HI has advised that DPIE's feedback has been that it did not seek to receive the entire CC reference / attachments list and as a result this documentation has not been submitted. HI has since issued the relevant report to DPIE however the notification of the non-compliance has not occurred.	
	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	<p><b><u>Non-Compliance - Construction Compliance Report (CCR) #2 Format</u></b> A non-compliance was previously recorded due to the need to reformat CCR#2, submitted to DPIE on 11 Jun 20 - Ref: SSD-9113-PA13. CCR#2 was resubmitted on 30 Jul 20 response to DPIE comments. Ref: SSD-9113-PA-21. <b>This particular non-compliance is now considered closed.</b></p> <p><b><u>Non-Compliance – CCR#4 - Timing</u></b> The project considers compliance as a team. Construction Compliance Report #4 has not been prepared in time for the 17 Jun 21 due date. The report was commenced in advance of this date to this however it's completion was held off until the Independent Audit was held 8-9 Jun 21 and subsequently Lendlease's compliance manager on the project was absent from work due to illness (medical certificates can be provided if requested). The assessment of non-compliances the auditor has flagged as well as overall project compliance has been slightly delayed as a result of these circumstances. <b>This non-compliance is considered open</b> – actions to address this in the following column.</p>	<p><b>Action to be taken (Timing for issue of CCR#4):</b> HI to notify DPIE of the non-compliance and submit the outstanding CCR ASAP.</p> <p><b><u>Non-compliance status: Open</u></b></p>
<b>B</b>	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	<b><u>Independent Audit Report #4</u></b> dated June 21 noted a non-compliance against this condition as a copy of the report prepared under this condition has not been submitted to DPIE. It is noted that the report had also not been submitted to Council at the time of the audit or issue of Crown Certificates relating to this work. HI has advised that DPIE's feedback has been that it did not seek to	<p><b>Action to be taken:</b></p> <ul style="list-style-type: none"> <li>Non-compliance to be notified to DPIE</li> </ul> <p><b><u>Non-compliance status (current period): Open</u></b></p>

CoC ID	Compliance Requirement	Reason for Non-Compliance Dec 20 – June 21	Project Response / Status
	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.	receive the entire CC reference / attachments list and as a result this documentation has not been submitted.	
	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.	Pre-Construction and Construction Compliance Reports 1-3 have been published and are currently on the Project website. However a non-compliance has been recorded – details below. Current Construction Compliance Report (CCR) #3 was not uploaded to the website at the time of Audit 4, as noted in IA#4 Report. Since the Audit, Further, CCR#2 (rev 1), dated 11 Jun 20 has been uploaded to the project website only. However, this report was however superseded by an update revision 2, which was submitted to DPIE on 30 July 20, but has not been uploaded to the website. Refer to notes against Condition B66 above.	<b>Action taken:</b> CCR#3 (rev 1) has been uploaded to the website. . <b>Action to be taken:</b> <ul style="list-style-type: none"> <li>HI to notify DPIE of the non-compliance.</li> <li>HI to upload current documentation to the website</li> </ul> <b><u>Non-compliance status (current period): Open</u></b>
<b>C28</b>	Disposal of Seepage and Stormwater  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.	Due to the discharge event that occurred in March 21 and the absence of a relevant Council approval, the Independent Auditor has noted a continued non-compliance against this Condition. Note - This follows an earlier non-compliance for a discharge event in Feb 20.	<b>Actions taken:</b> HI was requested to report the discharge as an incident to DPIE on 29 March 21. It is not clear if this was actioned. Ref filename: <i>SSD-9113- Condition C46 Incident Reported to HI - Stormwater Mar 21.pdf</i>  Following a long history of issuing Council with the Stormwater Design and Management Plans for feedback and agreement, Lendlease issued an updated Soil and Water Management Plan prepared by Lendlease for the construction works, dated 18 May 21 (Rev 2.11 – an update to the March iteration, for RCC submission) was submitted to Council by email on 25 May 21, again with a request for approval. Ref: Email from Richard Yarad, Construction Manager, LLB to John Flanigan, Development Engineer Coordinator, RCC

CoC ID	Compliance Requirement	Reason for Non-Compliance Dec 20 – June 21	Project Response / Status
			<p>Email subject: RE: Lendlease RCR project - Stormwater Management plan Filename: <i>_EXT__RE_ Actions from RCR Meeting.msg</i></p> <p>Refer to Section 5 comments against this condition for further details on earlier consultation.</p> <p><b>Ongoing actions</b> Lendlease and PwC follow up with RCC regarding their approval by email and at monthly meetings.</p> <p><b>Status of Council review / approval:</b> Awaiting response from RCC</p> <p><b><u>Non- Compliance Status: Open</u></b></p>
C46	The Department must be notified in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.	Due to the discharge event that occurred in March 21 and the absence of a relevant Council approval, the Independent Auditor has noted a continued non-compliance against this Condition.	<p><b>Actions taken:</b> HI was requested to report the discharge as an incident to DPIE on 29 March 21. It is not clear if this was actioned. Ref filename: <i>SSD-9113- Condition C46 Incident Reported to HI - Stormwater Mar 21.pdf</i> Hence this has been recorded as a non-compliance.</p> <p><b>Action to be taken:</b></p> <ul style="list-style-type: none"> <li>• HI to notify DPIE of the incident.</li> </ul> <p>For further details refer to comments against Condition C28</p> <p><b><u>Non-compliance status: Open</u></b></p>
C51	<p><b>Revision of Strategies, Plans and Programs</b></p> <p>Within three months of:</p> <ol style="list-style-type: none"> <li>a) the submission of a compliance report under condition B65;</li> <li>b) the submission of an incident report under condition C46;</li> <li>c) the submission of an Independent Audit under condition C43; or</li> <li>d) the issue of a direction of the Planning Secretary under condition A2 which requires a review,</li> </ol>	<p>Notifications to the PCA have continued. However,</p> <p>Analysis of notifications submitted to the PCA and DPIE regarding the review of management plans under SSD9113 indicate that DPIE was not notified by HI of the review of management plans being undertaken by Lendlease (regular quarterly review) for Dec 20 and Jun 21.</p>	<p><b>Actions to be taken:</b></p> <ul style="list-style-type: none"> <li>• HI to notify DPIE of non-compliance (C48).</li> <li>• HI to notify DPIE of management plan updates in future</li> </ul> <p><b><u>Non-compliance status: Open</u></b></p>

CoC ID	Compliance Requirement	Reason for Non-Compliance Dec 20 – June 21	Project Response / Status
	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.		
<b>C52</b>	<p><b>Revision of Strategies, Plans and Programs</b></p> <p>If necessary, to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Certifying Authority. Where revisions are required, the revised document must be submitted to the Planning Secretary Certifying Authority for approval within six weeks of the review.</p> <p>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.</p>	<p><b>Non-compliance:</b> Inconsistent submission to DPIE and no approval issued by DPIE for those submitted. Refer also to comments against Condition A12.</p> <p>Regarding PCA reviews and approvals:</p> <ul style="list-style-type: none"> <li><b>March 2021 Review Period issued to PCA:</b> Issued to PCA 5 May 21 - LL-GCOR-036942 under correspondence title: "Management plans for reference in CC5 to SSD9113"</li> <li><b>March 2021 Updates approved by PCA: CC5</b> Crown Certificate 21/124846-10 (attachment)</li> <li><b>June 2021 Updates issued to PCA:</b> Submitted to PCA on 30 Jun 21LL-GCOR-040380</li> <li><b>June 2021 Updates for issue to DPIE:</b> Submitted to HI on 30 June 2 via LL-GCOR-040381 and to be actioned.</li> </ul>	<p><b>Actions to be undertaken</b></p> <ul style="list-style-type: none"> <li>HI to notify DPIE of non-compliance (C48).</li> <li>Environmental Management Plans and strategies approved by the PCA should be resubmitted to DPIE by HI with a request for approval under Condition 52 (and A12), further to the earlier-issued confirmation email that the Department had no comments.</li> <li>DPIE to assess and approve management plans submitted</li> <li>Evidence of Approval by DPIE to be recorded</li> </ul> <p><b><u>Non-compliance status: Open</u></b></p>

Table 10 – Details of non-compliances during the reporting period of July – Nov 2020

CoC ID	Compliance Requirement	Reason for Non-Compliance July – Nov 20	Project Response / Status
<b>A12(c)</b>	<p><b>Staging, Combining and Updating Strategies, Plans or Programs</b></p> <p>With the approval of the Planning Secretary, the Applicant may:</p> <p>(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).</p>	<p>The Independent Auditor confirmed in its Audit Report dated 22 June 2020 that the project had a non-compliance against Condition A12(c):</p> <p><i>"Management plans have 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 sought from DPIE."</i></p> <p>This conclusion was based on information provided to the Auditor following the Audit meeting on 23- 24 June 2020, which included:</p> <ul style="list-style-type: none"> <li>Copies of approvals issued by the Certifier for some updated management plans; and</li> </ul>	<p><b>Actions undertaken:</b></p> <ul style="list-style-type: none"> <li>A register of management plans and strategies has been prepared by Lendlease to profile the extent of compliance against Condition A12(c), C51 and C51 of SSD9113.</li> <li>Management Plans have been issued to the HI for issue to DPIE. These have been issued to the PCA also (refer to notes against Condition C52).</li> <li>Records of issue of Management Plans to HI for submission to DPIE</li> </ul>

CoC ID	Compliance Requirement	Reason for Non-Compliance July – Nov 20	Project Response / Status
		<ul style="list-style-type: none"> <li>A register of management plans and strategies that was prepared by Lendlease to profile the extent of compliance against Condition A12(c), C51 and C51 of SSD9113.</li> </ul> <p>Analysis of the update and approvals history for management plans and strategies indicates there has been an excellent history of regular reviews of management plans, and updates as required to keep them relevant and effective. However there have been non-compliances associated with notifications and approvals required by the Conditions of Consent, and specifically, DPIE approval has not been obtained for updates that have occurred to plans and strategies under Condition A12.</p>	<p>relevant to period Jul – Nov 20:</p> <ul style="list-style-type: none"> <li>June 20 updates to plans: 7 Sep 20 PWCAU_GCOR_00850 4)</li> <li>Sep 20 updates to plans: 29 Oct 20 PWCAU_GCOR_00896 3)</li> <li>Dec 20 updates to plans: 22 Dec 2020 LL-GCOR-030301 &amp; 22 Jan 2021 LL-GCOR-031305)</li> </ul> <ul style="list-style-type: none"> <li>The Project Management Plans Tracking Register contains further details of compliance across all relevant conditions including A12, C51 and C52.</li> </ul> <p><b>Actions to be taken:</b></p> <ul style="list-style-type: none"> <li>HI to notify DPIE of the non-compliance as well as non-compliances against related Conditions C51 and C52, which are ongoing</li> </ul> <p><b>Non-compliance status:</b> <b>Open</b></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>(e) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <p>xxi. the documents referred to in condition A2 of this consent;</p> <p>xxii. all current statutory approvals for the development;</p> <p>xxiii. all approved strategies, plans and programs required under the conditions of this consent;</p>	<p>IA#4 identified a non-compliance with Condition A25.</p> <p><i>“Plans, programs and strategies are on the website. However, not all of the latest versions were not available. CCR 3 was not available on the website.”</i></p> <p>Further assessment by the project team indicates that HI have yet not uploaded all current management plans or monitoring results to the website.</p> <p>Monitoring results were uploaded to the website 21<sup>st</sup> Jan 2020 and again around 2 June 20 (report date), providing monitoring results from June 19 to March 20 only. File name: <i>RCR-Construction-Monitoring-Reporting-period-17-June-2019-to-8-March-2020_1</i></p> <p>Note this was not recorded in the earlier CCR (CCR#3) but has been added now as a record for that reporting period for accuracy.</p>	<p><b>Action to be taken:</b></p> <ul style="list-style-type: none"> <li>HI to notify DPIE of the non-compliance</li> <li>HI to update the website. This includes: <ul style="list-style-type: none"> <li>HI to notify DPIE of the non-compliance</li> <li>HI to upload current management plans</li> <li>HI to upload all results to the present to the website (this should include July – Nov/Dec 20 results)</li> <li>Supersede CCR#2 (rev 1) with CCR#2(rev)</li> </ul> </li> </ul> <p><b>Non-compliance status:</b> <b>Open</b></p>

CoC ID	Compliance Requirement	Reason for Non-Compliance July – Nov 20	Project Response / Status
	<p>xxiv. regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;</p> <p>xxv. a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;</p> <p>xxvi. a summary of the current stage and progress of the development;</p> <p>xxvii. contact details to enquire about the development or to make a complaint;</p> <p>xxviii. a complaint register, updated monthly;</p> <p>xxix. audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;</p> <p>xxx. any other matter required by the Planning Secretary; and</p> <p>keep such information up to date, to the satisfaction of the Planning Secretary.</p>		
<b>B5</b>	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.	<p><b>Approval from PCA</b> Crown Certificate 4 – Referenced documentation No 20/1248468 Issued 9<sup>th</sup> November 2020</p> <p>Was not issued to the Planning Secretary within seven days of acceptance</p>	<p><b>Action to be taken:</b></p> <ul style="list-style-type: none"> <li>Non-Compliance notification to be issued to the Department.</li> <li>HI to issue the documents relation to external walls and cladding to DPIE, with a more limited set of attachments relevant only to the façade / cladding.</li> </ul>



CoC ID	Compliance Requirement	Reason for Non-Compliance July – Nov 20	Project Response / Status
			<b>Non-compliance status:</b> <b>Open.</b>
<b>B37, C15 &amp; C19</b>	<b>Condition C15</b> 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><b>IA#2 Jan 2020 Non-Compliance:</b> Issues raised by IA &amp; DPIE:</p> <p>It has been noted that monitoring shows that noise levels are routinely exceeding the ICNG. However, they are within the predicted noise levels for the project and consistent with the expectations detailed in the CNVMP.</p> <p>Recommended Actions: Notify DPIE (through Condition C48) of non-compliance and review the CNVMP mitigation measures.</p> <p><b>IA#3 June 2020 Non-Compliance:</b> Noise monitoring shows that noise levels are routinely exceeding the ICNG. However, they are within the predicted noise levels for the project and consistent with the expectations details in the CNVMP.</p> <p>1. Notify DPIE (through Condition C48) of non-compliance. Review the CNVMP mitigation measures.</p>	<p>See Table 10 for IA#2 responses</p> <p><b>Non-compliance status:</b> <b>Considered closed</b></p> <p>IA#3</p> <p>1. DPIE were notified of non-compliance through Condition C48 30 Jan 2020.</p> <p><b>Non-compliance status:</b> <b>Closed</b></p> <p>2. Incomplete. The mitigation measures outlined in the CNVMP are being reviewed, before subsequent update and reissue.</p> <p><u>Actions to be undertaken</u> The Independent Audit June 2020 recommended that:</p> <ol style="list-style-type: none"> <li>1. DPIE review the appropriateness of Condition C15 in relation to the ICNG and the nature of the project.</li> <li>2. The project document and detail in full the noise management and mitigation measures being implemented for each construction activity, so that verification of measures can be more easily achieved.</li> <li>3. Internal noise impact verification be conducted to determine the level of compliance with the predicted internal NML's.</li> </ol> <p><b>Non-Compliance in IA#2 Document:</b> Independent Audit Report Randwick Campus Redevelopment SSD 9113 July 2020 Audit Number 3</p> <p><b>Issue:</b></p> <ul style="list-style-type: none"> <li>• Notify DPIE (through Condition C48) of non-compliance.</li> <li>• Review the CNVMP mitigation measures.</li> </ul> <p><b>Outcome:</b></p> <ul style="list-style-type: none"> <li>• DPIE was notified through the submission of the Independent Audit Report</li> </ul>

CoC ID	Compliance Requirement	Reason for Non-Compliance July – Nov 20	Project Response / Status
			<p><b>Non -Compliance Status : CLOSED</b></p> <ul style="list-style-type: none"> <li>DPIE requested further information on 27/4/2020 in relation to these exceedances. Advice from the applicant's Acoustic Consultant suggests that the noise exceedances are not non-compliant with the ICNG. This audit has further investigated this non-compliance and has made further recommendations: <ol style="list-style-type: none"> <li>DPIE review the appropriateness of Condition C15 in relation to the ICNG and the nature of the project.</li> <li>The project document and detail in full the noise management and mitigation measures being implemented for each construction activity, so that verification of measures can be more easily achieved.</li> <li>Internal noise impact verification be conducted to determine the level of compliance with the predicted internal NML's.</li> </ol> <p>The project team have implemented the above-listed measures. Noise Exceedance register is being maintained and project is in compliance with the CNVMP</p> </li> </ul> <p><b><u>Non -Compliance Status: Closed</u></b></p>
<b>B66</b>	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	A non-compliance has been recorded during the latest assessment of compliance but relates to the July - Nov 20 period. This was due to the need to reformat CCR#2 and reissue to DPIE.	<p><b>Actions taken:</b> CCR#2 was Submitted to DPIE on 11 Jun 20 - Ref: SSD-9113-PA13.</p> <p>It was re-submitted on 30 Jul 20 response to DPIE comments. Ref: SSD-9113-PA-21</p> <p>The notification of non-compliance was not issued to</p>

CoC ID	Compliance Requirement	Reason for Non-Compliance July – Nov 20	Project Response / Status
			<p>DPIE as they raised the non-compliance.</p> <p>Refer to comments against Condition B66 in Section 5 for further details on earlier compliance reports.</p> <p><b><u>Non-compliance Status:</u></b> <b><u>Closed</u></b></p>
C28	<p>Disposal of Seepage and Stormwater</p> <p>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.</p>	<p>The Independent Auditor confirmed in its Audit Report dated 22 June 2020 that the project had a non-compliance against Condition C28 due to a discharge event that occurred without Council prior approval on 15 Feb 20:</p> <p><i>"The Stormwater and Erosion Management Plan has been approved by the Certifier.</i></p> <p><i>A discharge of stormwater into council's stormwater was required on 15th February (this modified Condition is dated 10 February) during a large rain event. This was required as an emergency measure to protect the site.</i></p> <p><i>No prior written approval from Council was obtained."</i></p>	<p><b>Actions taken:</b></p> <p>Stormwater run-off during construction is managed in accordance with the Soil and Erosion Management Subplan. This has been repeatedly issued to Randwick City Council (RCC).</p> <p>Stormwater design documentation completed as part of the Early and Enabling works (REF works) provided to Council by email 16 September 2020.</p> <p>Reference: Email From: Christopher Mazza (AU) &lt;christopher.l.mazza@pwc.com&gt; Sent: Monday, 16 September 2019 11:27 AM To: John Flanigan &lt;john.flanigan@randwick.nsw.gov.au&gt;; Stephen Audet &lt;stephen.audet@randwick.nsw.gov.au&gt; Cc: Simon Brender &lt;Simon.Brender1@health.nsw.gov.au&gt;; Kirrilee Drew (AU) &lt;kirrilee.drew@pwc.com&gt;; Yarad, Richard &lt;Richard.Yarad@lendlease.com&gt;; Matt Ellis (AU) &lt;matt.ellis@pwc.com&gt;; Jeremy Williams (AU) &lt;jeremy.j.williams@pwc.com&gt; Subject: [EXT]:RCR - EEW - Stormwater For Construction Documentation</p> <p>The Project team issued Randwick City Council (RCC) the project Stormwater and Erosion Management plan by email on the 18th Sept 2019. The management plan shows an On Site Detention tank as well as a temporary connection to Council's stormwater system.</p>

CoC ID	Compliance Requirement	Reason for Non-Compliance July – Nov 20	Project Response / Status
			<p>After heavy rain events water quality is subject to quality testing.</p> <p>Ref: Email from Richard Yarad, Construction Manager, LLB to John Flanigan, Development Engineer Coordinator, RCC &amp; Stephen Audet RCC dated 18 September 2019 Email subject: <i>RE: [EXT]:RCR - EEW - Stormwater For Construction Documentation.</i></p> <p>The Project team engages with Council via monthly meetings, which includes discussion regarding the disposal of stormwater from the construction site amongst other matters. Meeting minutes record no objection to the plan.</p> <p>Reference (example): Monthly meeting minutes Reference: Email From: Yarad, Richard Sent: Wednesday, 18 September 2019 1:05 PM To: Christopher Mazza (AU) &lt;christopher.l.mazza@pwc.com&gt;; John Flanigan &lt;john.flanigan@randwick.nsw.gov.au&gt;; Stephen Audet &lt;stephen.audet@randwick.nsw.gov.au&gt; Cc: Simon Brender &lt;Simon.Brender1@health.nsw.gov.au&gt;; Kirrilee Drew (AU) &lt;kirrilee.drew@pwc.com&gt;; Matt Ellis (AU) &lt;matt.ellis@pwc.com&gt;; Jeremy Williams (AU) &lt;jeremy.j.williams@pwc.com&gt; Subject: RE: [EXT]:RCR - EEW - Stormwater For Construction Documentation</p> <p>The Incident was reported to DPIE on 24 Feb 20 – ref: SSD-9113-PA-5.</p> <p>Post approval document was confirmed received by DPIE on 17<sup>th</sup> June 2020 for Conditions C26, 27 and 28 providing evidence of consultation with Council Filename: <i>_EXT__Fwd_ FW_ Prince of Wales Hospital - Redevelopment - Post</i></p>

CoC ID	Compliance Requirement	Reason for Non-Compliance July – Nov 20	Project Response / Status
			<p><i>Approval Document Received - (SSD-9113-PA-14)</i></p> <p>Lendlease reissued the previously issued Soil and Water Management Plan to Council by email on 15 July 2020 requesting Council approval with reference to this approved Modification in order to comply with Condition C28. Ref: Email from Richard Yarad, Construction Manager, LLB to John Flanigan, Development Engineer Coordinator, RCC Sent: Wednesday, 15 July 2020 6:15 AM Email subject &amp; filename: <i>Lendlease RCR project - Stormwater Management plan</i></p> <p>DPIE was notified (through Condition C48) of non-compliance by letter dated 29 July 2020 (i.e. within 7 days of the Independent Audit Report confirming these non-compliances). This letter also related to Conditions A12, C28, C51 and C52 File ref: [EXT]:Fwd: <i>Notifications of Non-Compliances SSD9113 &amp; SSD10339</i> File ref: <i>SSD-9113-PA-20 - Condition C48 - Non-Compliance Notification 29 July 20</i></p> <p><b>Actions taken:</b></p> <p>Lendlease reissued the management plan to RCC by email on 15 July 2020 and requested approval of this to this plan to be able to comply with Condition C28. To-date no response has been received. Reference: Email From: Yarad, Richard &lt;Richard.Yarad@lendlease.com&gt; Sent: Wednesday, 15 July 2020 6:15 AM To: john.flanigan@randwick.nsw.gov.au Cc: Gillen, John &lt;John.Gillen@lendlease.com&gt;</p>

CoC ID	Compliance Requirement	Reason for Non-Compliance July – Nov 20	Project Response / Status
			<p>; Hall, Clare  <a href="mailto:Clare.Hall@lendlease.com">Clare.Hall@lendlease.com</a></p> <p>DPIE was notified (through Condition C48) of non-compliance by letter dated 29 July 2020 (i.e. within 7 days of the Independent Audit Report confirming these non-compliances).  File ref: [EXT]:Fwd: Notifications of Non-Compliances SSD9113 &amp; SSD10339</p> <p><b>Ongoing actions</b>  Lendlease and PwC follow up with RCC regarding their approval by email and at monthly meetings.</p> <p><b>Status of Council review / approval:</b>  Awaiting response from RCC</p> <p><b>Non-compliance status:</b>  <u>Open</u></p>
C51	<p><b>Revision of Strategies, Plans and Programs</b></p> <p>Within three months of:</p> <ol style="list-style-type: none"> <li>the submission of a compliance report under condition B65;</li> <li>the submission of an incident report under condition C46;</li> <li>the submission of an Independent Audit under condition C43; or</li> <li>the issue of a direction of the Planning Secretary under condition A2 which requires a review,</li> </ol> <p>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.</p>	<p>The Independent Auditor confirmed in its Audit Report dated 22 June 2020 that the project had a non-compliance against Condition C51:</p> <p><i>“Notification to DPIE and the Certifying Authority did not occur prior to the March management review.”</i></p> <p>This conclusion was based on information provided to the Auditor following the Audit meeting on 23- 24 June 2020, which included:</p> <ul style="list-style-type: none"> <li>Copies of approvals issued by the Certifier for some updated management plans; and</li> <li>A register of management plans and strategies that was prepared by Lendlease to profile the extent of compliance against Condition A12(c), C51 and C51 of SSD9113.</li> </ul> <p>Analysis of the timing for previous management plan updates indicates that:</p> <ul style="list-style-type: none"> <li>Reviews of management plans have been undertaken on a regular basis since the start of the project, with regular updates as required to keep them relevant and effective to the project, the legislative (e.g. EHS) context) and the site context.</li> </ul>	<p><b>Actions undertaken:</b></p> <ul style="list-style-type: none"> <li>DPIE was notified (through Condition C48) of non-compliance by letter dated 29 July 2020 (i.e. within 7 days of the Independent Audit Report confirming these non-compliances).</li> <li>A register of management plans and strategies has been prepared by Lendlease to profile the extent of compliance against Condition A12(c), C51 and C51 of SSD9113.</li> <li>The register of management plans and strategies prepared by Lendlease is now used to track ongoing compliance for future required reviews, notifications of reviews and approvals of any updated plans, strategies and programs.</li> </ul> <p>The PCA and DPIE have been notified of future management</p>



CoC ID	Compliance Requirement	Reason for Non-Compliance July – Nov 20	Project Response / Status
		<ul style="list-style-type: none"> <li>A comparison of the timing for past reviews and updates with the required triggered review periods under Condition C51 shows that the project's regular reviews have generally been carried out within the Condition C51-triggered review periods (with some exceptions).</li> </ul> <p>However these past reviews have not been notified to DPIE and the PCA consistently under Condition C51. DPIE was not notified of a review that was undertaken in Sep 20.</p>	<p>plan reviews to be undertaken in line with the triggers set out in Condition C51 and as part of Lendlease Building's regular review process, although not consistently (DPIE was not notified of a review in Sep 20)</p> <p><i>(Note: Future reviews are to be undertaken inside triggered review periods and also align with Lendlease quarterly reviews. The project's tracking register will be maintained by the project to assist with ensuring ongoing compliance with the timing for and notifications of reviews triggered by Condition C51)</i></p> <p><b>Action to be taken:</b></p> <p>DPIE to be notified of the non-compliances that are ongoing against this condition and Conditions C51 and A12.</p> <p><b>Non-Compliance Status:</b> <b>Closed</b></p>
C52	<p><b>Revision of Strategies, Plans and Programs</b></p> <p>If necessary, to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the 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.</p> <p>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</p>	<p>The Independent Auditor confirmed in its Audit Report dated 22 June 2020 that the project had a non-compliance against Condition C52:</p> <p><i>"A quarterly review of the management plans was conducted in March 2020. The updated CEMP, CWTS, NVMP, SWM and WMP were issued with CC3 and approved by the Certifier. They are yet to be approved by DPIE."</i></p> <p>This conclusion was based on information provided to the Auditor following the Audit meeting on 23- 24 June 2020, which included:</p> <ul style="list-style-type: none"> <li>Copies of approvals issued by the Certifier for some updated management plans; and</li> <li>A register of management plans and strategies that was prepared by Lendlease to profile the extent of compliance against Condition A12(c), C51 and C51 of SSD9113.</li> </ul> <p>Analysis of the update and approvals history for management plans and</p>	<p><b>Actions undertaken:</b></p> <ul style="list-style-type: none"> <li>The register of management plans and strategies has been prepared by Lendlease to profile the extent of compliance against Condition A12(c), C51 and C51 of SSD9113.</li> <li>On 25 June 2020 updated management plans prepared in association with Stage 3 works (and submitted to the PCA in support of the application for CC3 via Aconex correspondence LL-GCOR-018175) were issued to DPIE.</li> </ul> <p>Reference: Email From: no-reply@majorprojects.planning.nsw.gov.au &lt;no-reply@majorprojects.planning.nsw.gov.au&gt;</p>

CoC ID	Compliance Requirement	Reason for Non-Compliance July – Nov 20	Project Response / Status
	performance of the development.	<p>strategies indicates this non-compliance has continued.</p> <p>There has been an excellent history of regular reviews of management plans, and updates as required to keep them relevant and effective. However there have been non-compliances associated with notifications and approvals required by the Conditions of Consent, and specifically, DPIE and Certifying Authority approvals have not been consistently obtained under Condition C52 for all updates that have occurred to plans and strategies.</p>	<p>Sent: Thursday, 25 June 2020 3:06 PM To: Claire Muir (Health Infrastructure) &lt;Claire.Muir@health.nsw.gov.au&gt; Cc: Jenny.Chu@planning.nsw.gov.au; Claire Muir (Health Infrastructure) &lt;Claire.Muir@health.nsw.gov.au&gt; Subject: Prince of Wales Hospital - Redevelopment – CEMP</p> <p>Summary of content:  <i>"This email is to acknowledge receipt of the CEMP for the Prince of Wales Hospital - Redevelopment .          "The Department has no comments on the document at this time."          If you have any enquiries, please contact Jenny Chu at  <a href="mailto:Jenny.Chu@planning.nsw.gov.au">Jenny.Chu@planning.nsw.gov.au</a>."</i></p> <ul style="list-style-type: none"> <li>On 9 July 2020 via Aconex correspondence LL-GCOR-021263 PCA (McKenzie Group) approval was expressly requested for plans submitted by Lendlease Building in support of the application for CC3 under Aconex Correspondence under earlier correspondence LL-GCOR-018175. In a reply received on 13 July 2020 the PCA (McKenzie Group) confirmed they have approved the submitted management plans via Aconex correspondence MGC-GCOR-000517.</li> <li>Management plan updates have been issued to the PCA thereafter (refer to notes against Condition C52). The PCA has approved them where relevant via references in CCs.</li> <li>DPIE was notified (through Condition C48)</li> </ul>

CoC ID	Compliance Requirement	Reason for Non-Compliance July – Nov 20	Project Response / Status
			<p>of non-compliance by letter dated 29 July 2020 (i.e. within 7 days of the Independent Audit Report confirming these non-compliances).</p> <ul style="list-style-type: none"> <li>Management Plans have been issued to the HI for issue to DPIE. However, these do not appear to have been issued to DPIE.</li> <li>Refer to the project Management Plans Tracking Register for further details.</li> </ul> <p><b>Action to be taken:</b></p> <ul style="list-style-type: none"> <li>Further notification of non-compliance for June – Nov 20 to be issued to DPIE.</li> </ul> <p><b>Non-Compliance Status:</b> Open</p>

Table 11 – Details of non-compliances during the previous reporting period (Jan – June 2020)

CoC ID	Compliance Requirement	Reason for Non-Compliance Jan – June 2020	Project Response / Status
A12 (c)	<p><b>Staging, Combining and Updating Strategies, Plans or Programs</b></p> <p>With the approval of the Planning Secretary, the Applicant may:</p> <p>(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).</p>	<p>The Independent Auditor confirmed in its Audit Report dated 22 June 2020 that the project had a non-compliance against Condition A12(c):</p> <p><i>“Management plans have 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 sought from DPIE.”</i></p> <p>This conclusion was based on information provided to the Auditor following the Audit meeting on 23- 24 June 2020, which included:</p> <ul style="list-style-type: none"> <li>Copies of approvals issued by the Certifier for some updated management plans; and</li> <li>A register of management plans and strategies that was prepared by Lendlease</li> </ul>	<p><b>Actions undertaken:</b></p> <ul style="list-style-type: none"> <li>DPIE was notified (through Condition C48) of non-compliance by letter dated 29 July 2020 (i.e. within 7 days of the Independent Audit Report confirming these non-compliances).</li> <li>A register of management plans and strategies has been prepared by Lendlease to profile the extent of compliance against Condition A12(c), C51 and C51 of SSD9113.</li> <li>Management Plans have been issued to the HI for issue to DPIE. These have been issued to the PCA also (refer to notes against Condition C52).</li> <li>Records of issue of Management Plans to HI for submission to DPIE relevant to period Jan – June 20: June 20 updates to plans issued on 7 Sep 20 (PWCAU_GCOR_008504)</li> <li>The Project Management Plans Tracking Register contains further details of compliance across all relevant conditions including A12, C51 and C52.</li> </ul> <p><b>Ongoing Actions:</b></p>

CoC ID	Compliance Requirement	Reason for Non-Compliance Jan – June 2020	Project Response / Status
		<p>to profile the extent of compliance against Condition A12(c), C51 and C51 of SSD9113.</p> <p>Analysis of the update and approvals history for management plans and strategies indicates there has been an excellent history of regular reviews of management plans, and updates as required to keep them relevant and effective. However there have been non-compliances associated with notifications and approvals required by the Conditions of Consent, and specifically, DPIE approval has not been obtained for updates that have occurred to plans and strategies under Condition A12.</p>	<ul style="list-style-type: none"> <li>The register of management plans and strategies prepared by Lendlease will continue to be used track ongoing compliance for future required reviews, notifications of reviews and approvals of any updated plans, strategies and programs.</li> </ul> <p><b><u>Non-compliance status: Closed</u></b></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>(f) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <p>xxxi. the documents referred to in condition A2 of this consent;</p> <p>xxxii. all current statutory approvals for the development;</p> <p>xxxiii. all approved strategies, plans and programs required under the conditions of this consent;</p> <p>xxxiv. regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;</p> <p>xxxv. a comprehensive summary of the</p>	<p>IA#3 identified a non-compliance with Condition A25, as the noise, vibration and dust monitoring results were not uploaded to the website. The response provided by the proponent states that the monitoring results will be updated on a 6-monthly basis. I note that based on this information, the first of the monitoring results was due to be uploaded on 17 December 2019. A search conducted on 21 January 2020 found that the monitoring results had not been uploaded to the website.</p>	<p><b>Action Taken:</b></p> <ul style="list-style-type: none"> <li>Monitoring results were uploaded to the website 21<sup>st</sup> Jan 2020.</li> <li>Updated Monitoring report dated 2 June 20, with monitoring results from June 19 to March 20 has been uploaded to the Project Website. File name: <i>RCR-Construction-Monitoring-Reporting-period-17-June-2019-to-8-March-2020_1</i></li> <li>IA#3 has notified DPIE of the non-compliance.</li> </ul> <p><b>Actions to be taken:</b></p> <ul style="list-style-type: none"> <li>HI to update the website. This includes uploading all results to the present to the website (this should include April – June 20 results)</li> </ul> <p><b><u>Non-compliance status: Open</u></b></p>

CoC ID	Compliance Requirement	Reason for Non-Compliance Jan – June 2020	Project Response / Status
	<p>monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;</p> <p>xxxvi. a summary of the current stage and progress of the development;</p> <p>xxxvii. contact details to enquire about the development or to make a complaint;</p> <p>xxxviii. a complaint register, updated monthly;</p> <p>xxxix. audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;</p> <p>xl. any other matter required by the Planning Secretary; and</p> <p>keep such information up to date, to the satisfaction of the Planning Secretary.</p>		
B17	<p>Aboriginal Cultural Heritage</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>(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</p> <p>(e) one copy of this report should be forwarded to all Registered Aboriginal Parties, the Certifying Authority, OEH</p>	<p>Potential non-compliance, which has now been addressed:</p> <p>It was noted that the archaeological investigations within the SSD9113 site have been completed, but not the balance of the site the subject of the related AHIP. The report on the findings of the archaeological assessment is yet to be completed.</p>	<p><b>Action Taken:</b></p> <p>Mary Dallas has confirmed the works are the subject of the Aboriginal Cultural Heritage Assessment Report and <i>AHIP C0004536 - AHIMS 4386</i> have been completed within the SSD9113 site but not the balance of the land covered by the AHIP. Further, assessment results remained outstanding from several experts.</p> <p>Mod 1 was lodged to provide for satisfaction of conditions in line with construction staging. This introduced conditions A27 to A30 requiring DPIE approval of a Staging Report where compliance with conditions is required to be staged due to staged construction or operation (occupation). A Staging Report was submitted under these conditions and has been approved by DPIE.</p> <p>Approved Staging Report Matrix Item B17 provides that: Aboriginal Cultural Heritage Assessment report to be completed within six months of completion of test excavations, or prior</p>

CoC ID	Compliance Requirement	Reason for Non-Compliance Jan – June 2020	Project Response / Status
	and the Planning Secretary, within six months of completion of the test excavations and monitoring.		<p>to occupation if additional time is required to prepare the report in accordance with Part (d) of the Condition. The latter timing will be adhered to, noting that MDCA are yet to complete their archaeological analysis and reporting.</p> <p>File name: AHIP C0004536 - AHIMS 4386 - Prince of Wales Hospital redevelopment Stage 1 - Randwick City Council Prepared by: Office of environment and Heritage Dated: 15 February 2019</p> <p>File name: NOTICE OF ISSUE-AHIP C0004537 - AHIMS 4386 - Prince of Wales Hospital redevelopment Stage 1- Randwick City Council Prepared by: Office of environment and Heritage Dated: 15 February 2019</p> <p>Email confirmation of Site Clearance post completion of test pit investigations File name: 190521_Email confirmation of Archaeological Site Clearance Prepared by Mary Dallas Dated: 21 May 2019</p> <p>Test Pit investigation locations File name: Additional Test Pit Locations - HCV046 and RCR Level B2 Floor Plan Prepared by Mary Dallas Dated: March 2019 Document: Randwick Hospital Redevelopment Archaeology - Preliminary Finds Summary prepared by Mary Dallas Consulting Archaeologist File name: B17 &amp; B54 - Summary Aboriginal Archaeological assessment Dated: 17 April 2020 Parts 6(15) &amp; 6(16) of the DPIE- approved ACHMSP (refer to reference above) confirm the procedures set out in B17(d) are to be adhered to.</p> <p>Document: RCR State Significant Development SSD 9113: Staging Report File Name: Approved SSD 9113 Staging Report Rev 3 Prepared by PwC Date 24 April 2020 Status: Approved by DPIE</p>



CoC ID	Compliance Requirement	Reason for Non-Compliance Jan – June 2020	Project Response / Status
			<p>Document: Staging Report approval letter from DPIE  Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113)  Approval of Staging Report  File name: <i>SSD9113 Staging Report Approval</i>  Dated: 6 May 2020.</p> <p><b><u>Non-compliance status: Closed</u></b></p> <p><b>Compliance Status: Condition Not Triggered</b></p>
B19	<p>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.</p>	<p>The IA recommended a Modification application to change the timing of this condition to enable compliance to be achieved prior to the relevant works referenced by the condition rather than prior to the commencement of construction. The latter wording was not possible to comply with as design had not progressed to allow sign off prior to construction. Hence a non-compliance has been recorded.</p>	<p><b><u>Action taken:</u></b></p> <p>Document: <b>RCR State Significant Development SSD 9113: Staging Report</b>  File Name: Approved SSD 9113 Staging Report Rev 3  Prepared by PwC  Date 24 April 2020</p> <p>Refer to Matrix in Approved Staging Report – item B19 –certified design for lighting to be provided prior to construction of outdoor lighting – will form part of CCs relating to external works (e.g. façade and civil/landscape)  Modification 1 and the approved staging report subsequent Staging Report has deferred these obligations to a later stage</p> <p><b><u>Non-Compliance Status: Closed</u></b></p>
B20	<p>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>	<p>In earlier Audits the IA noted full compliance has not been achieved due to the staging of design. Detailed design has not yet been fully completed. Disability access arrangements will be contained in the detailed design report.</p> <p>Recommended Actions:  Notify DPIE (through Condition C48) of the delay in submitting BCA information to a later CC</p> <p>In IA 3 the Auditor noted that the BCA Report (covering accessibility) / Access Statement had not been submitted until a “later CC”. An Access Compliance Statement was specifically prepared for CC3, noting that this CC included fit out scope, triggering full</p>	<p><b>Action:</b> Based on DPIE instruction Mod 1 was lodged to provide for satisfaction of conditions in line with construction staging – introducing conditions A27 to A30 requiring DPIE approval of a Staging Report where compliance with conditions is required to be staged due to staged construction or operation (occupation). A Staging Report has been approved by DPIE.</p> <p>Document: RCR State Significant Development SSD 9113: Staging Report  File Name: Approved SSD 9113 Staging Report Rev 3  Prepared by PwC  Date 24 April 2020  Status: Approved by DPIE 6 May 2020</p> <p>Document: Staging Report approval letter from DPIE  Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113)  Approval of Staging Report</p>

CoC ID	Compliance Requirement	Reason for Non-Compliance Jan – June 2020	Project Response / Status
		<p>application of the Disability Discrimination Act Access Code and Part D of the BCA.</p> <p>However, we note this is because the same consultancy firm that is the Certifying Authority prepared the Access and BCA statements for the project in line with the progression of the design and already had a copy. Further, in issuing a Crown Certificate, the Certifier has signed off on Compliance on all Aspects of the BCA relevant to the scope of the CC, including access for people with a disability as follows:</p> <p><i>“Pursuant to the provisions of Section 6.28 of the Environmental Planning and Assessment Act 1979 No 203, McKenzie Group Consulting hereby certify that the building has been designed in accordance with the technical provisions of the State's building laws and in particular, the Building Code of Australia. This certification is based upon our review of the documentation submitted, including plans, specifications and certification from design consultant.”</i></p>	<p>File name: SSD9113 Staging Report Approval Dated: 6 May 2020</p> <p>Refer to Matrix in Approved Staging Report confirming documentation to be provided prior to the issue of each Crown Certificate for the relevant works Stage.</p> <p>Note: no modification required.</p> <p><b>CC1 &amp; CC2:</b></p> <p>Letter issued by Lendlease and accepted by the Certifying Authority dated 27.05.19 noting condition not applicable to CC1, to be satisfied under subsequent CC (relevant to fit out works). However, assessments had been prepared relevant to the design as it had been developed at the time as follows: BCA Report Rev C, prepared by McKenzie Group File name: 075022-03BCA (100% Report) CC1 &amp; CC2.pdf Date: 19 Sept 18 Status: 100% DD Report Refer to Sections: Executive Summary Section 4.4 &amp; 4.5 Section 5 Section 7.3</p> <p>DDA Report Rev D, prepared by McKenzie Group Title: Accessibility Design Review Prince of Wales Hospital Reconfiguration and Expansion Project File name: 75034 - POW Access (100%DD) CC1 &amp; CC2.pdf Status 100% DD Report - Overall ASB Project Date: 19 Sept 18</p> <p>Approval from PCA Crown Certificate 1 (CC1) No 19/124846-3 Issued: 31 May 2019</p> <p>Approval from PCA Crown Certificate 2 (CC2) No 19/124846-4 Issued 14 Oct 2019</p> <p><b>CC3</b></p> <p>BCA Report Rev E, prepared by McKenzie Group</p>

CoC ID	Compliance Requirement	Reason for Non-Compliance Jan – June 2020	Project Response / Status
			<p>Title: BUILDING CODE OF AUSTRALIA REPORT Prince of Wales Hospital Redevelopment – Acute Services Building and Emergency Department Barker Street, Randwick, NSW 2031 File name: 075022-06BCA (100% Report-Update) Rev E CC3.pdf Date: 6 April 20 Status: 100% DD Report – For CC3 Submission Refer to Sections: Executive Summary Section 4.4 &amp; 4.5 Section 5 Section 7.3</p> <p>Access Compliance Certificate CC3 Detailed review of fit out scope for CC3) Date: 18 March 2020 File Name: 75034 - POW Access CC3 - Compliance Certificate.pdf</p> <p>Approval from PCA Crown Certificate 3 (CC3) No 20/124846-6 File name: SSD9113 - CC3 075022-06Crown6 Issued: 19 June 2020</p> <p><b><u>Non-compliance status: Closed</u></b></p>
B37, C15 & C19	<p>Condition B37 The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified and experienced noise expert;</li> <li>(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</li> <li>(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</li> <li>(d) include strategies that have been developed with the community for managing high noise generating works;</li> </ul>	<p>Issues raised by IA &amp; DPIE:</p> <p>3. The Construction Noise and Vibration Management Sub-Plan describes procedures for achieving the noise management levels in the ICNG and to manage high noise generating works such as piling, in close proximity to sensitive receivers.</p> <p>As exceedances of the noise management levels in the ICNG have been recorded.</p> <p>Recommended Action: Review the CNVMP management measures in response to recorded exceedances.</p>	<p>1. The CNVMP has been reviewed updated from time to time to respond to noise and vibration occurrences on site. The current CNVMP (May 2019) was submitted to DPIE in response to their requests.</p> <p>2. The CNVMSP addresses the type and frequency of planned community consultation during delivery of the project. The team has completed and continues to follow this consultation process.</p> <p>The CNVMSP has recently been updated to respond to Condition 37(e) outline the consultation undertaken to develop the strategies in condition B37(d) and to clarify which included:</p> <ul style="list-style-type: none"> <li>• Community information sessions held.</li> <li>• Formal and informal briefings and feedback sessions held.</li> <li>• Where required face-to-face engagement with</li> </ul>

CoC ID	Compliance Requirement	Reason for Non-Compliance Jan – June 2020	Project Response / Status
	(e) describe the community consultation undertaken to develop the strategies in condition B37(d); and include a complaints management system that would be implemented for the duration of the construction.	<p>4. DPIE noted that the CNVMP does not describe the community consultation undertaken to develop the strategies in condition B37(d) as required by B37(e);</p> <p>Required Action: Update the CNVMP to include the missing information.</p>	<p>neighbouring residents and businesses.</p> <ul style="list-style-type: none"> <li>• Distribution of project community information resources</li> <li>• Established communication channels for feedback including project community contact</li> <li>• number and project email account</li> </ul> <p>The CNVMP has also been updated to clarify the highlights of the stakeholder and community consultation outcomes for managing high noise generating works.</p> <p>Refer to commentary against Condition B37 in Appendix 1 for document references.</p> <p><b>Non-compliance status: Considered closed</b></p>
B37, C15 & C19	<p>Condition C15</p> <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>Issues raised by IA &amp; DPIE:</p> <p>It has been noted that monitoring shows that noise levels are routinely exceeding the ICNG. However, they are within the predicted noise levels for the project and consistent with the expectations detailed in the CNVMP.</p> <p>Recommended Actions: Notify DPIE (through Condition C48) of non-compliance and review the CNVMP mitigation measures.</p>	<p>All works are managed in accordance with the conditions and requirements in the Construction Noise &amp; Vibration Management Sub Plan. CVNVMSMP as prepared by Acoustic Logic, which sets out the measures to be put in place to minimise noise generated by the project, although anticipating exceedances of the ICNG from time to time.</p> <p>Monitoring includes</p> <ul style="list-style-type: none"> <li>• Monitoring records maintained</li> <li>• Noise assessments undertaken where required</li> <li>• Complaints register maintained</li> </ul> <p>Management measures include:</p> <ul style="list-style-type: none"> <li>• Early notification of noisy activities to residents</li> <li>• Where monitoring indicates an exceedance the site team are notified and adjust the work methodology to reduce noise, if possible</li> <li>• Review of exceedances and activities by the acoustic consultant and updated to the CNVMP if required.</li> </ul> <p>The team has also recently adjusted their compliance monitoring data tracking in order to better identify which works are generating the exceedances</p>

CoC ID	Compliance Requirement	Reason for Non-Compliance Jan – June 2020	Project Response / Status
			<p>(as many occasions were deemed to be associated with works not the subject of SSD9113) and what actions were taken in response to those exceedances.</p> <p>Refer to Condition B37 for document references.</p> <p><b><u>Non-compliance status: Considered closed</u></b></p>
B37, C15 & C19	<p><b>Condition C19</b> Vibration caused by construction at any residence or structure outside the site must be limited to:</p> <p>(a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and</p> <p>(b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC 2006) (as may be updated or replaced from time to time).</p>	<p>Issues raised by IA &amp; DPIE:</p> <p>It has been noted that monitoring shows that vibration levels are exceeding the precautionary criteria established in the CNVMP in accordance with Condition C19. However, they are within the predicted levels for the project and consistent with the expectations detailed in the CNVMP. Further clarification is required to determine what action has been taken to avoid exceedances.</p> <p>Recommended Actions: Clarify what action is taken to respond to and reduce exceedances.</p> <p>Notify DPIE (through Condition C48) of non-compliance and review the CNVMP mitigation measures.</p>	<p>Refer to above responses in relation to B37 &amp; C15.</p> <p><b><u>Non-compliance status: Considered closed</u></b></p>
B45	<p><b>Intersection Works – Traffic Control Signal</b> Within six months of commencement of construction, the Applicant must liaise with RMS and meet the following requirements for the proposed <b>Traffic Control Signal (TCS)</b>:</p> <p>(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.</p> <p>Prior to detailed design of the</p>	<p>Non-compliance, which has now been addressed:</p> <p>This condition has not been entirely satisfied within the six month timeframe nominated by the condition.</p> <p>The design of road works has been prepared in consultation with Council &amp; RMS, requiring an iterative process of responses to feedback by each. The TCS design has been finalisation and is ready for submission to TfNSW/RMS.</p>	<p><b>Action Taken:</b> Refer to Item B45 of the Matrix in the Staging Report, which defers close out of the remaining parts of the condition until future Stages of the project.</p> <p>Document: RCR State Significant Development SSD 9113: Staging Report File Name: Approved SSD 9113 Staging Report Rev 3 Prepared by PwC Date: 24 April 2020 Status – approved</p> <p>Document: Staging Report approval letter from DPIE</p>

CoC ID	Compliance Requirement	Reason for Non-Compliance Jan – June 2020	Project Response / Status
	<p>intersection, the Applicant must obtain approval (agreement 'in principle') for the concept design of the TCS from RMS;</p> <p>(b) the submitted design shall be in accordance with Austroads Guide to Road Design in association with relevant RMS supplements (available on <a href="http://www.rms.nsw.gov.au">www.rms.nsw.gov.au</a>). 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 <a href="mailto:development.sydney@rms.nsw.gov.au">development.sydney@rms.nsw.gov.au</a>;</p> <p>(c) the Applicant will be required to enter into a <b>Works Authorisation Deed (WAD)</b> for the abovementioned works;</p> <p>(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; and</p> <p>(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.</p>	<p>Condition B45(a) is satisfied. Parts (b) to (e) remain open. The final design is close to finalisation for issue to RMS for approval and entering into a related WAD which will address the process for compliance with B45(c) and (d).</p>	<p>Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113) Approval of Staging Report File name: SSD9113 Staging Report Approval Dated: 6 May 2020</p> <p><b><u>Non-compliance status: Closed</u></b></p> <p><b><u>Compliance Status: Condition now not Triggered for previous reporting period</u></b> <i>Refer to Section 5 Table of Compliance for Current reporting period for details of consultation undertaken to-date.</i></p>
B46	<p>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 <b>'no-stopping' zone between Botany Street/High Street and Botany/Magill Street with the only exception for a dedicated bus zone after High Street.</b> Evidence of consultation and the outcomes is to be provided to the Planning Secretary.</p>	<p>Non-compliance, which has now been addressed:</p> <p>This condition has not been entirely satisfied within the six month timeframe nominated by the condition.</p> <p>Consultation is ongoing.</p>	<p><b>Action Taken:</b> Refer to Item B46 of the Matrix in the Staging Report, which states that - documentation to be designed in accordance with conditions prior to construction of the relevant road works which are included in Stage 4 construction.</p> <p>Document: RCR State Significant Development SSD 9113: Staging Report File Name: Approved SSD 9113 Staging Report Rev 3 Prepared by PwC Date: 24 April 2020 Status – approved</p> <p>Document: Staging Report approval letter from DPIE Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113) Approval of Staging Report</p>



CoC ID	Compliance Requirement	Reason for Non-Compliance Jan – June 2020	Project Response / Status
			<p>File name: SSD9113 Staging Report Approval Dated: 6 May 2020</p> <p><b><u>Non-compliance status: Closed</u></b></p> <p><b><u>Compliance Status: Condition now not Triggered for previous reporting period</u></b> Refer to Section 5 Table of Compliance for Current reporting period for details of consultation undertaken to-date</p>
B47	<p><b>Intersection Works - Upgrade of Botany Street and Magill Street</b></p> <p>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.</p>	<p>Non-compliance, which has now been addressed:</p> <p>This condition has not been entirely satisfied within the six month timeframe nominated by the condition.</p> <p>Consultation and design are ongoing and therefore the final design drawings are yet to be submitted to Council for approval.</p>	<p><b>Action Taken:</b></p> <p>Refer to Item B47 of the Matrix in the Staging Report, which states that - documentation to be designed in accordance with conditions and approved by Council prior to construction of the relevant road works which are included in Stage 4 construction.</p> <p>Document: RCR State Significant Development SSD 9113: Staging Report File Name: Approved SSD 9113 Staging Report Rev 3 Prepared by PwC Date: 24 April 2020 Status – approved</p> <p>Document: Staging Report approval letter from DPIE Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113) Approval of Staging Report File name: SSD9113 Staging Report Approval Dated: 6 May 2020</p> <p><b><u>Non-compliance status: Closed</u></b></p> <p><b>Compliance Status: Condition Not Triggered</b></p>
B54	<p>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.</p>	<p>Non-compliance, which has now been addressed:</p> <p>This condition has not been satisfied within the six month timeframe nominated by the condition.</p>	<p><b>Action Taken:</b></p> <p>Refer to Item B54 of the Matrix in the Staging Report, which states that - Archaeological reporting associated with Condition B54 is to be completed by Stage 3 or 4.</p> <p>The Final Historic Archaeology Excavation Report was completed on 15 May 2020 &amp; issued to all Authorities as required by Condition B54 by 2 June</p>



CoC ID	Compliance Requirement	Reason for Non-Compliance Jan – June 2020	Project Response / Status
			<p>2020. Refer to commentary against Condition B54 in Section 5 for details. .</p> <p>Document: RCR State Significant Development SSD 9113: Staging Report File Name: Approved SSD 9113 Staging Report Rev 3 Prepared by PwC Date: 24 April 2020 Status – approved</p> <p>Document: Staging Report approval letter from DPIE Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113) Approval of Staging Report File name: SSD9113 Staging Report Approval Dated: 6 May 2020</p> <p><b>Non-compliance Status: Closed</b></p> <p><b>Condition Compliance: Compliant (and closed)</b></p>
B55	<p>Prior to commencement of landscape construction works, the Applicant must amend the approved landscape plans to incorporate the following:</p> <p>(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;</p> <p>(b) provide for the planting of at least 134 trees with a minimum lot size of 100 litres, and chosen from species consistent with (a) above; and</p> <p>provide for a range of artificial nest boxes are to be installed, suitable for native fauna likely to utilise the site.</p>	<p>The IA noted that no nest boxes are identified on the amended landscape plans.</p> <p>Recommended Action: Identify opportunities for nest box installation or discuss alternative options with DPIE.</p>	<p><b>Action Taken:</b> Mod 1 lodged &amp; approved allowing for satisfaction of conditions to align with construction staging.</p> <p>Document: <b>RCR State Significant Development SSD 9113: Staging Report</b> File Name: Approved SSD 9113 Staging Report Rev 3 Prepared by PwC Date 24 April 2020 Status: Approved by DPIE 6 May 2020</p> <p>Document: Staging Report approval letter from DPIE Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113) Approval of Staging Report File name: SSD9113 Staging Report Approval Dated: 6 May 2020</p> <p><b>Non-compliance status: Closed</b></p> <p><b>Compliance Status: Not Triggered</b></p>
B60	<p>Rainwater Harvesting</p> <p>Within six months of commencement of construction, the Applicant must ensure that a rainwater reuse/harvesting system for the development is</p>	<p>Non-compliance, which has now been addressed:</p> <p>This condition has not been entirely satisfied within the six month timeframe</p>	<p><b>Action Taken:</b> Refer to Item B60 of the Matrix in the Staging Report, which states that –the certified design against the condition required prior to the</p>

CoC ID	Compliance Requirement	Reason for Non-Compliance Jan – June 2020	Project Response / Status
	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.	<p>nominated by the condition noting that the design and construction components are staged.</p> <p>Rainwater harvesting &amp; reuse design certificate and design drawings forms part of Stages 3 &amp; 4 and is relevant to CC3. Design Compliance Certification has been issued for Stages 1 – 3. However, the core components of the system are included in Stages 3 and 4, and design for these parts of the project scope is currently ongoing.</p>	<p>commencement of installation of Stage 3 - Hydraulic Services &amp; Stage 4 - Landscape &amp; civil works, &amp; hydraulic services, as relevant to rainwater harvesting, as relevant to each Stage's scope.</p> <p>Document: RCR State Significant Development SSD 9113: Staging Report File Name: Approved SSD 9113 Staging Report Rev 3 Prepared by PwC Date: 24 April 2020 Status – approved</p> <p>Document: Staging Report approval letter from DPIE Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113) Approval of Staging Report File name: SSD9113 Staging Report Approval Dated: 6 May 2020</p> <p><b><u>Non-Compliance status: Closed</u></b></p>
B61	Operational Noise 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.	<p>The IA noted that this had not been completed during the Jan 2020 Audit #2 within the timeframe nominated by the condition.</p> <p>Recommended Actions: Notify DPIE (through Condition C48) of non-compliance and complete the revised Operational Noise Modelling.</p>	<p>Modelling Letter prepared by Acoustic Engineer: Acoustic Logic Date: 28/01/2020 File Name: 20200128 SNA_RO_CC2_Condition_B61</p> <p>In summary: modelling study: compliant with nominated emergence levels criteria presented in the Noise and Vibration Impact Assessment prepared by Acoustic Studio.</p> <p><b><u>Non-compliance Status: Closed</u></b></p> <p><b>Condition Compliance: Compliant (and closed)</b></p>
B62	Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority within six months of commencement of construction:	<p>The IA noted:</p> <p>ARUP have completed a statement of compliance of this Condition. This was completed within 6 months of</p>	<p><b>Action taken:</b> This condition was addressed in Construction Compliance Report #1 (updated) issued to DPIE 2 June 2020.</p>

CoC ID	Compliance Requirement	Reason for Non-Compliance Jan – June 2020	Project Response / Status
	<p>(a) all vehicles must enter and leave the Site in a forward direction;</p> <p>(b) minimum of 12 on-site time limited car parking spaces for use by visitors to the Emergency Department during operation of the development and designed in accordance with the latest version of AS2890.1;</p> <p>(c) the swept path of the longest vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with AUSTROADS;</p> <p>(d) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed;</p> <p>(e) all internal access driveways must be designed and constructed in accordance with AS 2890.1 (2004) – Off Street Car Parking and the levels of the driveway must match the alignment levels at the property boundary (as specified by Council); and</p> <p>all internal driveways and carpark areas must be designed for two-way traffic movements.</p>	<p>commencement of construction.</p> <p>This was provided to the Certifying Authority on 23 Jan 2020. Based on a Construction Start Date of 17 June 2019, the report was provided to the Certifying Authority outside the required period.</p> <p>Recommended Actions: Notify DPIE (through Condition C48) of non-compliance.</p>	<p><b><u>Non-compliance Status: Closed</u></b></p>
B66	<p>Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).</p>	<p>IA #2 in Jan 2020 noted that the Construction compliance report had not been completed. Additionally, a further non-compliance has been recorded during the latest assessment of compliance but relates to the Jan – June 20 period. This was due to the need to reformat CCR#1 and reissue to DPIE.</p>	<p><b>Actions taken:</b> DPIE was notified of the non-compliance (non-submission of CCR#1) through the submission of the Independent Audit Report. The Construction Compliance Report 1 was issued to DPIE on 16 Mar 20 (Rev 2). Ref: SSD-9113-PA-7. In response to DPIE comments, an amended CCR#1 was resubmitted on 2 Jun 20 response to DPIE comments. Ref: SSD-9113-PA-9. DPIE confirmed 9 June 2020 that it had no further comments at that moment. This addressed the second recorded non-compliance. Refer to comments against Condition B66 in Section 5 for further details on earlier compliance reports.</p>

CoC ID	Compliance Requirement	Reason for Non-Compliance Jan – June 2020	Project Response / Status
			<b><u>Non-compliance Status: Closed</u></b>
C28	Disposal of Seepage and Stormwater 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.	<p>The Independent Auditor confirmed in its Audit Report dated 22 June 2020 that the project had a non-compliance against Condition C28:</p> <p><i>"The Stormwater and Erosion Management Plan has been approved by the Certifier.</i></p> <p><i>A discharge of stormwater into council's stormwater was required on 15th February (this modified Condition is dated 10 February) during a large rain event. This was required as an emergency measure to protect the site.</i></p> <p><i>No prior written approval from Council was obtained."</i></p>	<p>Actions taken: The Project team issued Randwick City Council (RCC) the project Stormwater and Erosion Management plan by email on the 16th Sept 2019. The management plan shows an On Site Detention tank as well as a temporary connection to Council's stormwater system.</p> <p>Reference: Email From: Christopher Mazza (AU) &lt;christopher.l.mazza@pwc.com&gt; Sent: Monday, 16 September 2019 11:27 AM To: John Flanigan &lt;john.flanigan@randwick.nsw.gov.au&gt;; Stephen Audet stephen.audet@randwick.nsw.gov.au Cc: Simon Brender &lt;Simon.Brender1@health.nsw.gov.au&gt;; Kirrilee Drew (AU) &lt;kirrilee.drew@pwc.com&gt;; Yarad, Richard &lt;Richard.Yarad@lendlease.com&gt;; Matt Ellis (AU) &lt;matt.ellis@pwc.com&gt;; Jeremy Williams (AU) jeremy.j.williams@pwc.com Subject: [EXT]:RCR - EEW - Stormwater For Construction Documentation</p> <p>The Project team engages with Council via monthly meetings, which includes discussion regarding the disposal of stormwater from the construction site amongst other matters. Meeting minutes record no objection to the plan.</p> <p>Reference: Monthly meeting minutes Reference: Email From: Yarad, Richard Sent: Wednesday, 18 September 2019 1:05 PM To: Christopher Mazza (AU) &lt;christopher.l.mazza@pwc.com&gt;; John Flanigan &lt;john.flanigan@randwick.nsw.gov.au&gt;; Stephen Audet &lt;stephen.audet@randwick.nsw.gov.au&gt; &gt; Cc: Simon Brender &lt;Simon.Brender1@health.nsw.gov.au&gt;; Kirrilee Drew (AU) &lt;kirrilee.drew@pwc.com&gt;; Matt Ellis (AU) &lt;matt.ellis@pwc.com&gt;; Jeremy Williams (AU) &lt;jeremy.j.williams@pwc.com&gt;</p>

CoC ID	Compliance Requirement	Reason for Non-Compliance Jan – June 2020	Project Response / Status
			<p>Subject: RE: [EXT]:RCR - EEW - Stormwater For Construction Documentation</p> <p>Lendlease reissued the management plan to RCC by email on 15 July 2020 and requested approval of this to this plan to be able to comply with Condition C28. To-date no response has been received. Reference: Email From: Yarad, Richard &lt;Richard.Yarad@lendlease.com&gt; Sent: Wednesday, 15 July 2020 6:15 AM To: john.flanigan@randwick.nsw.gov.au Cc: Gillen, John &lt;John.Gillen@lendlease.com&gt;; Hall, Clare <a href="mailto:Clare.Hall@lendlease.com">Clare.Hall@lendlease.com</a></p> <p>DPIE was notified (through Condition C48) of non-compliance by letter dated 29 July 2020 (i.e. within 7 days of the Independent Audit Report confirming these non-compliances). File ref: [EXT]:Fwd: Notifications of Non-Compliances SSD9113 &amp; SSD10339</p> <p><b>Actions to be taken:</b></p> <ul style="list-style-type: none"> <li>RCC to be notified of the discharge into stormwater during the event on the 15th February. This will occur by mid-August 2020.</li> <li>Follow up with RCC regarding their approval by email and monthly meetings.</li> </ul> <p><b><u>Non-compliance status: Open</u></b></p>
C48	The Department must be notified in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after they identify any non-compliance.	<p>IA#2 found that non-compliances associated with noise monitoring exceedances have not been routinely reported to DPIE.</p> <p>Recommended Actions: Notify DPIE (through Condition C48) of non-compliance and review the procedure for notifying DPIE of non-compliances.</p>	<p><b>Action taken:</b> Lendlease has reviewed internal procedures in an effort to ensure notifications are provided if and when non-compliances are identified. Non-compliances in the reporting period have been addressed through Mod 1 and the associated Staging Report Approval, as well as correspondence to DPIE regarding noise &amp; vibration. Noise, dust and vibration monitoring registers have been updated to ensure adequate details are available to identify exceedances, their cause and actions taken in order to enable earlier identification of non-compliances in this regard.</p>

CoC ID	Compliance Requirement	Reason for Non-Compliance Jan – June 2020	Project Response / Status
			<p><b>Notification of Non-compliance for Conditions A12 C51 C52 C28.</b>  Filename: SSD9113 - Conditions A12 C51 C52 C28 - Non-Compliance Notification  Dated 29<sup>th</sup> July 2020  Issued to DPIE on 29<sup>th</sup> July 2020  Filename ref: EXTfwd Notifications of Non-Compliances SSD9113 SSD10339</p> <p><b>Non-Compliance in IA#1</b>  <b>Document:</b> Independent Audit Report Randwick Campus Redevelopment SSD 9113 July 2020 Audit Number 3  <b>Issue:</b> Non compliances must be notified to DPIE as per this condition. It is recommended that awareness of this requirement be raised within the project team  <b>Outcome:</b> All non-compliances raised during the previous audit have been notified to DPIE</p> <p><b>Non -Compliance Status: Closed</b></p> <p><b>Non-Compliance in IA#2</b>  <b>Document:</b> Independent Audit Report Randwick Campus Redevelopment SSD 9113 July 2020 Audit Number 3  <b>Issue:</b> Notify DPIE (through Condition C48) of non-compliance. Review the procedure for notifying DPIE of non-compliances  <b>Outcome:</b> DPIE was notified through the submission of the Independent Audit Report</p> <p><b>Non -Compliance Status: Closed</b></p>
C51	<p><b>Revision of Strategies, Plans and Programs</b>  Within three months of:</p> <ul style="list-style-type: none"> <li>a) the submission of a compliance report under condition B65;</li> <li>b) the submission of an incident report under condition C46;</li> <li>c) the submission of an Independent Audit under condition C43; or</li> <li>d) the issue of a direction of the Planning Secretary under condition A2 which requires a review,</li> </ul> <p>the strategies, plans and programs required under this consent must be reviewed, and the Department and the Certifying Authority must be</p>	<p>The Independent Auditor confirmed in its Audit Report dated 22 June 2020 that the project had a non-compliance against Condition C51:</p> <p><i>“Notification to DPIE and the Certifying Authority did not occur prior to the March management review.”</i></p> <p>This conclusion was based on information provided to the Auditor following the Audit meeting on 23- 24 June 2020, which included:</p> <ul style="list-style-type: none"> <li>• Copies of approvals issued by the Certifier for some updated management plans; and</li> <li>• A register of management plans and</li> </ul>	<p><b>Actions undertaken:</b></p> <ul style="list-style-type: none"> <li>• DPIE was notified (through Condition C48) of non- compliance by letter dated 29 July 2020 (i.e. within 7 days of the Independent Audit Report confirming these non-compliances).</li> <li>• A register of management plans and strategies has been prepared by Lendlease to profile the extent of compliance against Condition A12(c), C51 and C51 of SSD9113.</li> <li>• The register of management plans and strategies prepared by Lendlease is now used to track ongoing compliance for future required reviews, notifications of reviews and approvals of any updated plans, strategies and programs.</li> </ul>



CoC ID	Compliance Requirement	Reason for Non-Compliance Jan – June 2020	Project Response / Status
	notified in writing that a review is being carried out.	<p>strategies that was prepared by Lendlease to profile the extent of compliance against Condition A12(c), C51 and C51 of SSD9113.</p> <p>Analysis of the timing for previous management plan updates indicates that:</p> <ul style="list-style-type: none"> <li>Reviews of management plans have been undertaken on a regular basis since the start of the project, with regular updates as required to keep them relevant and effective to the project, the legislative (e.g. EHS) context) and the site context.</li> <li>A comparison of the timing for past reviews and updates with the required triggered review periods under Condition C51 shows that the project's regular reviews have generally been carried out within the Condition C51-triggered review periods (with some exceptions).</li> </ul> <p>However these past reviews have not been notified to DPIE and the PCA consistently under Condition C51.</p>	<p><b>Ongoing Actions:</b></p> <p>The PCA and DPIE are to be notified of future management plan reviews to be undertaken in line with the triggers set out in Condition C51 and as part of Lendlease Building's regular review process. This will occur by mid-August 2020.</p> <p><i>(Note: Future reviews are to be undertaken inside triggered review periods and also align with Lendlease quarterly reviews. The project's tracking register will be maintained by the project to assist with ensuring ongoing compliance with the timing for and notifications of reviews triggered by Condition C51.)</i></p> <p><b><u>Non-compliance Status: Closed</u></b></p>
C52	<p><b>Revision of Strategies, Plans and Programs</b></p> <p>If necessary, to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the 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.</p> <p>Note: This is to ensure strategies, plans and programs are updated on a regular basis</p>	<p>The Independent Auditor confirmed in its Audit Report dated 22 June 2020 that the project had a non-compliance against Condition C52:</p> <p><i>"A quarterly review of the management plans was conducted in March 2020. The updated CEMP, CWTS, NVMP, SWM and WMP were issued with CC3 and approved by the Certifier. They are yet to be approved by DPIE."</i></p> <p>This conclusion was based on information provided to the Auditor following the</p>	<p><b>Actions undertaken:</b></p> <ul style="list-style-type: none"> <li>The register of management plans and strategies has been prepared by Lendlease to profile the extent of compliance against Condition A12(c), C51 and C51 of SSD9113.</li> <li>On 25 June 2020 updated management plans prepared in association with Stage 3 works (and submitted to the PCA in support of the application for CC3 via Aconex correspondence LL-GCOR-018175) were issued to DPIE.</li> </ul> <p>Reference: Email From: no-reply@majorprojects.planning.nsw.gov.au &lt;no-reply@majorprojects.planning.nsw.gov.au&gt;</p>



CoC ID	Compliance Requirement	Reason for Non-Compliance Jan – June 2020	Project Response / Status
	and to incorporate any recommended measures to improve the environmental performance of the development.	<p>Audit meeting on 23- 24 June 2020, which included:</p> <ul style="list-style-type: none"> <li>Copies of approvals issued by the Certifier for some updated management plans; and</li> <li>A register of management plans and strategies that was prepared by Lendlease to profile the extent of compliance against Condition A12(c), C51 and C51 of SSD9113.</li> </ul> <p>Analysis of the update and approvals history for management plans and strategies indicates this non-compliance has continued.</p> <p>There has been an excellent history of regular reviews of management plans, and updates as required to keep them relevant and effective. However there have been non-compliances associated with notifications and approvals required by the Conditions of Consent, and specifically, DPIE and Certifying Authority approvals have not been consistently obtained under Condition C52 for all updates that have occurred to plans and strategies.</p>	<p>Sent: Thursday, 25 June 2020 3:06 PM To: Claire Muir (Health Infrastructure) &lt;Claire.Muir@health.nsw.gov.au&gt; Cc: Jenny.Chu@planning.nsw.gov.au; Claire Muir (Health Infrastructure) &lt;Claire.Muir@health.nsw.gov.au&gt; Subject: Prince of Wales Hospital - Redevelopment – CEMP Summary of content: “<i>This email is to acknowledge receipt of the CEMP for the Prince of Wales Hospital - Redevelopment .</i> <b><i>The Department has no comments on the document at this time.</i></b> <i>If you have any enquiries, please contact Jenny Chu at <a href="mailto:Jenny.Chu@planning.nsw.gov.au">Jenny.Chu@planning.nsw.gov.au</a>.”</i></p> <ul style="list-style-type: none"> <li>On 9 July 2020 via Aconex correspondence LL-GCOR-021263 PCA (McKenzie Group) approval was expressly requested for plans submitted by Lendlease Building in support of the application for CC3 under Aconex Correspondence under earlier correspondence LL-GCOR-018175. In a reply received on 13 July 2020 the PCA (McKenzie Group) confirmed they have approved the submitted management plans via Aconex correspondence MGC-GCOR-000517.</li> <li>Management plan updates have been issued to the PCA thereafter (refer to notes against Condition C52). The PCA has approved them where relevant via references in CCs.</li> <li>DPIE was notified (through Condition C48) of non- compliance by letter dated 29 July 2020 (i.e. within 7 days of the Independent Audit Report confirming these non-compliances).</li> <li>Management Plans have been issued to the HI for issue to DPIE. However, these do not appear to have been issued to DPIE.</li> </ul> <p><b><u>Non -Compliance Status: Closed</u></b></p>

Table 12 – Details of non-compliances during the previous reporting period (June – Dec 19)

CoC ID	Compliance Requirement	Reason for Non-Compliance June – Dec 19	Project Response / Status
A25	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <ul style="list-style-type: none"> <li>(g) make the following information and documents (as they are obtained or approved) publicly available on its website: <ul style="list-style-type: none"> <li>i. the documents referred to in condition A2 of this consent;</li> <li>ii. all current statutory approvals for the development;</li> <li>iii. all approved strategies, plans and programs required under the conditions of this consent;</li> <li>iv. regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;</li> <li>v. a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;</li> <li>vi. a summary of the current stage and progress of the development;</li> <li>vii. contact details to enquire about the development or to make a complaint;</li> <li>viii. a complaint register, updated monthly;</li> <li>ix. audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;</li> <li>x. any other matter required by the Planning Secretary; and</li> </ul> </li> </ul> <p>keep such information up to date, to the satisfaction of the Planning Secretary.</p>	<p>IA identified a non-compliance with Condition A25, as the noise, vibration and dust monitoring results were not uploaded to the website. The response provided by the proponent states that the monitoring results will be updated on a 6-monthly basis. I note that based on this information, the first of the monitoring results was due to be uploaded on 17 December 2019. A search conducted on 21 January 2020 found that the monitoring results had not been uploaded to the website.</p>	<p><b>Action Taken:</b> Monitoring results were uploaded to the website 21<sup>st</sup> Jan 2020</p> <p><b>Status: Closed</b></p>
B37 & C19	<p><b>Condition B37</b> The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p>	<p><b>Recommendation:</b>  The IA report 1 recommended a 'review of noise mitigation measures to achieve ICNG</p>	<p><b>Action Taken:</b>  The CNVMP has been reviewed updated from time to time to respond to noise and vibration occurrences on site. The current</p>

CoC ID	Compliance Requirement	Reason for Non-Compliance June – Dec 19	Project Response / Status
	<p>(a) be prepared by a suitably qualified and experienced noise expert;</p> <p>(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</p> <p>(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p> <p>(d) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(e) describe the community consultation undertaken to develop the strategies in condition B37(d); and</p> <p>include a complaints management system that would be implemented for the duration of the construction.</p>	<p>requirements and the proponent's response states that the contractor took immediate action to reduce the impact setting of the equipment which triggered the exceedances. I note in your email on 12 November 2019, providing the Department with the notification of non-compliance, that despite this action by the contractor, vibration exceedances continued to occur. Please provide the Department with additional information about the exceedances, including the vibration levels recorded, any complaints received in relation to these works, the actions taken by the contractor to reduce vibration levels on each occasion and any changes or outcomes that have resulted from a review of the noise mitigation measures or CNVMP.</p>	<p>CNVMP was submitted to DPIE in response to their requests.</p> <p>Reference to "Vibration Monitoring Report" which identified the vibration levels recorded corresponding complaints and the mitigation actions and stakeholder's consultant implemented. Note: The 'Vibration Monitoring Report' was an attachment to the returned letter.</p> <p>Document: Randwick Hospital Redevelopment Main Works Construction Noise and Vibration Management Plan (Rev 2) File Name: 20200513GKA_R2_Main_Works_Construction_Noise_and_Vibration_Management_Plan Dated: 15 May 2020</p> <p>Document: Response to request for information Randwick Hospital Campus Redevelopment – Acute Services Building SSD9113 - Construction Noise &amp; Vibration File name: B37 - 11052020 Letter to DPIE re noise and vibration Dated: May 2020</p> <p><b>Status: Considered Closed</b></p>
<b>B37 &amp; C19</b>	<p><b>Condition C19</b> Vibration caused by construction at any residence or structure outside the site must be limited to:</p> <p>(a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and</p> <p>(b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC 2006) (as may be updated or replaced from time to time).</p>	<p>The IA also notes that the CNVMSP does not identify specific community consultation undertaken, as required under Condition B37. I note that the proponent's response states the CNVMSP will be updated to capture this management process but does not refer to community consultation. Please provide the Department with additional information, including whether consultation with the community occurred to develop strategies for managing high noise generating works and, if so, the results of that consultation.</p>	<p><b>Action Taken:</b> Section 7.56 of the CNVMSP addressed the type and frequency of planned community consultation during delivery of the project. The team has completed and continues to follow this consultation. This is evident by:</p> <p>Regular consultation with the community through door knocking (Magill St residents) to provide information of upcoming works</p> <p>A monthly construction community notice disseminated to 650 local residents and business outlining planned works for the following month</p> <p>Project team attends monthly coordination meetings with RCC to discuss planned upcoming works and coordination of works within the area.</p> <p><b>Status: Considered closed</b></p>
B61	<p><b>Operational Noise</b> 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.</p>	<p>The IA noted that this had not been completed during the Jan 2020 Audit #2 within the timeframe nominated by the condition.</p> <p>Recommended Actions: Notify DPIE (through</p>	<p>Modelling Letter prepared by Acoustic Engineer: Acoustic Logic Date: 28/01/2020 File Name: 20200128 SNA_RO_CC2_Condition _B61</p> <p>In summary: modelling study: compliant with nominated emergence levels</p>

CoC ID	Compliance Requirement	Reason for Non-Compliance June – Dec 19	Project Response / Status
	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.	Condition C48) of non-compliance and complete the revised Operational Noise Modelling.	criteria presented in the Noise and Vibration Impact Assessment prepared by Acoustic Studio.  <b><u>Non-compliance Status: Closed</u></b>  <b>Condition Compliance: Compliant (and closed)</b>
B62	Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority within six months of commencement of construction: (f) all vehicles must enter and leave the Site in a forward direction; (g) 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; (h) the swept path of the longest vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with AUSTROADS; (i) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed; (j) 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	The IA noted:  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 Jan 2020. Based on a Construction Start Date of 17 June 2019, the report was provided to the Certifying Authority outside the required period.  Recommended Actions: Notify DPIE (through Condition C48) of non-compliance.	<b>Action taken:</b> This condition was addressed in Construction Compliance Report #1 (updated) issued to DPIE 2 June 2020.  <b><u>Non-compliance Status: Closed</u></b>

CoC ID	Compliance Requirement	Reason for Non-Compliance June – Dec 19	Project Response / Status
	(as specified by Council); and all internal driveways and carpark areas must be designed for two-way traffic movements.		
B66	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	IA #2 in Jan 2020 noted that the Construction compliance report had not been completed.	<p><b>Actions taken:</b> DPIE was notified of the non-compliance (non-submission of CCR#1) through the submission of the Independent Audit Report. The Construction Compliance Report 1 was issued to DPIE on 16 Mar 20 (Rev 2). Ref: SSD-9113-PA-7. Refer to comments against Condition B66 in Section 5 for further details on earlier compliance reports.</p> <p><b>Non-compliance Status: Closed</b></p>
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.	The proponent failed to provide notification of non-compliance to the relevant Departments/agencies within the required timeframe.	<p><b>Action Taken:</b> Lendlease has reviewed internal procedures to ensure notifications are provided if and when non-compliances are identified.</p> <p><b>Status: Closed</b></p>

*Table 13 - Detail of Raised Non-Compliances raised in Pre-construction Compliance Report Rev 5 – 19 July 19 and current status.*

CoC ID	Compliance Requirement	Reason for Non-Compliance Pre-Construction to July 19	Action / recommendation
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> <ul style="list-style-type: none"> <li>(a) make the following information and documents (as they are obtained or approved) publicly available on its website: <ul style="list-style-type: none"> <li>(i) the documents referred to in condition A2 of this consent;</li> <li>(ii) all current statutory approvals for the development;</li> <li>(iii) all approved strategies, plans and programs required under the conditions of this consent;</li> <li>(iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;</li> <li>(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;</li> <li>(vi) a summary of the current stage and progress of the development;</li> </ul> </li> </ul>	<p>IA identified a non-compliance with Condition A25, as the noise, vibration and dust monitoring results were not uploaded to the website. The response provided by the proponent states that the monitoring results will be updated on a 6-monthly basis. I note that based on this information, the first of the monitoring results was due to be uploaded on 17 December 2019. A search conducted on 21 January 2020 found that the monitoring results had not been uploaded to the website.</p>	<p><b>Action:</b> All Construction Management sub plans uploaded to Project website.</p> <p>Monitoring results were uploaded to the website 21<sup>st</sup> Jan 2020.</p> <p>Refer to Project website  <a href="https://www.planningportal.nsw.gov.au/major-projects/project/13511">https://www.planningportal.nsw.gov.au/major-projects/project/13511</a></p> <p><b>Non-compliance Status: Closed</b></p>

CoC ID	Compliance Requirement	Reason for Non-Compliance Pre-Construction to July 19	Action / recommendation
	(vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and keep such information up to date, to the satisfaction of the Planning Secretary.		
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 aluminium composite panels, comply with the requirements of the BCA.	<p>The condition is problematically not worded such that it can pertain to sign off of a design as relevant to the works to be undertaken.</p> <p>Independent Audit Report Randwick Campus Redevelopment SSD 9113 July 2020 Audit Number 3 (IA#3) noted a non-compliance against this condition as its wording does not facilitate compliance to be confirmed relevant to works that are to be undertaken only, rather than the entire project design in a single sign off.</p> <p>Letter issued by Lendlease and accepted by the Certifying Authority dated 27.05.19 noting condition not applicable to CC1, to be satisfied under subsequent CC<sup>1</sup>.</p> <p><b>Recommendation:</b> Lodge modification application to condition A11 to recognise standard staged certification.</p>	<p><b>Action Taken:</b> Based on DPIE instruction a Mod 1 was lodged to provide for construction staging. This introduced conditions A27 to A30 requiring DPIE approval of a Staging Report where compliance with conditions is required to be staged due to staged construction or operation (occupation). A Staging Report was submitted under these conditions and has been approved by DPIE.</p> <p>This provides for compliance with this condition relevant to works to be carried out in stages</p> <p>Document: <b>RCR State Significant Development SSD 9113: Staging Report</b>            File Name: Approved SSD 9113 Staging Report Rev 3            Prepared by PwC            Date 24 April 2020            Status: Approved by DPIE 6 May 2020</p> <p>Document: Staging Report approval letter from DPIE            Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113) Approval of Staging Report            File name: SSD9113 Staging Report Approval            Dated: 6 May 2020</p> <p>Refer to Matrix in Approved Staging Report – item B4 –confirmed documentation to be submitted as part of CC4</p> <p>Note: no modification required.</p> <p>Note a further iteration of the staging report was issued to DPIE in December 20 but is not yet approved.</p> <p><b>Status: Closed</b></p>
	Prior to commencement construction, the Applicant must prepare a Contamination Management Protocol to the satisfaction of an NSW EPA Accredited Site Auditor which identifies	<p>This was noted as a non-compliance in IA#1.</p> <p>The recommended action as to: Obtain evidence from EPA Site</p>	<p><b>Action taken:</b></p> <p>The EPA accredited auditor has documented that this condition has been</p>



CoC ID	Compliance Requirement	Reason for Non-Compliance Pre-Construction to July 19	Action / recommendation
	<p>how concurrent remediation and construction activities will be managed on site which:</p> <p>managed on site which:</p> <ul style="list-style-type: none"> <li>(a) includes procedures to differentiate between the handling of contaminated soil/material and construction material to ensure clear separation of handling;</li> <li>(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</li> <li>(c) includes a procedure for recording the volume and type of contaminated material leaving the site and its destination.</li> </ul>	<p>Auditor of satisfaction of the SMP (site waste/ soil management plan).</p>	<p>met. Specifically, The endorsement by the EPA Site Auditor, Senversa was provided within their Section B Site Audit Statement (i.e. pre-remediation), dated 27 February 2019 by reference to the reviewed Spoil Management Plan and other relevant plans to satisfy B10. This was issued to the PCA as part of the CC1 application material. It was also demonstrated Post IA Audit and information provided back to PwC by email on 12 November 19.</p> <p>File name: 72505.14.R002.Rev4.RAP (1) Prepared by Douglas Partners Dated: February 2019</p> <p>Sampling and Analysis Quality Plan for Data gap and Waste Classification Investigation File name: 72505.15. R003.DftB. Randwick SAQP Prepared by Douglas Partners Dated: February 2019</p> <p>Randwick Campus Redevelopment Interim Audit Advice #4: Douglas Partners Site Investigation File name: S16895_LET04_February2019 (2) Prepared by: Senversa Dated: 22 February 2019</p> <p>EPA Site Audit Statement File name: S16895_SAS_JC-NSW26a_27February2019 Prepared by: Senversa Dated: 27 February 2019</p> <p><b>Approval from PCA</b> Crown Certificate 1 (CC1) No 19/124846-3 Issued: 31 May 2019</p> <p><b><u>Non-compliance status: Closed</u></b></p>
B19	<p>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.</p>	<p>Final design of outdoor lighting not finalised.</p> <p>Letter issued by Lendlease and accepted by the Certifying Authority dated 27.05.19 noting condition not applicable to CC1, to be satisfied under subsequent CC.</p> <p><b>Recommendation:</b> Lodge modification application to condition A11 to recognise standard staged certification</p>	<p><b>Action Taken:</b> Refer to Notes above regarding Condition B4 regarding Staging Report.</p> <p><b>Document: RCR State Significant Development SSD 9113: Staging Report</b> File Name: Approved SSD 9113 Staging Report Rev 3 Prepared by PwC Date 24 April 2020 Status: Approved by DPIE 6 May 2020</p> <p>Document: Staging Report approval letter from DPIE Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113) Approval of Staging Report File name: SSD9113 Staging Report Approval Dated: 6 May 2020</p>



CoC ID	Compliance Requirement	Reason for Non-Compliance Pre-Construction to July 19	Action / recommendation
			<p>Refer to Matrix in Approved Staging Report – item B19 –certified design for lighting to be provided prior to construction of outdoor lighting – will form part of CC4</p> <p>Note: no modification required.</p> <p><b>Status: Considered Closed</b></p>
B20	<p>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>	<p>In earlier Audits the IA noted full compliance has not been achieved due to the staging of design. Detailed design has not yet been fully completed. Disability access arrangements will be contained in the detailed design report.</p>	<p>Document: RCR State Significant Development SSD 9113: Staging Report File Name: Approved SSD 9113 Staging Report Rev 3 Prepared by PwC Date 24 April 2020 Status: Approved by DPIE 6 May 2020</p> <p>Document: Staging Report approval letter from DPIE Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113) Approval of Staging Report File name: SSD9113 Staging Report Approval Dated: 6 May 2020</p> <p>Refer to Matrix in Approved Staging Report confirming documentation to be provided prior to the issue of each Crown Certificate for the relevant works Stage. This has occurred, as evidenced by issue of Crown Certificates prior to the carrying out of works.</p> <p><b>Non -Compliance Status : Closed</b></p>
B28	<p>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:</p> <ul style="list-style-type: none"> <li>(a) be designed by a suitably qualified and experienced person(s);</li> <li>(b) be generally in accordance with the conceptual design in the EIS;</li> <li>(c) be in accordance with applicable Australian Standards; and</li> <li>(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.</li> </ul>	<p>Final design of the operational stormwater management system not 100% finalised.</p> <p>Letter issued by Lendlease and accepted by the Certifying Authority dated 27.05.19 noting condition not applicable to CC1, to be satisfied under subsequent CC.</p> <p>Record of Compliance from Appropriately qualified person available.</p> <p>Civil Engineering Design Report 100% DD Report and relevant drawings File name: RCR-ACR-CIV-RPT-001[3] Prepared by: Acor Dated: 18 September 2018</p> <p><b>Recommendation:</b> Lodge modification application to condition</p>	<p><b>Action Taken:</b> Refer to Notes above regarding Condition B4 regarding Staging Report.</p> <p>Document: <b>RCR State Significant Development SSD 9113: Staging Report</b> File Name: Approved SSD 9113 Staging Report Rev 3 Prepared by PwC Date 24 April 2020 Status: Approved by DPIE 6 May 2020</p> <p>Document: Staging Report approval letter from DPIE Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113) Approval of Staging Report File name: SSD9113 Staging Report Approval Dated: 6 May 2020</p> <p>Refer to Matrix in Approved Staging Report – item B28. Documentation to be submitted</p>

CoC ID	Compliance Requirement	Reason for Non-Compliance Pre-Construction to July 19	Action / recommendation
		A11 to recognise standard staged certification.	CC2 - Design Development of system CC3 - Building Hydraulic works Future CC - Civil and landscaping works  Note: no modification required.  <b><u>Non-compliance Status: Closed</u></b>
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>(a) the design and construction of the basement level/s must preclude the need for dewatering after construction;</p> <p>(b) that part of the development that may be impacted by the water table must include a waterproof 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 metre beyond any expected fluctuation be provided). The actual water table fluctuation and fluctuation safety margin must be determined by a suitably qualified professional;</p> <p>(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;</p> <p>(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;</p> <p>(e) groundwater management systems:</p> <ol style="list-style-type: none"> <li>are to be designed to be easily maintained; and</li> <li>should have a design life of 100 years; and</li> </ol> <p>(f) the basement level/s of the building must be designed by a</p>	<p>The Independent Audit Report Randwick Campus Redevelopment SSD 9113 #1 recorded a non-compliance against Condition B30 and stated the 'Drainage system is designed for Integrity Level 4, which is estimated at around 50 years' when Condition B30 requires a design life of 100 years. I note the proponent response states that a Crown Certificate has been issued. Please provide additional information to demonstrate that the requirement of a 'design life of 100 years' has been met.</p> <p>The drainage system is designed for Integrity Level 4, which is estimated at around 50 years. This is standard industry practice. The Independent Audit Report Randwick Campus Redevelopment SSD 9113 #2 dated Jan 2020 recommended: <i>"As recommended in the Pre-construction Compliance Report, a modification to change this condition has yet to be undertaken."</i></p>	<p><b>Relevant documents:</b></p> <p>The Stormwater system has been designed for a typical design life of 50 years. The condition states, <i>'should have a design life of 100 years'</i> This condition was discussed with Randwick City Council, who could not confirm why 100 years had been requested. RCC was advised that a design life of 50 years has been provided with the ASB Stormwater design. Both our Civil and Hydraulic Consultants have advised that 100-year design life is not common practice and therefore has not been considered for the Project.</p> <p>The certifier has accepted the alteration to 50 years as per ACONEX LL-GCOR-014818 with Letter from PCA titled: Prince of Wales Hospital – ASB – Early Works Crown Certificate dated 7/2/2020 Filename: 075022-20EM – Letter re DA Condition B30.</p> <p>Letter issued by Lendlease and accepted by the Certifying Authority dated 27.05.19 noting condition not applicable to CC1, to be satisfied under subsequent CC.</p> <p><b><u>Crown Certificate 2 (CC2)</u></b> Parts a) to d) -</p> <p>Documentation issued:</p> <p>Refer to: Memorandum to PwC Dated 27<sup>th</sup> July 2019 From Lendlease Subject: DA No. SSDA 9113 Prince of Wales Expansion Stage 1: Consent Condition B30. File Name: <i>Memorandum – Tanked Basement</i> Purpose of memo is to confirm that a tanked basement is not necessary as supported/confirmed by the Hydraulic Subcontractor (Central Plumbers), Civil Engineer (Acor) &amp; Structural Engineer (Enstruct)</p> <p>To be read conjunction with –</p> <p>Randwick Campus Redevelopment – Acute Services Building – Structural</p>

CoC ID	Compliance Requirement	Reason for Non-Compliance Pre-Construction to July 19	Action / recommendation
	structural engineer who is qualified and experienced in the design of structures below a water table		<p>Certificate for Crown CC2 Condition B22. Dated 25<sup>th</sup> Sept 2019 From Enstruct Group File name: 190925-RCR CC2 Condition B22 Structural Certificate</p> <p>Part e-2) Refer to Memo letter from MGA Dated 7 Feb 2020 Titled Prince of Wales Hospital – ASB Early Works Crown Certificate Letter written in support of Condition B30 Stating that a 50- year life is acceptable to the Certifier File name: 07022-20EM-Letter re DA Condition B30</p> <p>Part f) the basement structures have been designed by Enstruct who are experienced in basement and below water table structures.</p> <p>Approval from PCA Crown Certificate 2 (CC2) No 19/124846-4 Issued:14 Oct 2019</p> <p><b>Action Taken to address non-compliance:</b></p> <p>Following correspondence from DPIE dated 21 Jan 2020, the applicant has sought to clarify that 50 year design life is adequate. This information has been provided to DPIE in Construction Compliance Report 2.</p> <p>The certifier has accepted the alteration to 50 years as per ACONEX LL-GCOR-014818 with Letter from PCA titled: Prince of Wales Hospital – ASB – Early Works Crown Certificate Dated 7/2/2020 Filename: 075022-20EM – Letter re DA Condition B30.</p> <p><b><u>Non -Compliance Status : Closed</u></b></p> <p>Note – The Independent Auditor had previously stated in their audit report dated June 21 that “<i>This Audit Finding will remain open until DPIE accept the applicant’s clarification.</i>”</p>
B37, C15 & C19	<p>Condition B37 The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified and experienced noise expert;</li> <li>(b) describe procedures for achieving the noise management levels in EPA’s Interim</li> </ul>	<p>IA#2 identified that the Construction Noise and Vibration Management Sub-Plan (CNVMP) does not describe the community consultation undertaken to develop the strategies in condition B37(d) as required by B37(e);</p> <p>Required Action: Update the CNVMP to include the missing information.</p>	<p>The CNVMSP has been updated to respond to Condition 37(e) outline the consultation undertaken to develop the strategies in condition B37(d) and to clarify which included:</p> <ul style="list-style-type: none"> <li>• Community information sessions held.</li> <li>• Formal and informal briefings and feedback sessions held.</li> </ul>

CoC ID	Compliance Requirement	Reason for Non-Compliance Pre-Construction to July 19	Action / recommendation
	<p>Construction Noise Guideline (DECC, 2009);</p> <p>(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p> <p>(d) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(e) describe the community consultation undertaken to develop the strategies in condition B37(d); and</p> <p>(f) include a complaints management system that would be implemented for the duration of the construction.</p>		<ul style="list-style-type: none"> <li>Where required face-to-face engagement with neighbouring residents and businesses.</li> <li>Distribution of project community information resources</li> <li>Established communication channels for feedback including project community contact</li> <li>number and project email account</li> </ul> <p>The CNVMP has also been updated to clarify the highlights of the stakeholder and community consultation outcomes for managing high noise generating works.</p> <p>Refer to commentary against Condition B37 in Appendix 1 for document references.</p> <p><b><u>Non-compliance status: Closed</u></b></p>
B55	<p>Prior to commencement of landscape construction works, the Applicant must amend the approved landscape plans to incorporate the following:</p> <p>(c) 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;</p> <p>(d) provide for the planting of at least 134 trees with a minimum lot size of 100 litres, and chosen from species consistent with (a) above; and</p> <p>provide for a range of artificial nest boxes are to be installed, suitable for native fauna likely to utilise the site.</p>	<p>The IA noted that no nest boxes are identified on the amended landscape plans.</p> <p>Recommended Action: Identify opportunities for nest box installation or discuss alternative options with DPIE.</p>	<p><b>Action Taken:</b> Mod 1 lodged &amp; approved allowing for satisfaction of conditions to align with construction staging.</p> <p>Document: <b>RCR State Significant Development SSD 9113: Staging Report</b>  File Name: Approved SSD 9113 Staging Report Rev 3  Prepared by PwC  Date 24 April 2020  Status: Approved by DPIE 6 May 2020</p> <p>Document: Staging Report approval letter from DPIE  Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113)  Approval of Staging Report  File name: SSD9113 Staging Report Approval  Dated: 6 May 2020</p> <p><b><u>Non-compliance status: Closed</u></b></p> <p><b>Compliance Status: Not Triggered</b></p>
B62	<p>Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority within six months of commencement of construction:</p>	<p>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</p>	<p>Review of drawings by Traffic Engineer confirming that design achieves parts a) – f) as specified in this condition as described in B62.</p> <p>Issued to PCA</p>

CoC ID	Compliance Requirement	Reason for Non-Compliance Pre-Construction to July 19	Action / recommendation
	<p>(a) all vehicles must enter and leave the Site in a forward direction;</p> <p>(b) minimum of 12 on-site time limited car parking spaces for use by visitors to the Emergency Department during operation of the development and designed in accordance with the latest version of AS2890.1;</p> <p>(c) the swept path of the longest vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with AUSTROADS;</p> <p>(d) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed;</p> <p>(e) all internal access driveways must be designed and constructed in accordance with AS 2890.1 (2004) – Off Street Car Parking and the levels of the driveway must match the alignment levels at the property boundary (as specified by Council); and</p> <p>(f) all internal driveways and carpark areas must be designed for two-way traffic movements.</p>	<p>Authority on 23/1/2020, outside the required period.</p>	<p>Aconex: LL-GCOR-014319 Date 28 Jan 2020 File name: B62 compliance – Arup Traffic Prepared by Arup Traffic Dated 4th Dec 2019</p> <p>Accepted by PCA as satisfactory Aconex: MGC-GCOR-00361 &amp; LL-GCOR-018235. Dated 29th Jan 2020</p> <p>Non-Compliance in IA#2 Document: Independent Audit Report Randwick Campus Redevelopment SSD 9113 July 2020 Audit Number 3 Issue: Notify DPIE (through Condition C48) of non-compliance. Outcome: DPIE was notified through the submission of the Independent Audit Report</p> <p><b><u>Non -Compliance Status : Closed</u></b></p>
	<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>(b) is to satisfy all but not be limited to, the following requirements:</p> <p>(i) 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;</p> <p>(ii) the notice is to be durable and weatherproof and is to be displayed throughout the works period;</p> <p>(iii) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any),</p>	<p>The IA recorded a non-compliance against this Condition due to the approved hours of work not being included on the site notice.</p>	<p><b>Action Taken:</b> Lendlease confirms that a new sign was installed immediately after the Audit. Works under the DA208/2018 (demolition and Site Clearance) and REF (Service Diversions) were still being carried out which had different work hours.</p> <p>The sign was installed on the 6<sup>th</sup> Sept 2019.</p> <p>Also attached to the Lendlease letter was a correspondence issued by PwC to the Contractor regarding the conclusion of DA208/2018 works</p> <p>(Noting SSD 9113 were restricted to SSD approved hours)</p> <p><b>Status: Closed</b></p>

CoC ID	Compliance Requirement	Reason for Non-Compliance Pre-Construction to July 19	Action / recommendation
	its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.		
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.	The proponent failed to provide notification of non-compliance to the relevant Departments/agencies within the required timeframe.	<p><b>Action Taken:</b> Lendlease has reviewed internal procedures to ensure notifications are provided if and when non-compliances are identified.</p> <p><b>Status: Closed</b></p>

### 3.0 INCIDENTS

A register of all incidents, as defined by the conditions of consent, is to be maintained with the following information:

- the cause and nature of the incident, the date it occurred and the date it was identified;
- location of the incident;
- how the incident was identified;
- the agency, or agencies to whom the incident was reported;
- details of any corrective and preventative action required by agencies and any undertaken by the proponent; and
- the response to the incident, including details of timing for undertaking such actions (i.e. that corrective and preventative action is not required, has commenced or is completed).

The Project has identified 1 incident during this reporting period (to date), which includes:

1. During the dismantle of the alimak hoist, a façade fin was damaged during the removal of the hoist car. The fin was structurally intact with an exclusion zone established below.



## 4.0 COMPLAINTS

As a condition of State Significant Development Approval (SSD9113) the Randwick Campus Redevelopment is required to keep a record of all complaints received during the duration of the project. A Complaints Register is maintained and updated monthly and made publicly available on the project website. [randwickcampusredevelopment.health.nsw.gov.au](http://randwickcampusredevelopment.health.nsw.gov.au)

The Randwick Campus Redevelopment maintains a 24hr Community Contact (1800 571 866) as well as a dedicated project email address ([randwickcampusredevelopment@health.nsw.gov.au](mailto:randwickcampusredevelopment@health.nsw.gov.au)) where community members can find out about the project, lodge feedback or complaints. The complaints resolution process is detailed within the project Community Communication Strategy available on the project website.

The project has received a total of 17 complaints during the reporting period. The below table provides a summary of complaints received during the reporting period.

Table 14 Summary of complaints by month from July 2021 – December 2021 inclusive

Month	No. of complaints	Nature of complaints
July-21	1	<ul style="list-style-type: none"><li>1 x traffic impact</li></ul>
Aug-21	2	<ul style="list-style-type: none"><li>2 x construction impact</li></ul>
Sept-21	2	<ul style="list-style-type: none"><li>1 x construction impact</li></ul>
Oct-21	4	<ul style="list-style-type: none"><li>4 x construction impact</li><li>1 x traffic impact</li></ul>
Nov-21	7	<ul style="list-style-type: none"><li>5 x construction impact</li><li>2 x traffic impact</li></ul>
Dec-21	1	<ul style="list-style-type: none"><li>1 x Construction Impact</li></ul>

Table 15 Complaints categories

Category	Definition
<b>Construction Impacts</b>	Complaints related to noise, dust and vibration generated by construction activity and any environmental impact.
<b>Community Impact</b>	Complaints related to disruption to continuity of operations and amenity for residents, community members and businesses.
<b>Traffic and Parking</b>	Complaints related to disruption of traffic and parking deemed attributable to project activity.
<b>Safety</b>	Complaints related to maintenance of safety for residents and community members.
<b>Worker behaviour</b>	Complaints related to the conduct of the project workforce when interacting with members of the community or conducting work outside of the project boundary.

All complaints have been deemed as actioned and resolved in accordance with the project Community Communication Strategy and complaints handling processes. There are no matters current or previous matters subject to independent investigation or mediation.

### 4.2 Environmental Monitoring

Environmental monitoring is used to review potential environmental risks caused by project activity. It allows the project to assess and evaluate receiving environmental trends and ensure installed controls are appropriate and effective.

The Randwick Campus Redevelopment complies with strict environmental and planning controls.

As a condition of State Significant Development approval (SSD9113) the Randwick Campus Redevelopment has mitigation measures in place to manage noise, dust and vibration levels, through sensitive data receivers. Any exceedances in noise, dust and vibration levels are made publicly available on the project website.

Residents and project stakeholders are notified of construction activity in advance of potentially sensitive works occurring.

During the reporting period there has been a total of 10no occasions, where exceedances have been recorded.

#### 4.2.1 Noise Monitoring

The focus of the monitoring is confirming predicted noise levels and monitoring in accordance with relevant Noise and Vibration Monitoring Programs as detailed in the Construction Noise and Vibration Management Sub Plan as per condition B37.

The following exceedance criteria is applied to the Randwick Campus Redevelopment project site:

- **Noise** – The noise criteria for the project is Noise Affected Levels between 46 dB(A) and 56 dB(A) and Highly Noise Affected goal of 75 dB(A).

There were 9no. instances where the measured value dB(A) was above the Highly Affected Noise goal dB(A) Jul-21 to Dec-21 inclusive. This was due to;

- 4no instances associated with project activities (or yet to be defined in compliance reporting at the time of writing)
- 5no instances due to other noise source not associated with the project SSD9113

#### 4.2.2 Vibration Monitoring

The focus of vibration monitoring is activities close to property and monitoring in accordance with vibration monitoring requirements.

The following exceedance criteria is applied to the Randwick Campus Redevelopment project site:

- **Vibration** – The precautionary vibration criteria for the project are 5mm/s peak velocity (PV) for residential buildings and 20mm/s peak velocity (PV) for UNSW and POW receivers.

There were no instances where the vibration exceeded the allowances Jul-21 to Dec-21 inclusive.

#### 4.2.3 Air Quality Monitoring

The focus of air quality monitoring are activities close to private property and surrounding facilities.

The following exceedance criteria is applied to the Randwick Campus Redevelopment project site:

- **Air Quality** - Under the National Environment Protection Measure for Ambient Air Quality (the Air NEPM) the national standard for particulate matter 10 microns or less (PM10) is 25µg/m3 averaged over one day.

There were 1no. instances where the air quality exceeded the allowances Jul-21 to Dec-21 inclusive.

1 no instances where related to smoke from back burning in Sydney Basin, triggering air quality monitoring – these exceedances are not attributed to a project activity

#### ➤ 4.2.4 Other

- There were no unexpected threatened flora or fauna encountered during the reporting period.
- There were no unexpected heritage or aboriginal finds during the reporting period.

## 4.3 Stakeholder Engagement and Communications

### Stakeholder Engagement and Communications

Throughout all stages of planning and construction the project remains committed to early, coordinated, proactive and transparent stakeholder engagement. Extensive planning and engagement have been undertaken to identify and develop collaborative and productive relationships with key stakeholders to support planning and delivery of the new Acute Services Building, and these have been and will continue to be leveraged throughout planning, design and delivery of the ASB.

The following principles underpin the project's approach to stakeholder engagement and communication:

- **Purposeful:** Engagement is meaningful to stakeholders and provided in a clear and consistent manner.
- **Timely:** Information is provided, and available, to stakeholders at the appropriate time and in the appropriate format.
- **Inclusive:** Engagement activities are accessible to all relevant interested and impacted stakeholders.
- **Respectful:** Stakeholders diverse, needs and perspectives are acknowledged and respected.
- **Transparent:** Engagement is open and honest with expectations clearly set.

Across the reporting period the Randwick Campus Redevelopment has undertaken extensive engagement and communication with the following stakeholder groups – refer to Table 4.4 below

Table 16 RCR Engagement and Communication

Stakeholder Group	Communication objectives	Engagement activities
<b>Hospital</b> - Prince of Wales Hospital Executive, Board, staff, patients, suppliers, visitors, unions, volunteers	Build awareness of project activity Show they are valued stakeholders Ensure accurate and timely information to staff and other stakeholders, including regular updates, pop-up stalls and briefings where required	Project Governance Clinical Council meetings, Senior Managers Forum Staff Forums, Ward updates, Pop-Up Stands Communications material – newsletters, intranet, noticeboard, email, construction notices
<b>Randwick Health and Education Precinct Executives</b> (UNSW, HI, SESLHD, SCHN)	Involved in project Governance Actively participate in strategic development Project and Precinct Champions - representing the vision and engaging other stakeholders to participate	Project and Precinct Governance Project User Groups (PUGs) Briefings – formal and informal Collaboration workshops Email
<b>Randwick Hospitals Campus</b> - Royal Hospital for Women, Sydney Children's Hospital, Randwick, Prince of Wales Hospital, Prince of Wales Private Hospital, Eastern Suburbs Mental Health Service, and other health and research institutions	Build project awareness Ensure accurate and timely information to staff and other stakeholders, including regular updates on planning and construction activity Highlight benefits and drivers for the project, including future health, educational and employment opportunities	Project Governance Construction Interface Groups Briefings - Staff Forums, Ward Updates, Drop-ins Select participation in PUGs Communications materials – newsletters, intranet, noticeboard, email, construction notices Social media Pop-Up information stands
<b>University of New South Wales – executives, other staff, students of UNSW</b>	Build project awareness	Precinct Governance Briefings – formal and informal

	Ensure accurate and timely information, including regular updates and briefings on planning and construction activity Highlight benefits and drivers, including future health, educational and employment opportunities	Communications materials and construction notices Emails Construction Interface Groups Social media Pop up information stands
<b>Randwick City Council</b> – General Manager, planning, traffic and engineering staff, Communication Manager, Councillors	Build project awareness Ensure accurate and timely information, especially around the planning process and potential impacts Collaborate during planning to ensure feedback, technical requirements are adequately considered in building design and construction staging	Formal and informal briefings, letters, construction notices
<b>Precinct (other)</b> – Transport for NSW CBD and South East Light Rail, community, local schools, bicycle users	Build project awareness Collaborative approach to planning and vision Regular meetings, focused on interface issues, traffic and access and construction management	Project and Precinct Governance Briefings Briefings – formal and informal Communications materials – newsletters, email, construction notices
<b>NSW Government (Ministry of Health and Departments)</b>	Collaborative approach to planning and vision Collaborate during planning to ensure feedback, technical requirements are adequately considered in building design and construction staging	Regular briefings – formal
<b>Consumers</b> – Members of the community, actively participating in planning for the Redevelopment  RCR Consumer and Community Advisory Committee  Health Consumers NSW  Eastern Suburbs Health Working Group  SESLHD Youth Advisory Committee	Build project awareness Keep informed Engage Consumers to participate within the project Governance structure	Active participation in project governance and Consumer Working Groups Workshops Website, phone and email Briefings – formal and informal
<b>Indigenous community</b> – Bidjigal People La Perouse Local Aboriginal Land Council Aboriginal Health Council Local Aboriginal Groups	Engaged in planning throughout project development	Briefings – formal and informal Seek opportunities for representation of aboriginal history and connection to place in the building design Engaged regarding Aboriginal Archaeology Provide opportunities for local employment during construction
<b>Community</b> – immediate neighbours	Build project awareness, keep regularly informed about developments Regular contact to discuss project developments and advanced notification of construction activity Provide digital content and newsletters targeted at items of interest for those living, working, doing business near the hospital campus	Regular doorknocks to provide planning and construction updates Construction impact notifications Regular community updates Website, phone and email Drop in sessions Social media
<b>Community</b> – commercial, business	Provide engaging and informative digital media content that promotes accurate information and reiterates drivers and benefits	Construction impact notifications Regular community updates Website, phone and email Drop in sessions Business Chamber briefings
<b>Community</b> – wider community	Provide engaging and informative digital media content that promotes accurate information and reiterates drivers and benefits	Regular community updates Website, phone and email Drop in sessions Social media

## APPENDIX 1 – APPROVED STAGING REPORT



Health  
Infrastructure

# Randwick Campus Redevelopment Project

State Significant Development SSD 9113

**Staging Report**

**PwC**

VERSION 0.3

24 April 2020



<b>Revision</b>	<b>Date</b>	<b>Prepared by</b>	<b>Reviewed by</b>	<b>Description of change</b>
<b>0.1</b>	4/10/19	CM		Draft
<b>0.2</b>	17/03/20	CM	CH	Final
<b>0.3</b>	24/04/20	CM	CH	Final - Amended Compliance Matrix

## Contents

1. Introduction .....	4
1.1. The Project .....	4
1.2. Statutory Context .....	5
1.3. Requirement and Purpose of this Report.....	5
1.4. Merits.....	6
2. Project Staging.....	7
2.1. Construction Staging.....	7
2.2. Compliance Staging .....	8
3. Managing compliance and impacts .....	9
3.1. Cumulative Impacts.....	9
3.2. Management Plans .....	9
3.3. Compliance Monitoring and Reporting.....	10
3.4. Independent Environmental Auditing .....	10
Attachment A – Compliance Matrix.....	11
Attachment B – Modification 001 Approval .....	12

# 1. Introduction

## 1.1. The Project

The Prince of Wales Hospital Expansion Stage 1 was approved on 27 February 2019 through Development Consent SSD9113. The approved development occupies a key position between the western boundary of the Randwick Health Campus (RHC) and the eastern boundary of UNSW. The Project is a critically important component in the vision of the NSW Government and Randwick Health Collaboration's vision for the creation of the Randwick Health and Education Precinct (the Precinct).

Development Consent SSD 9113 is for the Prince of Wales Hospital Expansion Stage 1 and comprises the following scope of works:

- Bulk earthworks;
- Construction and operation of a 13 level Acute Services Building (ASB), which will include the following facilities:
  - An emergency department;
  - operating theatres;
  - central sterilising service department;
  - intensive care unit,
  - inpatient units; and
  - ambulance bays.
- Overhead pedestrian links to existing hospital buildings;
- A helipad on the uppermost roof of the building;
- Magill Street road works, Botany Street signalised intersection, internal roads and drop-off/pick-up areas; and
- Utility, site infrastructure and landscaping works.

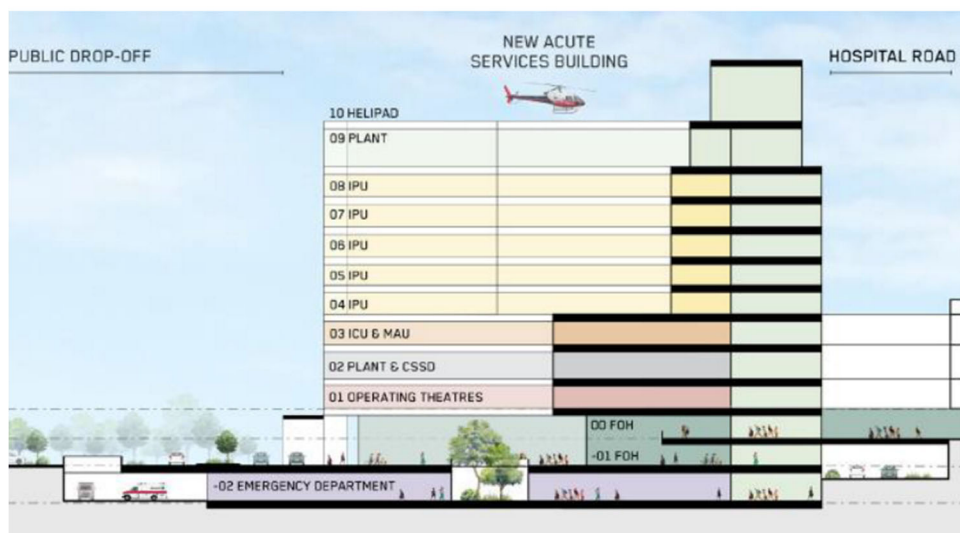


Figure 1 - Acute Services Building Block & Stack

## **1.2. Statutory Context**

The Project is classified as State Significant Development (SSD) by virtue of it exceeding the \$30 million threshold in Schedule 1 of the State Environmental Planning Policy (State and Regional Development) 2011 (SEPP SRD).

An application for Development Consent was lodged with the now NSW Department of Planning Industry and Environment (the Department) in 2018 along with an accompanying Environmental Impact Statement. Development Consent was granted on 27 February 2019 under Section 4.38 of the Environmental Planning and Assessment Act 1979 (EP&A Act), SSD9113, subject to a set of Conditions of Consent (CoCs).

One modification has been lodged since consent was granted. At the time of writing this Staging Report, one modification has been approved. A summary of each of the modifications is set out below.

### **Modification 1**

On 10 February 2020, modification SSD 9113 Modification 1 (MOD 1) was approved, which comprised the following amendment to the approved Development Consent:

- **Update administrative conditions in relation to staging of the development satisfying conditions;**
- Amending condition B63 in relation to the timing and location of the End of Trip Facilities; and
- Amending condition C28 reflecting the correct authority for seepage and stormwater.

The consolidated CoCs, incorporating MOD 1 are provided at Attachment B.

Documents relating to the assessment and determination of the Project and its modifications are located at the Department's major projects website, refer <https://www.planningportal.nsw.gov.au/major-projects/project/14326>

## **1.3. Requirement and Purpose of this Report**

Due to the timing of award of the main contract, design finalisation is unable to occur in accordance with the construction programme submitted with the original development application. This impacted the construction programme and generated a requirement for the timing for application of several CoCs to be adjusted to align with the project programme to enable the commencement of construction activities while design finalisation occurs for some elements of the project.

SSD 9113 MOD 1 inserted Conditions 27-29 in order to allow for the staged satisfaction of CoCs in line with the project programme, as per the timing set out in this staging report rather than as specified by the particular condition.

Condition A.27 updates the Administrative Conditions of Consent as follows:

*Condition A.27 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.*

*The Staging Report will outline the following:*

- a) *Construction staging – set out out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;*
- b) *Operation staging - set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);*
- c) *specify how compliance with conditions will be achieved across and between each of the stages of the project; and*
- d) *set out mechanisms for managing any cumulative impacts arising from the proposed staging.*

The Department advises that where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.

The Department states that 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.

This Staging Report has been prepared to facilitate the staging of requirements in accordance with the above-mentioned CoCs.

#### **1.4. Merits**

The Staging Report reduces administrative burden on the Department, the Certifying Authority and the proponent by allowing requirements to be adhered to/ delivered in a systematic manner, aligned with the works themselves. Staging close out of conditions in line with the project programme will allow for the completion of design finalisation and construction activities to occur concurrently, significantly reducing programme delay and ensures that the new hospital facilities and services that respond to the needs of patients, carers, families, local residents and the community are delivered on time. Furthermore, this provides additional time for the required due diligence in addressing the requirements of conditions relative to each works stage, as well as the requested design modifications (CoC A15 – A19) within the Development Consent.

## 2. Project Staging

The initial Early and Enabling Works phase of the project is currently being completed under three separate statutory approvals.

The demolition of 93 existing residential dwellings and the site clearance were completed under Development Application, DA/208/2018. The demolition, service disconnection and tree removal on Eurimbla Avenue were completed under a Part 5 of the Environmental Planning and Assessment Act 1979, including a Review of Environmental Factors (REF). Similarly, the sewer and stormwater trunk infrastructure diversion works are currently being completed a REF.

ASB construction activities commenced 17 June 2019. These activities include retention and building piling, bulk excavation and construction of the Acute Services Building onsite detention tank. These works were completed under the SSD9113 Development Consent, and Crown Certificate 19/124846-3 (CC1) has been issued for the above scope of works pursuant to the provisions of Section 6.28 of the Environmental Planning and Assessment Act 1979 No 203.

### 2.1. Construction Staging

The following proposed staging enables design finalisation to be completed level by level, commencing at the Basement (Lvl-02), following the construction programme upwards. Completing early construction activities including piling, bulk excavation, in ground services and basement slabs maximises delivery opportunities and provides the greatest potential to minimise construction duration, where possible, to the benefit of the surround community and adjacent Hospital Campus.

This staging also provides time to complete due diligence and best practice design, with respect to the design finalisation and the design modifications requested in SSD9113.

The Acute Services Building, subject to SSD9113 will be constructed in the following four stages:

Stage	Commencement Date / Forecast Date	Forecast Completion Date	Construction Activities
1	17 June 2019	19 Dec 2019	Piling Bulk Excavation Onsite detention system, within the Emergency Department Drop off
2	08 October 2019	Oct 2020	Level 01 slab and below (structure Trenching In ground services Lift pits Stormwater main works Cores / jump form
3	April 2020	May 2021	Remainder of all Structure L2 up to roof, B2 to L1 services and fit out including BCA, DDA & FER
4	July 2020	Mar 2022	All Façades, L2 to Roof services & remainder fit out, External works and landscaping including JV3 modelling



## **2.2. Compliance Staging**

All Part B 'Prior to Commencement of Construction' and Part C 'During Construction' CoCs will be adhered to specific to the relevant stage of works, in accordance with the staged programme. A summary of which stage each CoC will be satisfied under is attached, refer to Attachment A – Compliance Matrix.

Completion of the project delivery is expected in 2022. This Staging Report does not seek to alter the timing of any the Part D - Prior to Occupation or Commencement of Use or Part E - Post Occupation CoCs.

This Staging Report may be updated in future to confirm the timing for altered staging for Operation (Occupation) of the project. If this requirement arises, it would be resubmitted to the Planning Secretary for approval.

### 3. Managing compliance and impacts

The Project has completed a review of the impacts of a staged construction programme and notes that the staged construction programme mitigates potential delays due to prolonged design finalisation, reducing the overall impact to the local community, adjacent Hospitals (Sydney Children's Hospital and the Royal Hospital for Women) and UNSW.

Management of environmental issues and compliance with the Project conditions of consent will be achieved through implementation of the Lendlease Building Environmental Management System (EMS), application of the Project Construction Environmental Management Plan (CEMP) and sub-plans, compliance monitoring and reporting and independent auditing.

No aspect of the staged approach to construction will affect the ability of the Project to comply with the conditions of consent. All triggered conditions of consent will be complied with at each stage.

#### 3.1. Cumulative Impacts

Impacts considered during the delivery of the Project include traffic, parking and access, and amenity such as dust, noise and vibration. These impacts in isolation or cumulatively would be unchanged as a result of the proposed staging and remain the same as those assessed by the Department prior to consent.

The Project would continue to manage the potential impacts through implementation of the Project plans, strategies and protocols identified within the CoCs.

#### 3.2. Management Plans

A number of management plans are required by the Project CoCs and are to be developed in accordance with the Lendlease Building management systems (including EMS), CoC requirements, relevant standards and guidelines and best practice.

The following key management strategies and plans applicable to Stages 1 to 4 have been developed for construction as a whole to manage potential impacts and compliance with CoCs. While these will not require updating as per the proposed staging. However, Lendlease Building do review and update all Project Plans and strategies routinely to ensure currency is maintained as the project progresses.

- Community Communications Strategy (B14);
- Construction Environmental Management Plan (B33) and sub-plans:
  - Construction Noise and Vibration Management Sub-Plan (B37);
  - Construction Waste and Management Sub-Plan (B38);
  - Construction Soil and Water Management Sub-Plan (B39);
  - Aboriginal Cultural Heritage Management Sub-Plan (B40); and
  - Flood Emergency Response Sub-Plan (B41).

The following sub plan applicable to Stages 1 to 4 has been developed for stage 1 and 2 only, and will require updating for all remaining stages ahead of stage 3 commencement.

- Construction Traffic and Pedestrian Management Sub-Plan (B35).

During previous consultation with TfNSW, Sydney Coordination Office, RMS, Light Rail and Randwick City Council regarding stage 1 and 2 construction activities, these agencies were notified that the Project would need to update this plan for the remaining stages. Main changes to include traffic management, proposed marshalling area and type and frequency of construction vehicles accessing the site (to align with the construction activities, i.e. concrete pours).

### **3.3. Compliance Monitoring and Reporting**

In accordance with condition of consent B65 the Project has developed a Compliance Monitoring and Reporting Program in accordance with Department's Compliance Reporting Post Approval Requirements 2018.

It sets out the methodology of periodic monitoring and reporting of compliance with each condition of consent applicable to the scope of the development being carried out. This will ensure the Project undertakes the appropriate internal checks on compliance throughout each stage and prior to the next.

The Compliance Monitoring and Reporting Program includes a compliance matrix that captures each condition of consent, the Scope or stage to which it relates, the monitoring methodology to track compliance and the evidence used to demonstrate compliance.

A compliance matrix is presented in Appendix A. It identifies the timing of which each condition of consent is triggered and must be complied with, relative the scope of works included in each Crown Certificate Stage. The Compliance Monitoring and Reporting Program will require updating to capture the timing shown in the Appendix A, should the staging set out in this Staging Report be approved.

In accordance with condition of consent B66, the Compliance Monitoring and Reporting Program and the Department's Compliance Reporting Post Approval Requirements 2018, the Project has, and will continue to, prepare Compliance Reports throughout the delivery of the Project. These include:

- Pre-Construction Compliance Report (single report)
- Construction Compliance Report (reported 6-monthly for duration of construction)
- Pre-Operational Compliance Report (single report)
- Operation Compliance Report (reported annually for duration of operations unless otherwise approved under condition of consent B68).

In undertaking this reporting:

- all requirements in the conditions of consent that apply to each stage of the Project are identified and the approach for assessing compliance with them is considered, and where possible, documented, before the commencement of each stage
- the Project's performance in terms of compliance with the conditions of consent is evaluated and is communicated at various stages during the carrying out of the development
- the reporting obligations required by the conditions of consents are met; and
- opportunities for improvement are identified and adopted.

### **3.4. Independent Environmental Auditing**

Independent Audits provide a valuable tool in ensuring compliance is achieved and opportunities for improvement are realized.

An Independent Audit Program was developed for the Project in accordance with condition of consent C40 and captured the audit frequencies set out in condition of consent C41 and the Department's Independent Audit Post Approval Requirements. The Program sets out when Independent Audits need to be undertaken.

As required by condition of consent B65, Independent Audits have been, and will continue to be, implemented on the Project in accordance with the Independent Audit Program and the methodologies and reporting requirements in the Department's Independent Audit Post Approval Requirements.

The undertaking of Independent Audits for the Project will not be impacted by implementing a staged approach.

## Attachment A – Compliance Matrix

Randwick Campus Redevelopment - Conditions of Consent Staging Compliance Matrix: SSD 9113

Acute Services Building

Stage	Relevant Stage of Works	CC#	X	Relevant to stage of works	Notes
1	Civil / Piling / Sub-Structure / Temp accommodation / Inground Services	CC1			
2	L01 Slab, Structure to L01, Trenching, in-ground services, Lift Pits, Pile caps, stormwater main works, cores & jump form	CC2			
3	Full Structure, partial services and fit out LLB to prepare documentation and obtain CC from Certifying Authority Principal to submit documents DPE, coordinate meetings with relevant Authorities	CC3			
4	Façade, remainder fit out and services, external works and landscaping LLB to prepare documentation and obtain CC from Certifying Authority Principal to submit documents DPE, coordinate meetings with relevant Authorities	CC4			

"Certified" drawings or design means -  
Design to be completed & certified as  
compliant with relevant requirements of the  
Consent Condition, BCA & Australian  
Standards / Codes

		Stage Triggered / Relevant					
No.	Condition:	Stage 1	Stage 2	Stage 3	Stage 4	Relevant Stage Scope (Notes)	Staging Comment (Note - relevant to future stages only, not completed works)
Part A Administrative Conditions							
A1	Obligation to Minimise Harm to the Environment 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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
A2	Terms of Consent The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS, Response to Submissions and Supplementary Information; and (d) in accordance with the approved plans in the table below:	X	X	X	X	All Stages - Throughout	Relevant to all stages
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 (b) the implementation of any actions or measures contained in any such document referred to in (a) above.	X	X	X	X	All Stages - Throughout	Relevant to all stages
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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
A5	Limits of Consent This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	X	X	X	X	All Stages - Throughout	Relevant to all stages
A6	Prescribed Conditions The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	X	X	X	X	All Stages - Throughout	Relevant to all stages
A7	Planning Secretary as Moderator 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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
A9	Long Service Levy 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.	X	X	X	X	All Stages - Throughout	LSL to be paid prior to the issue of a construction certificate and commencement of any works for each Stage. LSL to be calculated based on the cost of works. (e.g.LSL calculated based on the cost of works for Stage 3 to be paid to the issue of a CC for the Stage 3 works (CC3 - Stage 3).LSL calculated based on the cost of works for Stage 4 to be paid to the issue of a CC for the Stage 4 works (CC4).)

No.	Condition:	Stage Triggered / Relevant				Relevant Stage Scope (Notes)	Staging Comment (Note - relevant to future stages only, not completed works)
		Stage 1	Stage 2	Stage 3	Stage 4		
A10	Legal Notices Any advice or notice to the consent authority must be served on the Planning Secretary.	X	X	X	X	All Stages - Throughout	Relevant to all stages
A11	Evidence of Consultation Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	X	X	X	X	All Stages - Throughout	Relevant to all stages
A12	Staging, Combining and Updating Strategies, Plans or Programs With the approval of the Planning Secretary, the Applicant may: (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); (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 (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).	X	X	X	X	All Stages - Throughout	Relevant to all stages
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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
A15	Design Modifications No consent is granted for the opening of the eastern end of Magill Street for vehicular access to and from Hospital Road 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, including their design and operation are to be developed in consultation with Council and submitted to the satisfaction of the Planning Secretary prior to installation.				X	Stage 4 - Road works	Design approved by the Planning Secretary to be provided prior to installation of bollards on Magill Street.
A16	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.				X	Stage 4 - Façade	Certified refined facade design to be completed in accordance with Condition prior to commencement of Stage 3 façade works.
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 construction of the loading dock.				X	Stage 4 - Loading dock	Design approved by the Planning Secretary to be provided prior to installation of the loading dock.
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.				X	Stage 4 - Car Park or Landscaping	Design approved by the Planning Secretary to be provided prior to car park or landscaping works, whichever comes first.
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.				X	Stage 4 - Roof	Certified design of the 'cool roof' to be submitted prior to Stage 4 works involving construction of the roof.
A20	Structural Adequacy 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. Notes: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.	X	X	X	X	All Stages of works - Design, certification and approvals.	Certified design for each Stage's scope of construction works to be completed prior to commencement of each stage of construction works.
A21	External Walls and Cladding The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.				X	Stage 4 - Façade	Certified design of the external walls to be submitted prior to commencement of Stage 4 façade works.
A22	Applicability of Guidelines 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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
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.	X	X	X	X	All Stages - Throughout	Relevant to all stages



No.	Condition:	Stage Triggered / Relevant				Relevant Stage Scope (Notes)	Staging Comment (Note - relevant to future stages only, not completed works)
		Stage 1	Stage 2	Stage 3	Stage 4		
<b>A24</b>	Monitoring and Environmental Audits 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, non- compliance notification, Site audit report and independent auditing.  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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
<b>A25</b>	Access to Information At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary.	X	X	X	X	All Stages - Throughout	Relevant to all stages
<b>A26</b>	Compliance 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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
<b>A27</b>	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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
<b>A28</b>	A Staging Report prepared in accordance with condition A27 must: (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.			X	X	All Stages - Throughout	Staging Report to be submitted relevant to work stages 3 and 4 (Mod 1 inserting these conditions was approved following commencement of Stages 1 & 2).
<b>A29</b>	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.			X	X	All Stages - Throughout	Staging Report to be submitted relevant to work stages 3 and 4 (Mod 1 inserting these conditions was approved following commencement of Stages 1 & 2).
<b>A30</b>	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.			X	X	All Stages - Throughout	Staging Report to be submitted relevant to work stages 3 and 4 (Mod 1 inserting these conditions was approved following commencement of Stages 1 & 2).
<b>AN1</b>	ADVISORY NOTES All licences, 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 licences, permits, approvals and consents.	X	X	X	X	All Stages - Throughout	Relevant to all stages
<b>Part B Prior to commencement of construction</b>							
<b>B1</b>	Notification of Commencement The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	X			X	Stage 1 - Prior to works & Stage 4 - Prior to operation	Notification to be submitted prior to the commencement of work & prior to operation.
<b>B2</b>	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.	X	X	X	X	All stages of works & operation	Notification to be submitted for each Stage
<b>B3</b>	Certified Drawings Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with: (a) the relevant clauses of the BCA; and (b) this development consent.	X	X	X	X	All Stages of works - Design, certification and approvals.	Certified design for the scope of each works Stage to be to be completed prior to commencement of that Stage of works.

No.	Condition:	Stage Triggered / Relevant				Relevant Stage Scope (Notes)	Staging Comment (Note - relevant to future stages only, not completed works)
		Stage 1	Stage 2	Stage 3	Stage 4		
B4	External Walls and Cladding Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA.				X	Stage 4 - Façade	Certified design of the external walls to be submitted prior to commencement of Stage 4 façade works.
B5	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.	X	X	X	X	All Stages - Certification	Submit within 7 days of issue of a CC for each Stage of works.
B6	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 affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); (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; (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. (e) submit a copy of the dilapidation report and engineers report to the Certifying Authority and Council.	X				Stage 1 - Pre-construction & certification	Details to be submitted prior to the commencement of any Stage 1 works
B7	Security Deposit 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 4.17(6) of the Environmental Planning and Assessment Act 1979.	X				Stage 1	Payment to be made prior to the commencement of any Stage 1 works
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.						Refund to be sought from Council following completion of Stage 4 works.
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.	X				Stage 1 - Pre-construction & certification	Details to be submitted as needed prior to the commencement of any Stage 1 works
B10	Contamination 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: (a) includes procedures to differentiate between the handling of contaminated soil/material and construction material to ensure clear separation of handling; (b) includes procedures to differentiate between the handling and transport of contaminated soil and construction materials to and from the site ensure clear separation of handling; and (c) includes a procedure for recording the volume and type of contaminated material leaving the site and its destination.	X				Stage 1 - Pre-construction & certification	Documentation to be approved by the Site Auditor prior to the commencement of any Stage 1 works
B11	Unexpected Contamination Procedure 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.	X				Stage 1 - Pre-construction & certification	Documentation to be submitted to the Planning Secretary prior to the commencement of any Stage 1 works
B12	Utilities and Services Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.		X			Stage 2 - Utility works	Relevant approvals to be obtained prior to the commencement of Stage 2 - Utility works
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.		X			Stage 2 - Utility works	Relevant approvals to be obtained prior to the commencement of Stage 2 - Utility works

No.	Condition:	Stage Triggered / Relevant				Relevant Stage Scope (Notes)	Staging Comment (Note - relevant to future stages only, not completed works)
		Stage 1	Stage 2	Stage 3	Stage 4		
<b>B14</b>	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: (a) identify people to be consulted during the design and construction phases; (b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; (c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; (d) set out procedures and mechanisms: (i) through which the community can discuss or provide feedback to the Applicant; (ii) through which the Applicant will respond to enquiries or feedback from the community; and (iii) 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.	X				Stage 1 - Pre-construction & certification	The CCS will be prepared prior to commencement of Stage 1 works
<b>B15</b>	The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than two weeks before the commencement of any work.	X				Stage 1 - Pre-construction & certification	The CCS will be submitted two weeks prior to commencement of Stage 1 works
<b>B16</b>	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.	X				Stage 1 - Pre-construction & certification	CCS to be approved by the Planning Secretary prior to Stage 1 works
<b>B17</b>	Aboriginal Cultural Heritage In accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report, prepared by Mary Dallas Consulting Archaeologists, dated October 2018: (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; (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; (c) any Aboriginal archaeological monitoring, test or salvage excavations should be designed and developed with reference to any historical archaeological requirements and approvals; (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 (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.	X	X	X	X	Stages 1, 2 & 4 - Earthworks	Prior to commencement of Stage 1 demolition / earth works - a limited program of investigations be undertaken. Stages 1, 2 & 4 earthworks are to comply with the monitoring requirements. Aboriginal Cultural Heritage Assessment report to be completed within six months of completion of test excavations, or prior to occupation if additional time is required to prepare the report in accordance with Part (d) of the Condition.
<b>B18</b>	Ecologically Sustainable Development 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.		X	X		Stages 2 & 3 - During design Development	During the design development for construction works, details of compliance to be provided.
<b>B19</b>	Outdoor Lighting 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.				X	Stage 4 - Outdoor lighting (building, landscape, road)	Certified design for lighting to be provided prior to construction of outdoor lighting.
<b>B20</b>	Access for People with Disabilities 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.	X	X	X	X	All Stages	Certified design to be provided prior to construction of fit out & landscape works
<b>B21</b>	Stormwater, Drainage and Flood Management 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 enstruct, 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.		X	X	X	Stage 2 - Structure, Stage 3 Fit Out & Stage 3 - Façade & Fit Out	Certified architectural design to be submitted prior to construction of the Stage 2 - Structure, Stage 3 Fit Out & Stage 3 - Façade & Fit Out works.
<b>B22</b>	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		X		X	Stage 2 - B2 Slab Stage 4 - Façade	Certified structural design for the facade to be submitted prior to construction of the Stage 4 façade works.

No.	Condition:	Stage Triggered / Relevant				Relevant Stage Scope (Notes)	Staging Comment (Note - relevant to future stages only, not completed works)
		Stage 1	Stage 2	Stage 3	Stage 4		
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		X		X		
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		X			Stage 2 - Footings	Certified hydraulic drainage design to be submitted prior to construction of the Stage 2 in-ground services works.
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.		X			Stage 2 - Footings	Certified hydraulic drainage design to be submitted prior to construction of the Stage 2 in-ground services works.
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.		X		X	Stage 2 - Design Development & Stage 4 in-ground services & civil/landscape works	Documentation to be submitted prior to Stage 2 in-ground services works. & Stage 4 landscape / civil works
B27	The strategy required by condition B26 must make provision for the existing stormwater drainage system in Eurimbla 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.		X		X	Stage 2 - Design Development & Stage 4 in-ground services & civil/landscape works	Documentation to be submitted prior to Stage 2 in-ground services works. & Stage 4 landscape / civil works
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: (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the EIS; (c) be in accordance with applicable Australian Standards; and (d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.		X	X	X	Stage 2 - Design Development, Stage 3 - Building hydraulic works, & Stage 4 in-ground services & civil/landscape works	Documentation to be submitted prior to Stages 2, 3 and 4 hydraulic and civil / landscape works.
B29	Groundwater 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.	X	X		X	Stages 1 & 2 in-ground works & Stage 4 - civil/landscape works	Documentation to be submitted prior to Stages 1, & 2 works and Stage 4 civil / landscape works.
B30	Where the site is affected by groundwater or fluctuating water table (including during the course of construction), details are to be submitted to the satisfaction of the Certifying Authority demonstrating that the following requirements must be satisfied: (a) the design and construction of the basement level/s must preclude the need for dewatering after construction; (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 metre beyond any expected fluctuation be provided). The actual water table fluctuation and fluctuation safety margin must be determined by a suitably qualified professional; (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; (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; (e) groundwater management systems: (i) are to be designed to be easily maintained; and (ii) should have a design life of 100 years; and (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.		X		X	Stage 2 in-ground works & Stage 4 - civil/landscape works	Documentation to be submitted prior to Stage 2 works and Stage 4 civil / landscape works.
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.	X	X	X	X	All Stages - Throughout	Relevant to all stages



No.	Condition:	Stage Triggered / Relevant				Relevant Stage Scope (Notes)	Staging Comment (Note - relevant to future stages only, not completed works)
		Stage 1	Stage 2	Stage 3	Stage 4		
B32	<p>Environmental Management Plan Requirements</p> <p>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <p>(a) detailed baseline data;</p> <p>(b) details of:</p> <p>(i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);</p> <p>(ii) any relevant limits or performance measures and criteria; and</p> <p>(iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;</p> <p>(c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;</p> <p>(d) a program to monitor and report on the:</p> <p>(i) impacts and environmental performance of the development;</p> <p>(ii) effectiveness of the management measures set out pursuant to paragraph (c) above;</p> <p>(e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;</p> <p>(f) a program to investigate and implement ways to improve the environmental performance of the development over time;</p> <p>(g) a protocol for managing and reporting any:</p> <p>(i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);</p> <p>(ii) complaint;</p> <p>(iii) failure to comply with statutory requirements; and</p> <p>(h) a protocol for periodic review of the plan.</p> <p>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.</p>	X				Stage 1 - Pre-construction & certification	Plan to be developed prior to Stage 1 - to be updated if required to respond to changes to site context/ conditions or construction methodology for subsequent Stages
B33	<p>Construction Environmental Management Plan</p> <p>The Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following:</p> <p>(a) Details of:</p> <p>(i) hours of work;</p> <p>(ii) 24-hour contact details of site manager;</p> <p>(iii) management of dust and odour to protect the amenity of the neighbourhood;</p> <p>(iv) stormwater control and discharge;</p> <p>(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>(vi) groundwater management plan including measures to prevent groundwater contamination;</p> <p>(vii) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting;</p> <p>(viii) community consultation and complaints handling;</p> <p>(ix) measures to ensure the ongoing safe operation of the existing helipad on the site identified in the review undertaken in accordance with Condition B49;</p> <p>(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B35);</p> <p>(c) Construction Noise and Vibration Management Sub-Plan (see condition B37);</p> <p>(d) Construction Waste Management Sub-Plan (see condition B38);</p> <p>(e) Construction Soil and Water Management Sub-Plan (see condition B39);</p> <p>(f) Aboriginal Cultural Heritage Management Sub-Plan (see condition B40);</p> <p>(g) Flood Emergency Response (see condition B41);</p> <p>(h) an unexpected finds protocol for contamination and associated communications procedure;</p> <p>(i) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;</p> <p>(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</p>	X				Stage 1 - Pre-construction & certification	Plan to be developed prior to Stage 1 - to be updated if required to respond to changes to site context/ conditions or construction methodology for subsequent Stages
B34	The Applicant must not commence construction of the development until the CEMP is submitted to the satisfaction of the Certifying Authority and a copy submitted to the Planning Secretary.	X				Stage 1 - Pre-construction & certification	Plan to be developed prior to Stage 1 - to be updated if required to respond to changes to site context/ conditions or construction methodology for subsequent Stages

No.	Condition:	Stage Triggered / Relevant				Relevant Stage Scope (Notes)	Staging Comment (Note - relevant to future stages only, not completed works)
		Stage 1	Stage 2	Stage 3	Stage 4		
<b>B35</b>	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared in consultation with the Sydney Coordination Office and Sydney Light Rail team within TfNSW and RMS. The CTPMSP must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) specify:</p> <p>(i) location of the proposed work zone/s;</p> <p>(ii) location of any crane;</p> <p>(iii) details of any lane or road closures;</p> <p>(iv) construction hours; and</p> <p>(v) construction program;</p> <p>(c) detail size and type of construction vehicles including a swept path analysis demonstrating no encroachment into oncoming traffic lanes;</p> <p>(d) haulage and heavy vehicle routes including marshalling area/s and operations to ensure no heavy vehicle queuing prior to site entry;</p> <p>(e) estimated number of construction vehicle movements including measures to significantly minimise the number of movements during the defined peak traffic periods;</p> <p>(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;</p> <p>(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;</p> <p>(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;</p> <p>(i) identify cumulative construction impacts of projects including the Sydney Light Rail Project, University of New South Wales, Inglis Stables and surrounding new residential network;</p> <p>(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;</p> <p>(k) consideration of potential impacts on general traffic, cyclists, pedestrians, bus services and light rail construction and operation within the vicinity of the site;</p> <p>(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;</p> <p>(m) include a Driver Code of Conduct to:</p> <p>(i) minimise the impacts of earthworks and construction on the local and regional road network;</p> <p>(ii) minimise conflicts with other road users;</p> <p>(iii) minimise road traffic noise; and</p> <p>(iv) ensure truck drivers use specified routes;</p>	X	X	X	X	All Stages - Preconstruction, design development, certification and approvals	Plan to be developed prior to Stage 1 - to be updated if required by the Authorities to respond to changes to site context/ conditions or construction methodology for subsequent Stages
<b>B36</b>	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.	X				Stage 1 - Pre-construction & certification	Plan to be endorsed by the Coordinator General - Transport prior to Stage 1 - to be updated if required to respond to changes to site context/ conditions or construction methodology for subsequent Stages
<b>B37</b>	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced noise expert;</p> <p>(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</p> <p>(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p> <p>(d) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(e) describe the community consultation undertaken to develop the strategies in condition B37(d); and</p> <p>(f) include a complaints management system that would be implemented for the duration of the construction.</p>	X				Stage 1 - Pre-construction & certification	Plan to be developed prior to Stage 1 - to be updated if required to respond to changes to site context/ conditions or construction methodology for subsequent Stages
<b>B38</b>	<p>The Construction Waste Management Sub-Plan (CWMSWP) must address, but not be limited to, the following:</p> <p>(a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;</p> <p>(b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.</p>	X				Stage 1 - Pre-construction & certification	Plan to be developed prior to Stage 1 - to be updated if required to respond to changes to site context/ conditions or construction methodology for subsequent Stages
<b>B39</b>	<p>The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <p>(a) be prepared by a suitably qualified expert, in consultation with Council;</p> <p>(b) describe all erosion and sediment controls to be implemented during construction;</p> <p>(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.</p> <p>(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);</p> <p>(e) detail all off-Site flows from the Site; and</p> <p>(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).</p>	X				Stage 1 - Pre-construction & certification	Plan to be developed prior to Stage 1 - to be updated if required to respond to changes to site context/ conditions or construction methodology for subsequent Stages

No.	Condition:	Stage Triggered / Relevant				Relevant Stage Scope (Notes)	Staging Comment (Note - relevant to future stages only, not completed works)
		Stage 1	Stage 2	Stage 3	Stage 4		
B40	The Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced expert in consultation with the Registered Aboriginal Parties; (b) incorporate the recommendations of the Aboriginal Cultural Heritage Assessment Report, prepared by Mary Dallas Consulting Archaeologists, dated October 2018; and (c) be submitted to the satisfaction of the Planning Secretary prior to construction of any part of the development.	X				Stage 1 - Preconstruction, design development, certification and approvals	Plan to be approved by Planning Secretary prior to Stage 1
B41	The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) address the provisions of the Floodplain Risk Management Guideline (OEHL, 2007); (c) include details of: (i) flood emergency responses for both construction and operation phases of the development; (ii) predicted flood levels; (iii) flood warning time and flood notification; (iv) assembly points and evacuation routes; (v) evacuation and refuge protocols; and (vi) awareness training for employees and contractors.	X				Stage 1 - Preconstruction & certification	Plan to be developed prior to Stage 1 - to be updated if required to respond to changes to site context/ conditions or construction methodology for subsequent Stages
B42	Construction Worker Transportation Strategy 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: (a) Initiatives that would help discourage construction workers driving to the precinct and parking; (b) Provision of secure storage areas for construction worker tools and equipment on site; (c) Measures to encourage the use of the ample public and active transport available within the vicinity of the site; and (d) Details of the operation of off-site construction worker parking location/s, including how workers would be shuttled to the development site.	X	X			Stage 1 - Preconstruction & certification	Plan to be submitted for endorsement by the Coordinator General - Transport prior to Stage 1
B43	Construction Parking 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.	X	X	X	X	All Stages	Documentation to be provided prior to Stage 1
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.	X	X	X	X	All Stages	Documentation to be arranged during Stage 1 and provided in accordance with the Construction Worker Transportation Strategy
B45	Intersection Works – Traffic Control Signal 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): (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; (b) the submitted design shall be in accordance with Austroads 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; (c) the Applicant will be required to enter into a Works Authorisation Deed (WAD) for the abovementioned works; (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; and (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.			X	X	Stage 3 - Design Development & Stage 4 - Road Works design development & certification	Documentation to be designed in accordance with condition & approved by RMS prior to construction of Stage 4 - road works.(traffic control signal at intersection of Botany Street and the Acute Services Building access)
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.			X	X	Stage 3 - Design Development & Stage 4 - Road Works design development & certification	Documentation to be designed in accordance with condition & submitted to the Planning Secretary prior to construction of Stage 4 - road works.
B47	Intersection Works - Upgrade of Botany Street and Magill Street 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.			X	X	Stage 3 - Design Development & Stage 4 - Road Works design development & certification	Documentation to be designed in accordance with condition & approved by Council prior to construction of Stage 4 - road works.(upgrade of the Magill Street and Botany Street intersection)



No.	Condition:	Stage Triggered / Relevant				Relevant Stage Scope (Notes)	Staging Comment (Note - relevant to future stages only, not completed works)
		Stage 1	Stage 2	Stage 3	Stage 4		
<b>B48</b>	Construction Approval 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: (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 (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.	X	X	X	X	Stage 1 - Pre-construction & certification	Plan to be developed prior to Stage 1 - to be updated if required by the Authorities to respond to changes to site context/ conditions or construction methodology for subsequent Stages
<b>B49</b>	Existing Helipad / Helicopter Operations During Construction 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.			X		Stage 3 - Main ASB Building Strucutre	Documentation required prior to Stage 3 - full structure works
<b>B50</b>	Proposed Helipad Design 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.			X	X	Stage 3 structure & detailed design & Stage 4 fit out, services & external works	Documentation require prior to construction of the helipad in Stages 3 & 4
<b>B51</b>	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.			X	X	Stage 3 structure & detailed design & Stage 4 fit out, services & external works	Documentation require prior to construction of the helipad in Stages 3 & 4
<b>B52</b>	Operational Noise - Design of Mechanical Plant and Equipment Prior to commencement of above ground works, the Applicant must incorporate the noise mitigation recommendations in the Noise and Vibration Impact Assessment, 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 Noise and Vibration Impact Assessment, dated 8 August 2018, and prepared by Acoustic Studio.		X			Stages 3 & 4 - Mechanical services	Certified design required prior to the commencement of installation of mechanical services during Stages 3 & 4
<b>B53</b>	Historic Archaeology 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.	X				Stage 1 - Pre-construction & certification	Documentation to be prepared & submitted to the Planning Secretary prior to Stage 1
<b>B54</b>	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.		X	X		Stage 2 and 3 - Reporting	Documentation to be submitted upon completion of reporting by the nominated Archaeologist - expected during Stage 3 or 4
<b>B55</b>	Landscaping and Habitat Improvement Prior to commencement of landscape construction works, the Applicant must amend the approved landscape plans to incorporate the following: (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; (b) provide for the planting of at least 134 trees with a minimum pot size of 100 litres, and chosen from species consistent with (a) above; and (c) provide for a range of artificial nest boxes are to be installed, suitable for native fauna likely to utilise the site.				X	Stage 4 - Landscape	Certified documentation required prior to Stage 4 landscape works
<b>B56</b>	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.				X	Stage 4 - Landscape	Certified documentation required prior to Stage 4 landscape works
<b>B57</b>	Street Trees Prior to commencement of landscape construction works, the Applicant is to develop a street tree planting strategy in consultation with Council and to the satisfaction of the Planning Secretary, 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.				X	Stage 4 - Road works on Council Roads	Certified documentation required prior to Stage 4 road works to Council roads

No.	Condition:	Stage Triggered / Relevant				Relevant Stage Scope (Notes)	Staging Comment (Note - relevant to future stages only, not completed works)
		Stage 1	Stage 2	Stage 3	Stage 4		
B58	Construction and Demolition Waste Management 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.	X				Stage 1 - Pre-construction	Notify RMS prior to Stage 1
B59	Mechanical Ventilation 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.			X	X	Stages 3 & 4 - Mechanical ventilation	Certified design required prior to the commencement of installation of mechanical ventilation services during Stages 3 & 4
B60	Rainwater Harvesting 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.			X	X	Stage 3 - Hydraulic Services & Stage 4 - Landscape & civil works, & hydraulic services	Certified design required prior to the commencement of installation of Stage 3 - Hydraulic Services & Stage 4 - Landscape & civil works, & hydraulic services, as relevant to rainwater harvesting, as relevant to each Stage's scope
B61	Operational Noise 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.			X	X	Stages 3 & 4	Certified documentation required prior to the commencement of Stages 3 & 4, as relevant to each Stage's scope
B62	Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority within six months of commencement of construction: (a) all vehicles must enter and leave the Site in a forward direction; (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; (c) the swept path of the longest vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with AUSTROADS; (d) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed; (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 (f) all internal driveways and carpark areas must be designed for two way traffic movements.			X		Stage 3 - Site Access	Site access arrangements to be put in place prior to Stage 3
B63	Bicycle and End-of-Trip Facilities Compliance with the following requirements for secure bicycle parking and end-of-trip facilities within the site basement level (B3) of the adjacent main hospital carpark, must be submitted to the satisfaction of the Certifying Authority prior to the commencement of Façade and Landscaping works: (a) the provision of a minimum 50 staff and 20 visitor bicycle parking spaces; (b) the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 <i>Parking facilities - Bicycle parking</i> , and be located in easy to access, well-lit areas that incorporate passive surveillance; (c) the provision of end-of-trip facilities for staff in accordance with the relevant provisions of the BCA; (d) appropriate pedestrian and cyclist advisory signs are to be provided; and (e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.			X	X	Stage 3 and Stage 4	Stage 3 - Design Stage 4 - Construction
B64	Public Domain Works 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.				X	Stage 4 - Landscape works	Design approved by Council to be provided prior to the landscape works in Stage 4
B65	Compliance Reporting 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.	X	X	X	X	All Stages - throughout	Compliance Reports will be submitted in accordance with the Compliance Reporting Post Approval Requirements (Department 2018)

No.	Condition:	Stage Triggered / Relevant				Relevant Stage Scope (Notes)	Staging Comment (Note - relevant to future stages only, not completed works)
		Stage 1	Stage 2	Stage 3	Stage 4		
B66	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	X	X	X	X	All Stages - Throughout	Relevant to all stages
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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
<b>Part C During Construction</b>							
C1	Approved Plans to be On-Site 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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C2	Site Notice 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. b) is to satisfy all but not be limited to, the following requirements: i) 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; ii) the notice is to be durable and weatherproof and is to be displayed All Stages - Throughout the works period; iii) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and iv) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C3	Operation of Plant and Equipment All plant and equipment used on site, or to monitor the performance of the development must be: a) maintained in a proper and efficient condition; and b) operated in a proper and efficient manner.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C4	Construction Hours Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: a) between 7am and 6pm, Mondays to Fridays inclusive; and b) between 8am and 5pm, Saturdays. No work may be carried out on Sundays or public holidays.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C5	Activities may be undertaken outside of the hours in condition C4 if required: a) by the Police or a public authority for the delivery of vehicles, plant or materials; or b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or c) where the works are inaudible at the nearest sensitive receivers; or d) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C6	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C7	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: a) 9am to 12pm, Monday to Friday; b) 2pm to 5pm Monday to Friday; and c) 9am to 12pm, Saturday.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C8	Implementation of Management Plans The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	X	X	X	X	All Stages - Throughout	Relevant to all stages
C9	Construction Traffic 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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C10	Construction Vehicle Access Construction vehicles shall not use High Street without prior approval of the Sydney Coordination Office within TfNSW and Roads and Maritime Services.	X	X	X	X	All Stages - Throughout	Relevant to all stages

No.	Condition:	Stage Triggered / Relevant				Relevant Stage Scope (Notes)	Staging Comment (Note - relevant to future stages only, not completed works)
		Stage 1	Stage 2	Stage 3	Stage 4		
C11	Road Occupancy Licence A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	X	X	X	X	All Stages - Throughout	Relevant to all stages
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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C13	Hoarding Requirements The following hoarding requirements must be complied with: a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; 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 c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C14	No Obstruction of Public Way 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	X	X	X	X	All Stages - Throughout	Relevant to all stages
C15	Construction Noise Limits 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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C17	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers	X	X	X	X	All Stages - Throughout	Relevant to all stages
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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C19	Vibration Criteria Vibration caused by construction at any residence or structure outside the site must be limited to: a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	X	X	X	X	All Stages - Throughout	Relevant to all stages
C20	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C19.	X	X	X	X	All Stages - Throughout	Relevant to all stages
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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C22	Tree Protection For the duration of the construction works: 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; 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 of Council; c) all trees on the site that are not approved for removal must be suitably protected during construction; and 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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C23	Dust Minimisation The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C24	During construction, the Applicant must ensure that: a) exposed surfaces and stockpiles are suppressed by regular watering; b) all trucks entering or leaving the site with loads have their loads covered; c) trucks associated with the development do not track dirt onto the public road network; d) public roads used by these trucks are kept clean; and e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C25	Air Quality Discharges 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.	X	X	X	X	All Stages - Throughout	Relevant to all stages



No.	Condition:	Stage Triggered / Relevant				Relevant Stage Scope (Notes)	Staging Comment (Note - relevant to future stages only, not completed works)
		Stage 1	Stage 2	Stage 3	Stage 4		
C26	Erosion and Sediment Control 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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C27	Imported Soil The Applicant must: a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; b) keep accurate records of the volume and type of fill to be used; and c) make these records available to the [Department/Certifying Authority] upon request.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C28	Disposal of Seepage and Stormwater 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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C29	Unexpected Finds Protocol - Aboriginal Heritage In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The 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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C30	Unexpected Finds Protocol - Historic Heritage 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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C31	Waste Storage and Processing Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	X	X	X	X	All Stages - Throughout	
C32	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	X	X	X	X	All Stages - Throughout	Relevant to all stages
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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C35	Handling of Asbestos 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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C36	Consultation during Construction The Applicant must attend Traffic and Transport Construction Coordination meetings during construction as required by the Sydney Coordination Office, and present the following information: a) an update of construction 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; 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; d) an update of the CPTMP if any changes to the original CPTMP is required; e) safety incidents as a result of construction activities associated with pedestrian and public transport movements surrounding the site; 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 g) actions by the Applicant for the safety and traffic management issues raised by TfNSW and its internal stakeholders and Roads and Maritime Services.  The Applicant maintain minutes and actions of meetings for distribution to all attendees.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C37	Builders Details 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.	X	X	X	X	All Stages - Throughout	Relevant to all stages

No.	Condition:	Stage Triggered / Relevant				Relevant Stage Scope (Notes)	Staging Comment (Note - relevant to future stages only, not completed works)
		Stage 1	Stage 2	Stage 3	Stage 4		
C38	Community Engagement 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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C39	Independent Environmental Audit Proposed 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.	X				Stage 1	Agreement to be established during Stage 1
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.	X				Stage 1	Program to be submitted 4 weeks prior to the commencement of Stage 1
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: a) An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and b) A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.	X	X	X	X	All Stages - Throughout	Relevant to all stages
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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C43	Independent Audits of the development must be carried out in accordance with: a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C40 of this consent; and b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).	X	X	X	X	All Stages - Throughout	Relevant to all stages
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 C38 of this consent; b) submit the response to the Department and the Certifying Authority; and 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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C46	Incident Notification, Reporting and Response 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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C47	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C48	Non-Compliance Notification 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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C50	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	X	X	X	X	All Stages - Throughout	Relevant to all stages

No.	Condition:	Stage Triggered / Relevant				Relevant Stage Scope (Notes)	Staging Comment (Note - relevant to future stages only, not completed works)
		Stage 1	Stage 2	Stage 3	Stage 4		
C51	Revision of Strategies, Plans and Programs Within three months of: a) the submission of a compliance report under condition B65; b) the submission of an incident report under condition C46; c) the submission of an Independent Audit under condition C43; or d) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Department and the Certifying Authority must be notified in writing that a review is being carried out.	X	X	X	X	All Stages - Throughout	Relevant to all stages
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 Certifying Authority for approval within six weeks of the review. 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.	X	X	X	X	All Stages - Throughout	Relevant to all stages
C53	Intersection Works - Upgrade of Botany Street and Magill Street 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.			X	X	Stage 3 - Design Development & Stage 4 - Road Works design development & certification	Stage 3 - Design development Stage 4 - Approvals & works (upgrade of the Magill Street and Botany Street intersection)



## Attachment B – Consolidated Conditions SSD9113 (Mod 1)

20 February 2020

Health Administration Corporation  
c/- Ms Claire Muir  
Town Planning Advisor  
NSW Health Infrastructure

Our ref.: SSD-9113-Mod-1

-via email-

[Claire.Muir@health.nsw.gov.au](mailto:Claire.Muir@health.nsw.gov.au)

Dear Ms Muir

**Notice of Determination of Section 4.55(1A) Modification Application  
Prince of Wales Hospital Expansion Stage 1 (SSD-9113-Mod-1)**

I am writing to inform you that the above modification application was approved, subject to amended conditions, on 10 February 2020, by the Director, Social and Infrastructure Assessments as delegate of the Minister for Planning and Public Spaces under section 4.55(1A) of the *Environmental Planning and Assessment Act 1979* (the Act).

All documents associated with the application are available on the Department's website at: <https://www.planningportal.nsw.gov.au/major-projects/project/26876>.

The amended conditions in the notice of modification are required to prevent, minimise, and/or offset adverse environmental impacts.

**Reviews/Appeals**

Certain appeal and review rights are available to applicants and objectors following determination of a modification application. In this case, you have a right to appeal the determination on its merits to the Land and Environment Court under section 8.9 of the Act.

For further enquiries, please contact Kathryn Glover on (02) 9274 6558 or via email at [Kathryne.Glover@planning.nsw.gov.au](mailto:Kathryne.Glover@planning.nsw.gov.au).

Yours sincerely



David Gibson  
**Team Leader**  
**Social Infrastructure**

Enclosed: Modifying Instrument

# Modification of Development Consent

Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Karen Harragon  
**Director**  
**Social and Infrastructure Assessments**

Sydney

10 February 2020

## SCHEDULE 1

**Development consent:** **SSD 9113** granted by the Executive Director, Priority Projects Assessments on 27 February 2019

**For the following:** Prince of Wales Hospital Expansion Stage 1 comprising:

- Bulk earthworks;
- Construction and operation of a 13 level Acute Services Building, including the following facilities: an emergency department; operating theatres; central sterilising service department; intensive care unit, inpatient units; and ambulance bays;
- Overhead pedestrian links to existing hospital buildings;
- A helipad on the uppermost roof of the building;
- Magill Street road works, Botany Street signalised intersection, internal roads and drop-off/pick-up areas; and
- Utility, site infrastructure and landscaping works.

**Applicant:** NSW Health Infrastructure, in behalf of Health Administration Corporation

**Consent Authority:** Minister for Planning

**The Land:** Part Lot 1 DP870720 (Randwick Hospital Campus), Lot 7 DP13997 (71 Botany Street, Randwick), Lot A DP167106 (73 Botany Street, Randwick), Lot B DP167106 (75 Botany Street, Randwick), Lot C DP167106 (77 Botany Street, Randwick), Lot D DP167106 (79 Botany Street, Randwick), Lot A DP33161 (81 Botany Street, Randwick), Lot B DP33161 (83 Botany Street, Randwick), Lot C DP33161 (85 Botany Street, Randwick), Lot D DP33161 (87 Botany Street, Randwick), Lot E DP33161 (89 Botany Street, Randwick), Lot F DP33161 (91 Botany Street, Randwick), Lot 1 DP741639 (93 Botany Street, Randwick), Lot

2 DP1134643 (95 Botany Street, Randwick), Lot A DP439101 (97 Botany Street, Randwick), Lot B DP439101 (99 Botany Street, Randwick), Lot 3 DP302329 (101 Botany Street, Randwick), Part Lot 2 DP13995 (27 Eurimbla Avenue, Randwick), Lot 3 DP13995 (29 Eurimbla Avenue, Randwick), Lot 4 DP13995 (31 Eurimbla Avenue, Randwick), Lot 5 DP13995 (33 Eurimbla Avenue, Randwick), Lot 6 DP13995 (35 Eurimbla Avenue, Randwick), Lot 7 DP13995 (37 Eurimbla Avenue, Randwick), Lot 8 DP13995 (39 Eurimbla Avenue, Randwick), Lot 9 DP13995 (41 Eurimbla Avenue, Randwick), Lot 10 DP13995 (43 Eurimbla Avenue, Randwick), Lot 11 DP13995 (45 Eurimbla Avenue, Randwick), Lot 12 DP13995 (47 Eurimbla Avenue, Randwick), Lot 13 DP12909 (34 Eurimbla Avenue, Randwick), Lot 14 DP12909 (36 Eurimbla Avenue, Randwick), Lot B DP441943 (38 Eurimbla Avenue, Randwick), Lot A DP441943 (40 Eurimbla Avenue, Randwick), Lot 1 DP1182570 (42 Eurimbla Avenue, Randwick), Lot 2 DP1182570 (44 Eurimbla Avenue, Randwick), Lot 23A DP434935 (46 Eurimbla Avenue, Randwick), Lot 23B DP434935 (48 Eurimbla Avenue, Randwick), Lot 1 DP522596 (50 Eurimbla Avenue, Randwick), Lot 2 DP522596 (52 Eurimbla Avenue, Randwick), Lot 1 DP501682 (54 Eurimbla Avenue, Randwick), Lot 2 DP501682 (56 Eurimbla Avenue, Randwick), Lot 3 DP513339 (58 Eurimbla Avenue, Randwick), Lot 4 DP513339 (60 Eurimbla Avenue, Randwick), Lot 19 DP7745 (62 Eurimbla Avenue, Randwick), Lot 18 DP7745 (64-64A Eurimbla Avenue, Randwick, Randwick), Lot 52 DP7745 (64R Eurimbla Avenue – pedestrian walkway, Randwick), Lot 1 DP74860 (66 Eurimbla Avenue – also known as 6 Magill Street, Randwick), Lot 11 DP806091 (66A Eurimbla Avenue, Randwick), Lot 1 DP307266 (2 Magill Street, Randwick), Lot 12 DP806091 (4 Magill Street, Randwick), Lot 7 DP975640 (8-8A Magill Street, Randwick), Lot 1 DP11351 (10 Magill Street, Randwick), Lot 2 DP11351 (12 Magill Street, Randwick), Lot 3 DP11351 (14 Magill Street, Randwick)

**Modification:**

SSD 9113 MOD 1 comprises:

- Update administrative conditions in relation to staging of the development satisfying conditions;
- Amending condition B63 in relation to the timing and location of the End of Trip Facilities; and
- Amending condition C28 reflecting the correct authority for seepage and stormwater.

## SCHEDULE 2

The consent (SSD 9113) is modified as follows:

- a) Schedule 2 – Part A Administrative Conditions is amended by the insertion of the **bold and underlined** words/numbers, immediately following condition A26 as follows:

### **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.**

**A28. A Staging Report prepared in accordance with condition A27 must:**

- (a) **if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;**
- (b) **if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);**
- (c) **specify how compliance with conditions will be achieved across and between each of the stages of the project; and**
- (d) **set out mechanisms for managing any cumulative impacts arising from the proposed staging.**

**A29. Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.**

**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.**

- b) Schedule 2 - Part B Prior To Commencement of Construction, condition B63 is amended by the insertion of the **bold and underlined** words/numbers and ~~struck out~~ words/numbers as follows:

### Bicycle Parking and End-of-Trip Facilities

B63. Compliance with the following requirements for secure bicycle parking and end-of-trip facilities within the site **basement level (B3) of the adjacent main hospital carpark**, must be submitted to the satisfaction of the Certifying Authority prior to the commencement of **Façade and Landscaping works**; ~~above ground construction work:~~

- (a) the provision of a minimum 50 staff and 20 visitor bicycle parking spaces;
- (b) 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;
- (c) the provision of end-of-trip facilities for staff in accordance with the ~~requirements contained in the current, relevant version of Green Star~~ **relevant provisions of the BCA**;
- (d) appropriate pedestrian and cyclist advisory signs are to be provided; and
- (e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.

- c) Schedule 2 - Part C During Construction, condition C28 is amended by the insertion of the **bold and underlined** words/numbers and ~~struck-out~~ words/numbers as follows:

Disposal of Seepage and Stormwater

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.**

End of modification

(SSD 9113 MOD 1)

## APPENDIX 2 – CONSOLIDATED CONDITIONS OF CONSENT SSD9113



Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
<b>PART A Administrative Conditions</b>							
<b>Obligation to Minimise Harm to the Environment</b>							
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	At all times	-	Note	Environmental monitoring, inspection/s, internal and independent audits, Management Plan and Management Plan Reviews, training, Record keeping systems for communications with Certifier/ Planning Secretary and other relevant 3rd party groups	<p>Contained within current Management Plans and Sub-plans.</p> <p>Commitment that Management plans and Sub-plans will be complied with throughout the duration of works under this Consent,</p> <p>Evidence includes:</p> <ul style="list-style-type: none"> <li>Monitoring records,</li> <li>Site Inspection Records Environmental Action Registers, Incident reports,</li> <li>Management plan/s review tracking</li> <li>Audit results and close outs</li> </ul>	Compliant
<b>Terms of Consent</b>							
A2	The development may only be carried out: <ul style="list-style-type: none"> <li>(a) in compliance with the conditions of this consent;</li> <li>(b) in accordance with all written directions of the Planning Secretary;</li> <li>(c) generally, in accordance with the EIS, Response to Submissions and Supplementary Information; and</li> <li>(d) in accordance with the approved plans in the table stated in the DA Conditions:</li> </ul>	At all times	-	Note	Environmental monitoring, inspection/s, internal and independent audits, Management Plan and Management Plan Reviews, training, Record keeping systems for communications with Certifier/ Planning Secretary and other relevant 3rd party groups	<ul style="list-style-type: none"> <li>a) Refer to details contained within this table for Compliance to Conditions &amp; status.</li> <li>b) Record of written direction</li> </ul> <p>No directions received from the Planning Secretary to date</p> <ul style="list-style-type: none"> <li>c) Current Management plans and Sub-plans</li> </ul> <p>In accordance with the EIS and Response to Submissions</p> <ul style="list-style-type: none"> <li>d) Check of Current Plans</li> </ul> <p>Approved plans are in place for Construction</p>	Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
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 (b) the implementation of any actions or measures contained in any such document referred to in (a) above.	At all times	approved by the Planning Secretary	Note	Record Keeping System for communications with the Planning Secretary, Department of Planning Industry and Environment	Noted – Refer to Comments against Condition B37 regarding requests from DPIE to confirm how the project has addressed Noise and Vibration requirements of this Condition.	Compliant (noted)
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.	At all times		Note	Review & cross check requirements	Noted	Not triggered.
<b>Limits of Consent</b>							
A5	This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	At all times up until 5 years after the consent lapses		Note	Check of consent date and date of construction commencement	Front page of SSD 9113 dated 27 <sup>th</sup> Feb 2019.  Construction Start Date - 17 <sup>th</sup> June 2019  Note: 'Construction' as defined by SSD 9113 has commenced	Compliant
<b>Prescribed Conditions</b>							
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	At all times		Note	Plan and Management Plan Reviews, training, Record keeping systems for communications with Certifier/ Planning	a) Erection of Site Signage Photograph taken 22/05/2019 of Site Signage b) Residential building work – N/A c) Entertainment venues – N/A d) Signage for maximum number of persons – N/A e) Shoring and adjoining properties – N/A (no adjoining properties)	Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
					Secretary and other relevant 3rd party groups		
<b>Planning Secretary as Moderator</b>							
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	At all times	to the Planning Secretary for resolution.	Note	Record Keeping System for communications with the Planning Secretary, Department of Planning Industry and Environment	Record of written direction	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.	At all times		Note	Record Keeping System for communications with the Planning Secretary, Department of Planning Industry and Environment and relevant agencies	Record of written direction	Not Triggered.
<b>Long Service Levy</b>							
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.	Staged Crown Certificate - Staged Construction  Prior to construction CC1 – May 2019		Contractor	Levy Payment	<b><u>Crown Certificate 1 (CC1)</u></b> CC1 LSL Payment File name: Receipt – Lendlease Prepared by NSW Government Long Service Corporation Dated: 7 May 2019  <b>Approval from PCA</b> Crown Certificate 1 (CC1) No 19/124846-3 Issued: 31 May 2019  <b><u>Crown Certificate 2 (CC2)</u></b> CC2 LSL Payment File name: Receipt – Lendlease Prepared by NSW Government Long Service Corporation Dated: 2 <sup>nd</sup> August 2019	Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<p><b>Approval from PCA</b> Crown Certificate 2 No 19/124846-4 Issued: 14 Oct 2019</p> <p><b><u>Crown Certificate 3 (CC3)</u></b> CC3 LSL Payment File name: Receipt – Lendlease Prepared by NSW Government Long Service Corporation Dated: 6<sup>th</sup> May 2020</p> <p><b>Approval from PCA</b> Crown Certificate 3 No 20/124846-6 Issued: 19<sup>th</sup> June 2020</p> <p><b><u>Crown Certificate 4 (CC4)</u></b> CC4 LSL Payment File name: Receipt – Lendlease Prepared by NSW Government Long Service Corporation Dated: 2<sup>nd</sup> October 2020</p> <p><b>Approval from PCA</b> Crown Certificate 4 No 20/124846-8 Issued: 6<sup>th</sup> November 2020</p> <p><i>Note: The LSL for the works covered by Crown Certificate 5 was paid as part of the LSL for Crown Certificate 4. Hence no LSL was payable as it had already been paid relevant to the CC5 scope.</i></p> <p><b><u>Crown Certificate 6 (CC6)</u></b> CC6 LSL Payment File name: Receipt – Lendlease Prepared by NSW Government Long Service Corporation Dated: 18<sup>th</sup> June 2021</p> <p><b>Approval from PCA</b> Crown Certificate 6 No. 21/124846-11 Issued: 26 July 2021</p>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
<b>Legal Notices</b>							
A10	Any advice or notice to the consent authority must be served on the Planning Secretary.	At all times	served on the Planning Secretary.	Note	Record Keeping System for communications with the Planning Secretary, Department of Planning Industry and Environment	Advice or Notice communications to the consent authority that show involvement with the Planning Secretary  Notice of Modification to Development Consent SSD 9113 Prepared by HI 29 <sup>th</sup> June 2020  Notice of mod to SSD9113 condition A15 (boom gate)  Ref: SSD-9113-PA-17 & SSD-9113-PA-18	Compliant
<b>Evidence of Consultation</b>							
A11	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	At all times		Contractor	Record keeping for communications with the Certifier.  Record keeping for Communications with Council, Community, all agencies including Coordinator General, Transport Coordination, or Sydney Light Rail Project Team.	Refer to comments against conditions. Key conditions to note include: A15 (Boom Gates / Bollards – Closure of Magill Street) B12 (Utilities & services) B18 (Greenstar Certification / Alternate Pathway) B42 (Construction Worker Transportation Strategy) B17 (Aboriginal Archaeology) B35 & B36 (CPTMP) B37 (CNVMP) B45 – B47 & C53 (Road Related Works) B49 – B51 (Helipad Design & Flight Paths) B57 & B64 – Street Tree Planting Strategy (Public Domain Works)  Reference latest Communications Register -Schedule of Activity for details of outcoming communications. Filename: <i>Authorities Meeting &amp; Correspondence Register June 21 Rev02</i>	Compliant
<b>Staging, Combining and Updating Strategies, Plans and Programs</b>							
A12	With the approval of the Planning Secretary, the Applicant may: (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	Staged Works (and associated Crown Certificates)  In line with Construction Programme as it progresses	With the approval of the Planning Secretary	Contractor	Record keeping for communications with the Certifier.  Record keeping for communications with Planning Secretary	As there were a number of conditions that could be regarded as non-compliances as their timing for close out was generally linked to construction start dates, as opposed to the actual related construction and design staging it was discussed and agreed with DPIE & HI Planning that a Staging Report would be submitted to DPIE and approved to allow for staged compliance with conditions rather than a series of modifications to conditions. This covered such items such as Façade, botany Traffic intersection, landscaping etc	Non-Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
	<p>future stages and the trigger for updating the strategy, plan or program);</p> <p>(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</p> <p>(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).</p>					<p>Approved by DPIE Document: RCR State Significant Development SSD 9113: Staging Report File Name: <i>Approved SSD 9113 Staging Report Rev 3</i> Prepared by PwC Date 24<sup>th</sup> April 2020 Ref: SSD-9113-PA08</p> <p>Not Approved by DPIE Document: Staging Report approval letter from DPIE Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113) Approval of Staging Report Rev 4 File name: <i>SSD9113 Staging Report Approval</i> Dated: 10 Aug 20 Submitted to DPIE on 9 Dec 20 Ref: SSD-9113-PA23</p> <p>The Independent Auditor confirmed in its Audit Report dated 22 June 2020 that the project had a non-compliance against Condition A12(c):</p> <p><i>"Management plans have 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 sought from DPIE."</i></p> <p>This conclusion was based on information provided to the Auditor following the Audit meeting on 23- 24 June 2020, which included:</p> <ul style="list-style-type: none"> <li>Copies of approvals issued by the Certifier for some updated management plans; and</li> <li>A register of management plans and strategies that was prepared by Lendlease to profile the extent of compliance against Condition A12(c), C51 and C52 of SSD9113.</li> </ul> <p>Analysis of the update and approvals history for management plans and strategies indicates there has been an excellent history of regular reviews of management plans, and updates as required to keep them relevant and effective. However there have been non-compliances</p>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<p>associated with notifications and approvals required by the Conditions of Consent, and specifically, DPIE approval has not been obtained for updates that have occurred to plans and strategies under Condition A12.</p> <p>While there have been process improvements, this non compliance has on-going.</p> <p><b>Actions undertaken:</b></p> <ul style="list-style-type: none"> <li>DPIE was notified (through Condition C48) of non-compliance by letter dated 29 July 2020 (i.e. within 7 days of the Independent Audit Report confirming these non-compliances). File ref: [EXT]:Fwd: Notifications of Non-Compliances SSD9113 &amp; SSD10339</li> <li>A register of management plans and strategies has been prepared by Lendlease to profile the extent of compliance against Condition A12(c), C51 and C52 of SSD9113.</li> <li>The register of management plans and strategies prepared by Lendlease is used track ongoing compliance for future required reviews, notifications of reviews and approvals of any updated plans, strategies and programs.</li> <li>The PCA and DPIE have been notified regarding updates to management plans and strategies under this consent in December and March 21. The Notification to DPIE by HI of a review that occurred in June 21 is outstanding.</li> <li>HI and the PCA have been provided with the Management Plans when updated (during reporting period, with a few exceptions). However HI has not provided these to DPIE for their approval under Condition A12. Further the PCA has only approved those management plans that are considered by them as relevant to the scope of a Crown Certificate they have issued. Other management plans submitted for their approval have not been approved outside the process of issuing Crown Certificates.</li> </ul> <p><u>Non- Conformance Actions Undertaken:</u></p>	



Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<p>Management Plans have been issued to the HI for issue to DPIE. These have been issued to the PCA also (refer to notes against Condition C52). Refer to the project Management Plans Tracking Register for further details.</p> <p>Records of issue of Management Plans to HI for submission to DPIE:</p> <ul style="list-style-type: none"> <li>• June 20 updates to plans: 7 Sep 20 PWCAU_GCOR_008504)</li> <li>• Sep 20 updates to plans: 29 Oct 20 PWCAU_GCOR_008963)</li> <li>• Dec 20 updates to plans: 22 Dec 2020 LL-GCOR-030301 &amp; 22 Jan 2021 LL-GCOR-031305)</li> </ul> <p><b>Non-Compliance Status (prior period): Open</b></p> <p><b>Non-compliance (last period):</b> Analysis of the update and approvals history for management plans and strategies indicates there has been an excellent history of regular reviews of management plans, and updates as required to keep them relevant and effective. However there have been non-compliances associated with notifications and approvals required by the Conditions of Consent, and specifically, DPIE approval has not been obtained for updates that have occurred to plans and strategies under Condition A12.</p> <p><b>Action to be taken:</b> HI to submit management plans, as updated to DPIE for approval. Refer also to comments against Conditions C51 and C52.</p> <p><b>Non-compliance (current period):</b> Review of management plans are completed every 3 months. There was a review and updated completed in September 2021 which was submitted to the PCA and DPIE. Evidence: PA33</p>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
						<p>A second review was to be completed during December 2021 which is requires submission to DPIE. Refer to aconex LL-GCOR-052116</p> <p><b><u>Non-compliance status: Open</u></b></p>	
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.	At all times	If the Planning Secretary agrees,	Note	Record keeping for communications with the Planning Secretary.	<p>Alignment of Independent Audit and SSDA 10339 &amp; SSDA 9113 - as highlighted in CA12</p> <p>Noted – No action</p>	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.	Staged Crown Certificate - Staged Construction	If approved by the Planning Secretary,	Contractor	Filing Approvals issued by the Planning Secretary	Communication record of Planning Secretary Approval – Refer to condition A12 above.	Not Triggered
<b>Design Modifications</b>							
A15	<p>Prior to the opening of Magill Street, a boom gate is to be installed at the eastern end of Magill Street to close access to Hospital Road between 10pm and 7am seven days a week. 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 though Magill Street that access to Hospital Road is closed between 10pm and 7am seven days a week except to emergency vehicle.</p> <p>The signage is to be designed in consultation with Council and TfNSW</p>	Above Ground Construction	<p>satisfaction of the Planning Secretary,</p> <p>Submitted to Council &amp; RMS.</p>	Contractor	<p>Record keeping for communications with the Certifier.</p> <p>Record keeping for communications with Council and the Planning Secretary.</p>	<p>Trigger is prior to installation.</p> <p>Approved Staging Report Matrix Item A15 confirms: Design approved by the Planning Secretary to be provided prior to installation of bollards on Magill Street during construction Stage 4.</p> <p>Document: RCR State Significant Development SSD 9113: Staging Report File Name: <i>Approved SSD 9113 Staging Report Rev 3</i> Prepared by PwC Date 24 April 2020 Status: Approved by DPIE</p> <p>Document: Staging Report approval letter from DPIE Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113) Approval of Staging Report File name: <i>SSD9113 Staging Report Approval</i> Dated: 6 May 2020</p> <p>Condition A15 has been subject to a notice of modification, lodged 18 May 2020 and approved 8 Dec 20. This deleted the requirement for bollards to close Magill Street to general</p>	Not Triggered

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
	(RMS) and submitted to the satisfaction of the Planning Secretary prior to installation.					<p>through traffic and replaces it with a requirement for a boom gate – boom gate to be closed shut between 10pm and 7 am and opened at all other times.</p> <p>Ongoing consultation and coordination with Council continues. Notable references:</p> <p>Boom gate proposal submitted to Randwick City Council – Date 1 Apr 2020 - Meeting Minutes 010 Item – Design 5.2 – Magill Street Boom Gate – <b>RCC confirmed support of the layout and single boom gate option.</b> Filename: 200401 Randwick City Council Update Filename: 200401 - RCR - RCC Coord Meeting - Meeting 010 - Minutes</p> <p>Modification Notification submitted to DPIE 29 June 2020 Reference : Letter from Claire Muir of HI Filename: SSD9113 POW ASB Mod Notification Cover Letter. Pdf. Consolidated consent was issued DPIE requested the post approval document from the notification also be submitted against A32 of SSD10339.</p> <p>DPIE confirmed receipt by email dated 1 July 2020 to HI Filename: Prince of Wales Hospital - Addition to approved Acute Services Building - Post Approval Document Received - (SSD-10339-PA-10).eml</p> <p>Hence documentation was lodged against SSD9113 &amp; subsequently against SSD10339 as per request from DPIE Post Approval Team.</p> <p>RCC Coordination Meeting – Date 7 Oct 2020 - Meeting Minutes 016 Item – Previous Actions 2.4 Filename: 200107 - RCC Coord Meeting - Meeting 016 – Minutes Note: “SSD 9113 – A15 - Magill Street Boom gate Modification - Lendlease advised that investigations have restricted the placement of the Magill Street boom gate, and noted it will encroach on Council land, refer concept drawings attached presentation.”</p>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
						<p>Council Monthly Update Meeting 4 Nov 20 Record: Meeting Minutes 017 Item – Previous Actions 2.4 Filename: 2001103 - RCC Coord Meeting - Meeting 017 – Minutes</p> <p>Council Monthly Update Meeting 2 Dec 20 Filename: 2001202 - RCC Coord Meeting - Meeting 018 - Minutes Note: "SSD 9113 – A15 - Magill Street Boom gate Modification - JF advised that Council is supportive of a leasing agreement. CM to review with HI Legal"</p> <p>DPIE issued approval for Condition A15 Modification Notification dated 8 Dec 20 Letter from DPIE to Ms Claire Muir titled: Prince of Wales Hospital Redevelopment (SSD 9113) Boom Gate Design Modification – Condition A15 Filename: 2020.12.8 RPA Hospital boom gate A15 (1)</p> <p>Council Monthly Update Meeting 3 Feb 21 Filename: 210203 - RCC Coord Meeting - Meeting 019 - Minutes Note: "SSD 9113 – A15 - Magill Street Boom gate Modification - CM to contact FL regarding existing lease agreement which can be updated for Magill St Boom Gate. CM to organise session to discuss operational impacts to residents and potential removal from scope"</p> <p>Email from Christopher Mazza, Associate Director, PwC to RCC Randwick Campus Redevelopment dated 11 Feb 21 Subject and filename: <i>Magill Street Boom Gate</i> Note: Request to RCC in relation to contacting residents regarding Magill street boom gate operation</p> <p>Presentation to Council regarding the operation of the Boom Gate Operation Date: 25 Feb 21 Filename: 210225 - RCC - Boom Gate Presentation Presentation emailed to Council on 1 Mar 20 – Email from Christopher Mazza, Associate Director, PwC to Tony Lehmann, RCC - RCR - Council Meeting 25.02.21 - Presentation and Notes</p>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
						<p>Email subject and filename: <i>PwC Mail - RCR - Council Meeting 25.02.21 - Presentation and Notes</i></p> <p>Council Monthly Update Meeting 3 Mar 21 Filename: 210303 - RCC Coord Meeting - Meeting 020 - Agenda Note: "SSD 9113 – A15 - Magill Street Boom gate Modification - Meeting was held on 25 Feb to discuss mod of SSD10339 to discuss removal of the boom gate requirements, council to review proposal offline and advise project of outcome"</p> <p>Presentation to Emergency Services (Ambulance, and Police) regarding operation of Boom Gate Date: 11 March 2021 Note: Emergency Services confirmed they do not support the installation of a boom gate based on impacts to ambulances arriving at ASB Emergency Department via Barker Street / Hospital Road / Magill Street.</p> <p>Council Monthly Update Meeting 7 April 21 Filename: 210407 - RCC Coord Meeting - Meeting 021 - Minutes Note: "SSD 9113 – A15 - Magill Street Boom gate Modification - Meeting was held on 25 Feb to discuss mod of SSD10339 to discuss removal of the boom gate requirements, council yet to review proposal offline and advise project of outcome"</p> <p>Signage and line marking plans have been prepared but are yet to be finalised until there is agreement on the Boom Gate operation. This will submitted to Council and TfNSW for consideration in due course, followed by the Planning Secretary.</p>	
A16	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.	Above Ground Construction		Contractor	Record keeping for communications with the Certifier GANSW and the Planning Secretary	<p>Articulation of the façade presented to government architect in April 2019 approved 24 September 2019</p> <p>Email from Carol Marra (DPIE) – Approval from the below referenced file</p> <p>File Name: 21 - Condition A16 &amp; A17 - GANSW confirmation of changes to Facade</p>	Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<p>Provided from PwC/HI by email dated 30<sup>th</sup> Oct 2019 – “GANSW Advice – no planning secretary permission required for change of facade materiality File name: <i>GANSW confirmation of changes to façade</i></p> <p><b><u>Crown Certificate 4 (CC4)</u></b>  <b>Approval from PCA</b>  Crown Certificate 4 – Referenced documentation  No 20/1248468  Issued 9<sup>th</sup> November 2020</p> <p><b><u>Crown Certificate 5 (CC5)</u></b>  <b>Approval from PCA</b>  Crown Certificate 5 – Referenced documentation  No 21/124846-10  Issued 7 May 2021</p> <p>Approved Staging Report Matrix Item A16 confirmed: Certified refined facade design to be completed in accordance with Condition prior to commencement of Stage 4 façade works.  (Note the note in the report contains a typo error referring to Stage 3 (façade works are in Stage 4), while the actual Staging Columns correctly refer to Stage 4 façade works.</p> <p>Document: RCR State Significant Development SSD 9113: Staging Report  File Name: <i>Approved SSD 9113 Staging Report Rev 3</i>  Prepared by PwC  Date 24 April 2020  Status: Approved by DPIE</p> <p>Document: Staging Report approval letter from DPIE  Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113) Approval of Staging Report  File name: <i>SSD9113 Staging Report Approval</i>  Dated: 6 May 2020</p> <p>This has now been issued with the CC and construction commenced – refer above.</p>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
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 construction of the loading dock.	Above Ground Construction	satisfaction of the Planning Secretary,	Contractor	Record keeping for communications with the Certifier and planning Secretary	<p>Proposed articulation of the loading dock wall facing Magill Street - refer to ppt Randwick Campus Redevelopment Stage 1 – dated April 2019 – page 16-18.</p> <p>Refer to email letter received from GANSW via PwC – approval to proposed articulation as per presentation (refer above) to loading dock wall supported by GANSW. File name: <i>GANSW confirmation of changes to Facade</i> Dated: email dated 30<sup>th</sup> Oct 2019</p> <p>Articulation of the façade presented to government architect in April 2019 approved 24 September 2019</p> <p>Email from Carol Marra (DPIE) – Approval from the below referenced file</p> <p>File Name: 21 - Condition A16 &amp; A17 - GANSW confirmation of changes to Facade</p> <p>Approved Staging Report Matrix Item A17 confirms: Design approved by the Planning Secretary to be provided prior to installation of the loading dock. These works are in construction Stage 4.</p> <p>Document: RCR State Significant Development SSD 9113: Staging Report File Name: <i>Approved SSD 9113 Staging Report Rev 3</i> Prepared by PwC Date 24 April 2020 Status: Approved by DPIE</p> <p>Document: Staging Report approval letter from DPIE Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113) Approval of Staging Report File name: <i>SSD9113 Staging Report Approval</i> Dated: 6 May 2020</p>	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	Above Ground Construction	satisfaction of the Planning Secretary	Contractor	Record keeping for communications with the Certifier and Planning Secretary	<p>Proposed landscape mound in lieu of screen presented to stakeholders refer to ppt Randwick Campus Redevelopment Stage 1 – dated April 2019 – page 19.</p> <p>Email letter: Design Statement received from BVN supporting landscaped mound.</p>	Compliant



Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
	commencement of construction of the car park or landscaping works, whichever comes first. The screen structure is to be installed prior to operation.					<p>Refer to landscape drawing: <i>ASB_B2 Carpark Car headlight Spill Extent - 20200131</i></p> <p>Refer to letter from DPIE dated 10 February 2020 re: PoW Hospital Expansion 1 (SSD 9113) Satisfaction of Condition A18 – Emergency Department Car Park Screen.</p> <p>Approved Staging Report Matrix Item A18 confirms: Design approved by the Planning Secretary to be provided prior to car park or landscaping works, whichever comes first. These works are in construction Stage 4 (approved staging report). Note – amended staging report submitted and not yet approved. That report includes these works in stage 9 (ref: SSD-9113-PA-23)</p> <p>Document: <b>RCR State Significant Development SSD 9113: Staging Report</b>  File Name: <i>Approved SSD 9113 Staging Report Rev 3</i>  Prepared by PwC  Date 24 April 2020  Status: Approved by DPIE</p> <p>Document: Staging Report approval letter from DPIE  Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113) Approval of Staging Report  File name: <i>SSD9113 Staging Report Approval</i>  Dated: 6 May 2020</p>	
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.	Above Ground Construction	submitted to the Certifying Authority and the Planning Secretary	Contractor	Record keeping for communications with the Certifier and Planning Secretary.	<p>Approved Staging Report Matrix Item A19 confirms: Certified design of the 'cool roof' to be submitted prior to Stage 4 works involving construction of the roof.</p> <p>Nevertheless, this was issued to the Certifier as part of CC2 submission.</p> <p>Submitted to PCA  Via aconex corro.  Ref: BVN-GCOR-004508  BVN Architects  Sent: 18 Sept 20</p> <p>Approval from PCA  Crown Certificate 2  No 19/124846-4</p>	Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
						<p>Issued 14 Oct 2019</p> <p>Documentation Issued to HI/Planning Secretary – 2 June 2020 (correction to Construction Compliance Report #1)  File name: <i>A19 - Receipt for Lodgement of Response to DPIE (SSD-9113-PA-11)</i>  File name: <i>A19 - Form of Submission of Response to Condition to DPIE</i></p> <p>Document: RCR State Significant Development SSD 9113: Staging Report  File Name: <i>Approved SSD 9113 Staging Report Rev 3</i>  Prepared by PwC  Date 24 April 2020  Status: Approved by DPIE</p> <p>Document: Staging Report approval letter from DPIE  Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113) Approval of Staging Report  File name: <i>SSD9113 Staging Report Approval</i>  Dated: 6 May 2020</p>	
<b>Structural Adequacy</b>							
A20	<p>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.</p> <p>Notes: Part 8 of the EP&amp;A Regulation sets out the requirements for the certification of the development.</p>	At all times		Contractor	<p>Application for construction and occupation certificates  Engineering and Design Plan  Reviews</p>	<p>BCA Compliance is a pre-condition to the issue of Crown Certificates.</p> <p><b><u>Crown Certificate 1 (CC1)</u></b>  <b>Submitted to PCA</b>  Via aconex  Ref Structural Design Certificate  File Name: <i>190501 – Randwick Hospital ASB Redevelopment – Structural Design Certification for Crown Certificate CC1</i>  Prepared by Enstruct  Enstruct Sent: 3<sup>rd</sup> May 2019  Refer also to documentation referenced by CC1</p> <p><b>Approval from PCA</b>  Crown Certificate 1 (CC1) – Referenced documentation  No 19/124846-3  Issued: 31 May 2019</p> <p><b><u>Crown Certificate 2 (CC2)</u></b>  <b>Submitted to PCA</b></p>	Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<p>Via aconex Ref Structural Design Certificate File Name: 190816 – Randwick Hospital ASB Redevelopment – Structural Design Certification for Crown certificate CC2 Prepared by Enstruct Enstruct Sent: 16 Aug 2019 Refer also to documentation referenced by CC2</p> <p><b>Approval from PCA</b> Crown Certificate 2 – Referenced documentation No 19/124846-4 Issued 14 Oct 2019</p> <p><b><u>Crown Certificate 3 (CC3)</u></b> <b>Submitted to PCA</b> Via aconex Ref Structural Design Certificate File Name: SSD9113 CC3 Structural Certification Enstruct 200417 Prepared by Enstruct Sent: 16 Aug 2019 Refer also to documentation referenced by CC2</p> <p><b>Approval from PCA</b> Crown Certificate 3 – Referenced documentation No 19/124846-6 Issued 20 June 2020</p> <p><b><u>Crown Certificate 4 (CC4)</u></b> <b>Submitted to PCA</b> Via aconex LL-GCOR-024591 Ref: Façade and Architectural Design Certificates (multiple) - includes certificates prepared by Surface Design, BVN Architecture &amp; OnSite Facades Ref: Structural Design Certificate dated 4<sup>th</sup> September 2020 (File Name: SSD9113 CC4 RCR ASB Structural Design Certification) Prepared by Enstruct Sent: 9<sup>th</sup> September 2020 Refer also to documentation referenced by CC3</p> <p><b>Approval from PCA</b> Crown Certificate 4 – Referenced documentation No 20/1248468</p>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
						<p>Issued 9<sup>th</sup> November 2020</p> <p><b><u>Crown Certificate 5 (CC5)</u></b>  <b>Submitted to PCA</b>  Via aconex LL-GCOR-035083 &amp; LL-GCOR-035752  Ref in particular: Façade and Architectural Design Certificates (multiple) - includes certificates prepared by Surface Design, BVN Architecture &amp; OnSite Facades  Sent: 31 March 2021 &amp; 15 April 2021  Refer also to documentation referenced by CC3 &amp; 4</p> <p><b>Approval from PCA</b>  Crown Certificate 5 – Referenced documentation  No 21/124846-10  Issued 7 May 2021</p> <p><b><u>Crown Certificate 6 (CC6)</u></b>  <b>Submitted to PCA</b>  Via aconex LL-GCOR-041668  Ref in particular: External works, public and patient bridges structure and services</p> <p><b>Approval from PCA</b>  Crown Certificate 6 – Referenced documentation  No 21/124846-11  Issued 26 July 2021</p>	
<b>External Walls and Cladding</b>							
A21	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	At all times		Contractor	Record keeping for communications with the Certifier.	<p>Refer to design guideline note 32 which requires product for external walls and cladding to be non-combustible and comply with the BCA.</p> <p>Letter issued by Lendlease and accepted by the Certifying Authority dated 27 May 2019 noting condition not applicable to CC1, to be satisfied under subsequent CC.</p> <p>As per "Approved Staging Report" - Façade and External Walls to be issued as part of CC4.</p> <p><b><u>Crown Certificate 4 (CC4 - Main ASB façade works, excluding bridges and façade areas the subject of Mod 3)</u></b></p> <p><b>Submitted to PCA</b></p>	Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<p>Note documentation submitted to the PCA related to the whole façade excluding the bridges, but some parts were unable to be issued with a CC due to their inclusion in a Modification Application that was under assessment by DPIE at the time.</p> <ul style="list-style-type: none"> <li>Ref External Wall Disclosure statements/ Design Certificate File Names: <i>SSD9113 CC4 External Wall System Design Compliance Statement BCA2016 Amd1 w attachments</i> Prepared by Onsite Group Pty Ltd Sent: 3rd Sept 2020 Via Aconex LL-GCOR-024245</li> <li>Ref Awning/Roof and External Wall System disclosure statement dated 7th September 2020 File Name: <i>SSD9113 CC4 External Wall System Design Compliance Statement BCA2016 Amd1 - Surface Design</i> Prepared by Surface Design Sent: 3rd November 2020 Via aconex LL-GCOR-027429</li> <li>Refer also to documentation referenced by CC3</li> </ul> <p><b>Approval from PCA</b> Crown Certificate 4 – Referenced documentation No 20/1248468 Issued 9<sup>th</sup> November 2020</p> <p><b><u>Crown Certificate 5 (CC5 - balance of ASB façade, excluding bridges)</u></b></p> <p><b>Submitted to PCA</b> Ref External Wall Disclosure statements/ Design Certificate dated 1<sup>st</sup> September 2020 Certificates issued for CC4 which covered CC5 scope as well: <i>SSD9113 CC4 External Wall System Design Compliance Statement BCA2016 Amd1 w attachments</i> and <i>SSD9113 CC4 External Wall System Design Compliance Statement BCA2016 Amd1 - Surface Design</i> Via aconex LL-GCOR-035083 sent 31 March 2021 &amp; LL-GCOR-035752 sent 15 April 2021 Refer also to documentation referenced by CC3 &amp; CC4</p> <p><b>Approval from PCA (balance of façade, excluding bridges)</b></p>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
						<p>Crown Certificate 5 – Referenced documentation No 21/124846-10 Issued 7 May 2021</p> <p><b>Crown Certificate 6 (CC6)</b> <b>Submitted to PCA</b> Via aconex LL-GCOR-041668 Ref in particular: External works, public and patient bridges structure and services</p> <p><b>Approval from PCA</b> Crown Certificate 6 – Referenced documentation No 21/124846-11 Issued 26 July 2021</p>	
<b>Applicability and Guidelines</b>							
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.	At all times		Note	Record Keeping System, the Planning Secretary, Department Management Plans/ Sub-plans	Management Plans and Sub-plans contain guidelines, AS and protocols as current to date of this Consent.	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.	At all times		Note	Monitoring or audit methodology statements	Record of Direction from the Planning Secretary No directions from the Planning Secretary issued under this to date Monitoring reports	Not triggered
<b>Monitoring and Environmental Audits</b>							
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	At all times		Contractor	Monitoring or audit methodology statements	<p>Monitoring, or environmental audits: -</p> <ul style="list-style-type: none"> <li>Independent Audits held as specified in Independent Audit Programme prepared under Conditions C40 &amp; C41</li> <li>Independent Reports under Condition C43 received and responded to under Condition C44 until satisfied</li> </ul>	Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
	incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing. 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.					<ul style="list-style-type: none"> <li>Condition Compliance status as per Compliance Reports under Conditions B65 &amp; B66</li> <li>Staging Report submitted and approved under Conditions A27 to A30</li> <li>Incident and Notification as per Condition requirements C46 to C50</li> </ul> <p>Refer to relevant conditions for details.</p>	
<b>Access to Information</b>							
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>(i) the documents referred to in condition A2 of this consent;</p> <p>(ii) all current statutory approvals for the development;</p> <p>(iii) all approved strategies, plans and programs required under the conditions of this consent;</p> <p>(iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;</p> <p>(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions</p>	Staged Crown Certificate - Staged Construction	as agreed by the Planning Secretary,	Contractor	Record keeping for communications with the Certifier.	<p>Refer to Project website <a href="https://www.planningportal.nsw.gov.au/major-projects/project/13511">https://www.planningportal.nsw.gov.au/major-projects/project/13511</a></p> <p><b>Non-compliance (current period)</b> Plans are being inconsistently updated on the website. <u>Action to be taken</u> HI to update the website</p> <p><b>Non-Compliance in IA#1</b> Document: Independent Audit Report Randwick Campus Redevelopment SSD 9113 July 2020 Audit Number 3 Issue: Noise, vibration and dust monitoring records should be included on the website Outcome: The July to December 2020 monitoring results were available on the website. <b>Non -Compliance Status : CLOSED</b></p> <p><b>Non-compliance (previous period)</b> IA#4 identified a non-compliance with Condition A25. <i>"Plans, programs and strategies are on the website. However, not all of the latest versions were not available. CCR 3 was not available on the website."</i> Further assessment by the project team indicates that HI have yet not uploaded all current management plans or monitoring results to the website.</p>	Non-Compliant



Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
	<p>of this consent, or any approved plans and programs;</p> <p>(vi) a summary of the current stage and progress of the development;</p> <p>(vii) contact details to enquire about the development or to make a complaint;</p> <p>(viii) a complaint register, updated monthly;</p> <p>(ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;</p> <p>(x) any other matter required by the Planning Secretary; and</p> <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>					<p>Specifically, monitoring results were uploaded to the website 21<sup>st</sup> Jan 2020 and again around 2 June 20 (report date), providing monitoring results from June 19 to March 20 only. File name: <i>RCR-Construction-Monitoring-Reporting-period-17-June-2019-to-8-March-2020_1</i></p> <p>In relation to the Compliance Reports: Current Construction Compliance Report (CCR) #3 was not uploaded to the website at the time of Audit 4, as noted in IA#4 Report. Since the Audit, CCR# has been uploaded to the website. Further, CCR#2 (rev 1), dated 11 Jun 20 has been uploaded to the project website only. However, this report was however superseded by an update revision 2, which was submitted to DPIE on 30 July 20, but has not been uploaded to the website. Refer to notes against Condition B66.</p> <p>Note this was not recorded in the earlier CCR (CCR#3) but has been added now as a record for that reporting period for accuracy.</p> <p>Refer to notes against condition</p> <p><b>Actions taken:</b> CCR# 3 has been uploaded to the website.</p> <p><b>Action to be taken:</b></p> <ul style="list-style-type: none"> <li>• HI to notify DPIE of the non-compliance</li> <li>• HI to update the website. This includes: <ul style="list-style-type: none"> <li>- HI to upload current management plans</li> <li>- HI to upload all results to the present to the website (i.e. all results April 20 to present)</li> <li>- Supersede CCR#2 (rev 1) with CCR#2(rev)</li> </ul> </li> </ul> <p><b><u>Non-compliance status: Closed</u></b></p> <p><b><u>Non-compliance (current period)</u></b> <b><u>CCR #4 and updated management plans have not been uploaded to the project website and made publicly available.</u></b></p>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
						<b>Actions to be taken:</b> <ul style="list-style-type: none"> <li><b><u>HI to update the website, this includes:</u></b> <ul style="list-style-type: none"> <li><b><u>HI to upload current management plans</u></b></li> <li><b><u>HI to upload CCR #4</u></b></li> </ul> </li> </ul> <b><u>Non-compliance status: Open</u></b>	
<b>Compliance</b>							
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.	At all times		Note	Instruction to comply with conditions include in minor contract template Consent Conditions included in Induction presentation.	<p>The head contract requires Lendlease (and its sub-contractors) to comply with all conditions of consent under SSDA 9113.</p> <p>DA conditions form part of the Subcontractor's Major Works Subcontract i.e. Template for Works Contract: Contains instruction that all works to be carried in accordance with Project SSD Conditions of Consent and other Project Approvals.</p> <p>Staff are made aware through various ongoing meetings and discussions.</p>	Compliant
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.	At all times		Note		<p>As there were a number of conditions that could be regarded as non-compliances as their timing for close out was generally linked to construction start dates, as opposed to the actual related construction and design staging it was discussed and agreed with DPIE &amp; HI Planning that a Staging Report would be submitted to DPIE and approved to allow for staged compliance with conditions rather than a series of modifications to conditions..</p> <p>This covered such items such as Façade, botany Traffic intersection, landscaping etc</p> <p>Document: <b>RCR State Significant Development SSD 9113: Staging Report</b>  File Name: <i>Approved SSD 9113 Staging Report Rev 3</i>  Prepared by PwC  Date 24 April 2020  Status: Approved by DPIE  SSD-9113-PA-8</p> <p>Document: Staging Report approval letter from DPIE</p>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
						<p>Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113) Approval of Staging Report File name: <i>SSD9113 Staging Report Approval</i> Dated: 6 May 2020</p> <p>Document: <b>RCR State Significant Development SSD 9113: Staging Report</b> File Name: <i>SSD 9113 Staging Report Rev 4 (file rev is 5)</i> Prepared by PwC Date 10<sup>th</sup> August 2020 Status: Submitted 9 Dec 2020 DPIE Post approval SSD-9113-PA-23 Filename: <i>SSD-9113-PA-23 - Condition A27 Updated Staging Report 9 Dec 20</i> Approval Pending</p> <p>Current Period (CCR5): Staging report Revision 3 has been approved by DPIE with approval received 6 May 2020 Title: Prince of Wales Hospital Expansion Stage 1 (SSD9113) Approval of Staging Report</p>	
<b>A28</b>	<p>A Staging Report prepared in accordance with condition A27 must:</p> <p>(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;</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>(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and</p> <p>(d) set out mechanisms for managing any</p>	At all times		Note		As per comment against Condition A27.	Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
	cumulative impacts arising from the proposed staging.						
A29	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	At all times		Note		The project is being staged as per the approved Staging Report	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.	At all times		Note		Compliance to be adhered to as relevant to each project Stage nominated in the Staging Report. Refer to notes against the conditions in this Matrix.	Compliant
<b>Advisory Notes</b>							
AN1	All licences, 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 licences, permits, approvals and consents.	At all times		Note		Acknowledged	Compliant
<b>PART B Prior to Commencement of Construction</b>							
<b>Notification of Commencement</b>							
B1	The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	Prior to Construction		Contractor	Record Keeping System for communications with the Department.	Record and date check of Written notification to the Department (for Prior to Construction/ commencement of physical work). Email to DPIE (then DPE) dated 14 June 2019.	Compliant
B2	If the construction or operation of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.			Contractor	Record keeping	<p>Staging reports submitted to DPIE for approval to-date have included a notice of the intended project construction staging with programme dates for each stage.</p> <p>Independent Audit Report #4 dated June 21 recorded a non-compliance against this condition noting: "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>The auditor has clarified that it considers that notices should be issued separate to the Staging Report notice.</p>	Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
						<p><b>Actions to be taken –</b></p> <ul style="list-style-type: none"> <li>- <b>Hi to notify DPIE of the non-compliance.</b></li> <li>- Hi to notify DPIE of the intended date of commencement of construction stages in line with this condition.</li> </ul> <p>Note, Construction programmes are fluid and can change at short notice due to delays or the need to reprogram works if a site issue has arisen that delays one component of works and requires diversion of contractor attention to another part of their scope while the issue is being resolved. Stages of construction on this project overlap due to the shape and height of the building and contractor progress determines overlap of staging</p> <p>Current Period (CCR#5) Notification of stages was submitted via aconex LL-GCOR-052303</p> <p>DPIE Post Approval Record: PA33</p> <p>Non-compliance status: Closed</p>	
<b>Certified Drawings</b>							
<b>B3</b>	<p>Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with:</p> <ul style="list-style-type: none"> <li>(a) the relevant clauses of the BCA; and</li> <li>(b) this development consents.</li> </ul>	Prior to Construction		Consultant	<p>Copy of records / certificates of Compliance.</p> <p>Record Keeping for communications with the certifier.</p>	<p><b><u>Crown Certificate 1</u></b> File name: 190501 – Randwick Hospital ASB Redevelopment – Structural Design Certification for CC1 Prepared by: Enstruct Dated: 3 May 2019</p> <p><b>Approval from PCA</b> Crown Certificate 1 (CC1) No 19/124846-3 Issued: 31 May 2019</p> <p><b><u>Crown Certificate 2</u></b> File name – 190816- Randwick Hospital ASB Redevelopment for CC2 Prepared by Enstruct Dated 16<sup>th</sup> August</p> <p><b>Approval from PCA</b> Crown Certificate 2 (CC2)</p>	Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<p>No 19/124846-4 Issued 14 Oct 2019</p> <p><b><u>Crown Certificate 3 (CC3)</u></b>  <b>Submitted to PCA</b>  Via aconex  Ref Structural Design Certificate  File Name: <i>SSD9113 CC3 Structural Certification Enstruct 200417</i>  Prepared by Enstruct  Sent: 16 Aug 2019  Refer also to documentation referenced by CC2</p> <p><b>Approval from PCA</b>  Crown Certificate 3 – Referenced documentation  No 19/124846-6  Issued 20 June 2020</p> <p><b><u>Crown Certificate 4 (CC4 - Main ASB façade works, excluding bridges and façade areas the subject of Mod 3)</u></b></p> <p>Note documentation submitted to the PCA related to the whole façade excluding the bridges, but some parts were unable to be issued with a CC due to their inclusion in a Modification Application that was under assessment by DPIE at the time.</p> <p><b>Key docs submitted to PCA</b></p> <ul style="list-style-type: none"> <li>Ref Structural Design Certificate dated 4<sup>th</sup> September 2020  File Name: <i>SSD9113 CC4 RCR ASB Structural Design Certification</i> Prepared by Enstruct  Sent: 9<sup>th</sup> September 2020 Via aconex LL-GCOR-024591</li> <li>Ref External Wall Disclosure statements/ Design Certificate  File Names: <i>SSD9113 CC4 External Wall System Design Compliance Statement BCA2016 Amd1 w attachments</i>  Prepared by Onsite Group Pty Ltd  Sent: 3rd Sept 2020 Via Aconex LL-GCOR-024245</li> <li>Ref Awning/Roof and External Wall System disclosure statement dated 7th September 2020</li> </ul>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<p>File Name: SSD9113 CC4 External Wall System Design Compliance Statement BCA2016 Amd1 - Surface Design Prepared by Surface Design Sent: 3rd November 2020 Via aconex LL-GCOR-027429 Refer also to documentation referenced by CC3</p> <p><b>Approval from PCA</b> Crown Certificate 4 – Referenced documentation No 20/1248468 Issued 9<sup>th</sup> November 2020</p> <p><b><u>Crown Certificate 5 (CC5 - balance of ASB façade, excluding bridges)</u></b></p> <p><b>Key docs submitted to PCA</b> Ref External Wall Disclosure statements/ Design Certificate dated 1<sup>st</sup> September 2020 Certificates issued for CC4 which covered CC5 scope as well: SSD9113 CC4 External Wall System Design Compliance Statement BCA2016 Amd1 w attachments (Onsite) and SSD9113 CC4 External Wall System Design Compliance Statement BCA2016 Amd1 - Surface Design (surface design) Via aconex LL-GCOR-035083 sent 31 March 2021 &amp; LL-GCOR-035752 sent 15 April 2021 Refer also to documentation referenced by CC3 &amp; CC4</p> <p><b>Approval from PCA</b> Crown Certificate 5 – Referenced documentation No 21/124846-10 Issued 7 May 2021</p> <p><b><u>Crown Certificate 6 (CC6) – External works, patient and public bridge structure, services and part facade</u></b> <b>Submitted to PCA</b> Via aconex LL-GCOR-041668 Ref in particular: External works, public and patient bridges structure and services</p> <p><b>Approval from PCA</b> Crown Certificate 6 – Referenced documentation No 21/124846-11</p>	



Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
<b>External Walls and Cladding</b>						Issued 26 July 2021	
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 aluminium composite panels, comply with the requirements of the BCA.	Prior to Construction		Contractor	Record keeping for communications with the Certifier.	<p>Letter issued by Lendlease and accepted by the Certifying Authority dated 27.05.19 noting condition not applicable to CC1, to be satisfied under subsequent CC.</p> <p>Approved by DPIE Document: <b>RCR State Significant Development SSD 9113: Staging Report</b> File Name: Approved SSD 9113 Staging Report Rev 3 Prepared by PwC Date 24 April 2020</p> <p>Refer to Matrix in Approved Staging Report – item B4 – confirmed documentation to be submitted as part of CC4</p> <p>Note: no modification required.</p> <p><b><u>Non-Compliance in IA#1</u></b> <b>Document:</b> Independent Audit Report Randwick Campus Redevelopment SSD 9113 July 2020 Audit Number 3 <b>Issue:</b> As recommended in the Pre-construction Compliance Report, a modification to change this condition has yet to be undertaken. <b>Outcome:</b> Modification 1 and the subsequent Staging Report has deferred these obligations to a later stage (CC4) <b>Non -Compliance Status : CLOSED</b></p> <p><b><u>Crown Certificates 4 – 6: Refer to referenced documentation against Condition B3 above.</u></b></p>	Compliant
B5	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.	Prior to Construction	to the Planning Secretary within seven days	Contractor	Record Keeping for communications with the Planning Secretary	<p>Letter issued by Lendlease and accepted by the Certifying Authority dated 27.05.19 noting condition not applicable to CC1.</p> <p><b>Non Compliance:</b> Documents not submitted to Department within 7 days for CC4 or CC5 (reason: typographic reference errors in the Certificates required correction and reissue prior to submission). HI has noted that DPIE's feedback has been that it did not seek to receive the entire CC reference / attachments list and as a result this documentation has not been submitted. However, the bulk</p>	Non-Compliance

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
						<p>of documentation submitted to the PCA for CCs 4 and 5 has been relevant to the façade / external cladding.</p> <p><b>Action to be taken:</b> Non-Compliance notification to be issued to the Department. A request has been sent to HI to issue the documents relation to external walls and cladding to DPIE, with a more limited set of attachments relevant only to the façade / cladding.</p>	
<b>Protection of Public and Private Property and Infrastructure</b>							
B6	<p>(a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;</p> <p>(b) prepare a dilapidation report identifying the condition of all public infrastructure near the site (including roads, gutters and footpaths);</p> <p>(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;</p> <p>(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.</p>	<p>Prior to Construction</p> <p>CC1 – May 2019</p>		Contractor	<p>Record Keeping for Consultation/ Communications with Service Owners/ Providers</p> <p>Record Keeping for communications with the Certifier</p> <p>Record Keeping System for communications with the Planning Secretary and Council</p>	<p>Refer to Condition B12</p> <p>File name: 190531 – RCR ASB Vibration Limits Prepared by: Enstruct Dated: 31 May 2019</p> <p>File name: 4 Hay Street Randwick Prepared by James Townsend Dilapidation Surveys Dated: 10 May 2019</p> <p>File name: 3 Magill Street Randwick Prepared by James Townsend Dilapidation Surveys Dated: 4 November 2018</p> <p>File name: 40 Botany Street Kensington Prepared by James Townsend Dilapidation Surveys Dated: 26 February 2019</p> <p>File name: High Street Randwick Light Rail Prepared by James Townsend Dilapidation Surveys Dated: 26 February 2019</p> <p>File name: I Magill Street Randwick Prepared by James Townsend Dilapidation Surveys Dated: 24 August 2018</p> <p>File name: 5 Magill Street Randwick Prepared by James Townsend Dilapidation Surveys Dated: 24 August 2018</p> <p>File name: 7 Magill Street Randwick Prepared by James Townsend Dilapidation Surveys Dated: 24 August 2018</p>	Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
	(e) submit a copy of the dilapidation report and engineers report to the Certifying Authority and Council.					<p>File name: 9 Magill Street Randwick Prepared by James Townsend Dilapidation Surveys Dated: 13 August 2018</p> <p>File name: 11 Magill Street Randwick Prepared by James Townsend Dilapidation Surveys Dated: 13 August 2018</p> <p>File name: 13 Magill Street Randwick Prepared by James Townsend Dilapidation Surveys Dated: 13 August 2018</p> <p>File name: 15 Magill Street Randwick Prepared by James Townsend Dilapidation Surveys Dated: 13 August 2018</p> <p>File name: 103 Botany Street Randwick Prepared by James Townsend Dilapidation Surveys Dated: 29 August 2018</p> <p>File name: POWH Road Survey Prepared by James Townsend Dilapidation Surveys Dated: 20 September 2018</p> <p>Record of consultation with &amp; submission to Council: From: Pappas, Silvie &lt;Silvie.Pappas@lendale.com&gt; Date: Fri, May 31, 2019 at 2:58 PM Subject: SSD 9113 - Condition B6 Protection of Public and Private Property and Infrastructure To: John.Flanigan@randwick.nsw.gov.au &lt;John.Flanigan@randwick.nsw.gov.au&gt;, council@randwick.nsw.gov.au &lt;council@randwick.nsw.gov.au&gt; Email submission of documents: Attached the following documents to satisfy SSD 9113 Condition B6 Protection of Public and Private Property Infrastructure prior to the commencement of piling works to commence Monday 3 June 2019. Dilapidation report extracts provided &amp; an engineer's letter is attached noting the vibration limitations that the proposed piling methodology. File name: <i>EXTFwd SSD 9113 - Condition B6 Protection of Public and Private Property and Infrastructure</i></p>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
						<b>Approval from PCA</b> Crown Certificate 1 (CC1) No 19/124846-3 Issued: 31 May 2019	
<b>Security Deposit</b>							
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 4.17(6) of the Environmental Planning and Assessment Act 1979.	Prior to Construction CC1 – May 2019		Consultant	Copy of records / certificates of Compliance.  Record Keeping for communications with the certifier.	File name: 190520 – Randwick City Council Receipt for Security Deposit Prepared by: Stamped by Randwick City Council Dated: 20 May 2019  <b>Approval from PCA</b> Crown Certificate 1 (CC1) No 19/124846-3 Issued: 31 May 2019	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.			Note	Note	Council will be contacted for inspection once works to repair any damage has been rectified	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.	Prior to Construction		Contractor	Record keeping for communications with the Certifier and Council	Provided to Council on USB 30 May 2019  <b>Approval from PCA</b> Crown Certificate 1 (CC1) No 19/124846-3 Issued: 31 May 2019	Compliant
<b>Contamination</b>							
B10	Prior to commencement construction, the Applicant must prepare a Contamination Management Protocol to the satisfaction of an NSW EPA Accredited Site Auditor which identifies how concurrent remediation and construction activities will be managed on site which: (a) includes procedures to differentiate between the handling of contaminated soil/material and construction material to ensure clear separation of handling;	Prior to Construction		Contractor	Copy of records / certificates of Compliance.  Record Keeping for communications with the certifier.	Remediation Action Plan File name: 72505.14.R002.Rev4.RAP (1) Prepared by Douglas Partners Dated: February 2019  Sampling and Analysis Quality Plan for Data gap and Waste Classification Investigation File name: 72505.15. R003.DftB. Randwick SAQP Prepared by Douglas Partners Dated: February 2019  Randwick Campus Redevelopment Interim Audit Advice #4: Douglas Partners Site Investigation	Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
	(b) includes procedures to differentiate between the handling and transport of contaminated soil and construction materials to and from the site ensure clear separation of handling; and (c) includes a procedure for recording the volume and type of contaminated material leaving the site and its destination.					File name: S16895_LET04_February2019 (2) Prepared by: Senversa Dated: 22 February 2019  EPA Site Audit Statement File name: S16895_SAS_JC-NSW26a_27February2019 Prepared by: Senversa Dated: 27 February 2019  <b>Approval from PCA</b> Crown Certificate 1 (CC1) No 19/124846-3 Issued: 31 May 2019  <b>Non-Compliance in IA#1 &amp; IA#3</b> <b>Document:</b> Independent Audit Report Randwick Campus Redevelopment SSD 9113 July 2020 Audit Number 3 <b>Issue:</b> Obtain evidence from EPA Site Auditor of satisfaction of the SMP (site waste/ soil management plan). <b>Outcome:</b> The EPA accredited auditor has documented that this condition has been met <b>Non -Compliance Status : CLOSED</b>	
<b>Unexpected Contamination Procedure</b>							
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.	Prior to Construction	and results of testing submitted to the Planning Secretary	Contractor	Copy of records / certificates of Compliance.  Record Keeping for communications with the certifier.	File name: Unexpected Finds Protocol – extract from CEMP Prepared by: Lendlease Dated: May 2019  <b>Approval from PCA</b> Crown Certificate 1 (CC1) No 19/124846-3 Issued: 31 May 2019	Compliant
B12	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Prior to commencement of utilities works		Contractor	Record keeping for communications with the Certifier.	<b>Crown Certificate 2</b> Email Letter issued to PCA Issued by Lendlease Dated 26 <sup>th</sup> Sept 2019 Email contained 3 attachments: Letters from Authorities: Telstra, Ausgrid & Jemena	Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
						<b>Approval from PCA</b> Crown Certificate 2 (CC2) No 19/124846-4 Issued 14 Oct 2019  Current Period (CCR#5): Noted	
<b>Utilities and Services</b>							
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.	Prior to commencement of above ground works		Contractor	Record keeping for communications with the Certifier.	Email from Telstra – dated 9 July 2019 Confirming sufficient network available File name: <i>EXTRE Telstra - Various works in relation to the RCR</i>  Letter from Telstra – dated 25 Sept 2019 Confirming sufficient network available File Name: Available network for development Randwick  Letter from SES LHD - dated 10 Oct 2019 Confirming that SES LHD would be the account holder for AGL Commercial gas File name: <i>FW EXTFW Gas retailer</i>  Letter from Jemena – dated 25 Sept 2019 Confirming proposed development supply File name: <i>Gas Availability Prince of Wales Hospital</i>  Letter from Ausgrid – dated 18 <sup>th</sup> July 2019 Subject: Electricity network connection application/ certification of electrical design plans SC11993 File name: <i>RCR-DEP-EL-50-RPT-S1-0100420[A] (1)</i>  Note: the letters are evidence that communications have proceeded with the relevant Utility Services providers with final approvals currently being obtained  <b>Approval from PCA</b> Crown Certificate 2 (CC2) No 19/124846-4 Issued 14 Oct 2019	Compliant
<b>Community and Communication Strategy</b>							
B14	A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the	Prior to Construction  CC1 – May 2019		Contractor / Principal / LHD	Copy of records / certificates of Compliance.	Copy of Records/Certificates of Compliance as listed.	Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
	<p>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.</p> <p>The Community Communication Strategy must:</p> <ul style="list-style-type: none"> <li>(a) identify people to be consulted during the design and construction phases;</li> <li>(b) set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;</li> <li>(c) provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;</li> <li>(d) set out procedures and mechanisms: <ul style="list-style-type: none"> <li>(i) through which the community can discuss or provide feedback to the Applicant;</li> <li>(ii) through which the Applicant will respond to enquiries or feedback from the community; and</li> <li>(iii) 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.</li> </ul> </li> </ul>				<p>Record Keeping for communications with the certifier.</p>	<p>File name: Community Communication Strategy Template – RCR Project Communications 240419 Prepared by: Health Infrastructure Dated: April 2019</p> <p>DPE Approval Letter File name: prince of Wales Hospital Stage 1 – Community Communication Strategy Prepared by: DPE Dated: 5 June 2019</p> <p><b>Approval from PCA</b> Crown Certificate 1 (CC1) No 19/124846-3 Issued: 31 May 2019</p>	
<b>B15</b>	The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than two	Prior to Construction  CC1 – May 2019	must be submitted to the Planning	Contractor / Principal / LHD	Copy of records / certificates of Compliance.	File name: <b>Community Communication Strategy Template – RCR Project Communications 240419</b> Prepared by: Health Infrastructure Dated: April 2019	Compliant



Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
	weeks before the commencement of any work.		Secretary for approval		Record Keeping for communications with the certifier.	DPE Approval Letter File name: <b>Prince of Wales Hospital Stage 1 – Community Communication Strategy</b> Prepared by: DPE Dated: 5 June 2019	
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.	Prior to Construction  CC1 – May 2019	within another timeframe agreed with the Planning Secretary.	HI/LHD	Copy of records / certificates of Compliance.  Record Keeping for communications with the certifier.	File name: <b>Community Communication Strategy Template – RCR Project Communications 240419</b> Prepared by: Health Infrastructure Dated: April 2019  DPE Approval Letter File name: <b>Prince of Wales Hospital Stage 1 – Community Communication Strategy</b> Prepared by: DPE Dated: 5 June 2019  <b>Approval from PCA</b> Crown Certificate 2 (CC2) No 19/124846-4 Issued 14 Oct 2019	Compliant
<b>Aboriginal Cultural Heritage</b>							
B17	In accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report, prepared by Mary Dallas Consulting Archaeologists, dated October 2018: (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	Prior to Construction  CC1 – May 2019	the Certifying Authority, OEH and the Planning Secretary, within six months of completion	Contractor / Principal / LHD	Copy of records / certificates of Compliance.  Record Keeping for communications with the certifier.	Overall RCR Site-relevant approvals (Stage 1 & Stage 2 areas included)  File name: <i>AHIP C0004536 - AHIMS 4386 - Prince of Wales Hospital redevelopment Stage 1 - Randwick City Council</i> Prepared by: Office of environment and Heritage Dated: 15 February 2019  File name: <i>NOTICE OF ISSUE-AHIP C0004537 - AHIMS 4386 - Prince of Wales Hospital redevelopment Stage 1 - Randwick City Council</i> Prepared by: Office of environment and Heritage Dated: 15 February 2019  <u>B17 Parts (a) to (c) – Closed for ASB SSDA9113 Site – Compliant (refer also to B40)</u>	Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
	<p>land, in order to determine the presence/absence of any Aboriginal archaeological remains within surviving archaeologically sensitive dune deposits;</p> <p>(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;</p> <p>(c) any Aboriginal archaeological monitoring, test or salvage excavations should be designed and developed with reference to any historical archaeological requirements and approvals;</p> <p>(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</p> <p>(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.</p>					<p>Email confirmation of Site Clearance post completion of test pit investigations File name: <i>190521_Email confirmation of Archaeological Site Clearance</i> Prepared by Mary Dallas Dated: 21 May 2019</p> <p>Test Pit investigation locations File name: <i>Additional Test Pit Locations - HCV046 and RCR Level B2 Floor Plan</i> Prepared by Mary Dallas Dated: March 2019</p> <p><b>Approval from PCA</b> Crown Certificate 1 (CC1) No 19/124846-3 Issued: 31 May 2019</p> <p>File Title: Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) Pow ASB Randwick File Name: <i>B40 - MDCA Sub Management Plan 2018 June Recommendations included</i> Prepared by Mary Dallas Dated: June 2019 Refer to s.4 (11) of ACHMSP for confirmation of compliance with B40(b).</p> <p>B40 (c) DPIE Approval Letter: Conditions B40 Aboriginal Cultural Heritage Management Sub-Plan for Prince of Wales Hospital Expansion, Stage 1, Randwick (SSD9113) File name: <i>Condition B40 - ACHMSP - signed approval letter</i> Prepared by: DPIE Dated: 14 June 2019</p> <p><b>Approval from PCA</b> Crown Certificate 1 (CC1) No 19/124846-3 Issued: 31 May 2019</p> <p><u>Parts (d) &amp; (e) – Not Triggered (report to achieve close out in progress)</u></p>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<p>Refer to Statement by Mary Dallas. Key points:</p> <ul style="list-style-type: none"> <li>Confirms archaeological investigations are completed within the SSD9113 ASB site but yet to be completed for the balance of the area covered by National Parks &amp; Wildlife Act AHIP (ref C0004536); and</li> <li>Provides a status update on findings.</li> </ul> <p>Document: Randwick Hospital Redevelopment Archaeology - Preliminary Finds Summary prepared by Mary Dallas Consulting Archaeologist File name: <i>B17 &amp; B54 - Summary Aboriginal Archaeological assessment</i> Dated: 17 April 2020 Parts 6(15) &amp; 6(16) of the DPIE-approved ACHMSP (refer to reference above) confirm the procedures set out in B17 are to be adhered to.</p> <p>Approved Staging Report Matrix Item B17 provides that: Aboriginal Cultural Heritage Assessment report to be completed within six months of completion of test excavations, <u>or prior to occupation if additional time is required to prepare the report in accordance with Part (d) of the Condition</u>. The latter timing will be adhered to, noting that MDCA are yet to complete their archaeological analysis and reporting, despite repeated requests from Lendlease, HI and PwC.</p> <p>Document: RCR State Significant Development SSD 9113: Staging Report File Name: <i>Approved SSD 9113 Staging Report Rev 3</i> Prepared by PwC Date 24 April 2020 Status: Approved by DPIE</p> <p>Document: Staging Report approval letter from DPIE Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113) Approval of Staging Report File name: <i>SSD9113 Staging Report Approval</i> Dated: 6 May 2020</p>	

Ecologically Sustainable Development

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
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.	Above Ground Construction	to the satisfaction of the Planning Secretary	Contractor	Record Keeping for communications with the Certifier OR Record Keeping for communications with the Planning Secretary, Department	<p>Email received from Green Building Council Australia via Wood &amp; Grieve Engineers dated 8<sup>th</sup> Oct 2019 confirming registration and project number – GS-4699DA</p> <p>1. GBCA Tax invoice received: GS-4699Da-A-38478 2. Lendlease payment receipt Number 673711</p> <p>HI have since instructed that the Greenstar process is not to be pursued. Consequently, B18 alternate pathway option to be pursued.</p> <p>Instruction provided from HI to continue with DPIE/HI - endorsed alternate pathway. Change to HI ESD strategy/framework HI advice letter Submitted to PCA: ref Aconex -LLGCOR-015384 Dated 26 Feb 20 Title: Alternative ESD pathway agreement letter received from DPIE 10 February 2020.</p> <p>DPIE agreement letter title: ESD Framework and Guidelines – Request for agreement of Alternative Framework File name: B18 DPIE Agreement - 191022 - HINSW ESD Framework Dated: 22 October 2019</p> <p>Relevant documentation referred to above-Submitted to PCA: Aconex ref# LL-GCOR-017169 on 14 April 2020 &amp; ref# LL-GCOR-018175 on 6 May 2020</p> <p>HI &amp; DPIE run monthly meetings for ESD but no minutes are noted; Reference Email from HI to PWC dated Mon 7<sup>th</sup> December 2020 (re SSD10339 but also relates to B18 SSD9113)</p> <p>Filename: B8 Engineering Guidelines for alternative ESD Certification Meetings</p>	Compliant
<b>Outdoor Lighting</b>							
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	Prior to Construction		Contractor	Record keeping for communications with the Certifier.	<p>Letter issued by Lendlease and accepted by the Certifying Authority dated 27.05.19 noting condition not applicable to CC1, to be satisfied under subsequent CC.</p> <p>Document: <b>RCR State Significant Development SSD 9113: Staging Report</b></p>	Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
	Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority.					<p>File Name: Approved SSD 9113 Staging Report Rev 3 Prepared by PwC Date 24 April 2020</p> <p>Refer to Matrix in Approved Staging Report – item B19 – certified design for lighting to be provided prior to construction of outdoor lighting – will form part of CCs relating to external works (e.g. façade and civil/landscape)</p> <p><b><u>Non-Compliance in IA#1</u></b>  <b>Document:</b> Independent Audit Report Randwick Campus Redevelopment SSD 9113 July 2020 Audit Number 3  <b>Issue:</b> As recommended in the Pre-construction Compliance Report, a modification to change this condition has yet to be undertaken.  <b>Outcome:</b> Modification 1 and the approved staging report subsequent Staging Report has deferred these obligations to a later stage  <b>Non -Compliance Status : CLOSED</b></p> <p><b><u>Crown Certificate 4 (CC4)</u></b>  <b>Submitted to PCA</b>  Via Aconex LL-GCOR-027429  Ref Electrical Lighting Design Certificate dated 9<sup>th</sup> September 2020  File Name: <i>SSD9113 CC4 Comms Elec Lighting Design Compliance Certificate 09_09_2020</i>  Prepared by Fredon Industries  Sent: 3<sup>rd</sup> November 2020  Refer also to documentation referenced by CC3</p> <p><b>Approval from PCA</b>  Crown Certificate 4 – Referenced documentation  No 20/1248468  Issued 9<sup>th</sup> November 2020</p>	
<b>Access for People with Disabilities</b>							
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 Construction		Contractor	Record keeping for communications with the Certifier.	Document: RCR State Significant Development SSD 9113: Staging Report File Name: Approved SSD 9113 Staging Report Rev 3 Prepared by PwC Date 24 April 2020	Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
	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>Status: Approved by DPIE 6 May 2020</p> <p>Document: Staging Report approval letter from DPIE Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113) Approval of Staging Report File name: SSD9113 Staging Report Approval Dated: 6 May 2020</p> <p>Refer to Matrix in Approved Staging Report confirming documentation to be provided prior to the issue of each Crown Certificate for the relevant works Stage.</p> <p>Note: no modification required.</p> <p><b>CC1 &amp; CC2:</b></p> <p>Letter issued by Lendlease and accepted by the Certifying Authority dated 27.05.19 noting condition not applicable to CC1, to be satisfied under subsequent CC (relevant to fit out works).</p> <p>However, assessments had been prepared relevant to the design as it had been developed at the time as follows: BCA Report Rev C, prepared by McKenzie Group File name: 075022-03BCA (100% Report) CC1 &amp; CC2.pdf Date: 19 Sept 18 Status: 100% DD Report Refer to Sections: Executive Summary Section 4.4 &amp; 4.5 Section 5 Section 7.3</p> <p>DDA Report Rev D, prepared by McKenzie Group Title: Accessibility Design Review Prince of Wales Hospital Reconfiguration and Expansion Project File name: 75034 - POW Access (100%DD) CC1 &amp; CC2.pdf Status 100% DD Report - Overall ASB Project Date: 19 Sept 18</p> <p>Approval from PCA Crown Certificate 1 (CC1) No 19/124846-3 Issued: 31 May 2019</p>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<p>Approval from PCA Crown Certificate 2 (CC2) No 19/124846-4 Issued 14 Oct 2019</p> <p><b>CC3</b></p> <p>BCA Report Rev E, prepared by McKenzie Group Title: BUILDING CODE OF AUSTRALIA REPORT Prince of Wales Hospital Redevelopment – Acute Services Building and Emergency Department Barker Street, Randwick, NSW 2031 File name: 075022-06BCA (100% Report-Update) Rev E CC3.pdf Date: 6 April 20 Status: 100% DD Report – For CC3 Submission Refer to Sections: Executive Summary Section 4.4 &amp; 4.5 Section 5 Section 7.3</p> <p>Access Compliance Certificate CC3 Detailed review of fit out scope for CC3) Date: 18 March 2020 File Name: 75034 - POW Access CC3 - Compliance Certificate.pdf</p> <p>Approval from PCA Crown Certificate 3 (CC3) No 20/124846-6 File name: SSD9113 - CC3 075022-06Crown6 Issued: 19 June 2020</p> <p>DDA &amp; BCA Reports prepared by Mackenzie Group who are appropriately qualified.</p> <p><b>Non-Compliance in IA#1</b> <b>Document:</b> Independent Audit Report Randwick Campus Redevelopment SSD 9113 July 2020 Audit Number 3 <b>Issue:</b> Notify DPIE (through Condition C48) of the delay in submitting BCA information to a later CC.</p>	



Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<p><b>Outcome:</b> The Accessibility Design Review has been completed. However this non compliance remains open due to the timing of this Condition</p> <p><b>Non -Compliance Status: considered closed as timing of compliance to this condition is outlined in the Staging report referenced below:</b></p> <p>Document: RCR State Significant Development SSD 9113: Staging Report  File Name: <i>Approved SSD 9113 Staging Report Rev 3</i>  Prepared by PwC  Date 24 April 2020  Status: Approved by DPIE</p> <p>Document: Staging Report approval letter from DPIE  Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113) Approval of Staging Report  File name: <i>SSD9113 Staging Report Approval</i>  Dated: 6 May 2020</p> <p><b><u>Crown Certificates 4 &amp; 5 (CC4 &amp; CC5)</u></b>  <b>Submitted to PCA</b>  Via aconex MGC-GCOR-000635  Ref DDA Compliance Certificate dated 5<sup>th</sup> November 2020, PoW Access Design Review dated 2<sup>nd</sup> November 2020 and Accessibility Performance Based Solution Report dated 2<sup>nd</sup> November 2020  File Names:  75034 - APSR (ASB) - CC4 (D)  75034 - DDA Compliance Certificate (CC4)  75034 - POW Access Design Review (CD - CC4)  Prepared by McKenzie Group Consulting  Sent: 5<sup>th</sup> November 2020</p> <p><b>Approvals from PCA</b>  Crown Certificate 4 – Referenced documentation  No 20/1248468  Issued 9<sup>th</sup> November 2020</p> <p>Crown Certificate 5 – Referenced documentation  No 21/124846-10  Issued 7 May 2021</p> <p><b><u>Crown Certificate 6 (CC6)</u></b></p>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
						<p><b>Submitted to PCA</b> Via aconex LL-GCOR-041668 Ref in particular: External works, public and patient bridges structure and services</p> <p><b>Approval from PCA</b> Crown Certificate 6 – Referenced documentation No 21/124846-11 Issued 26 July 2021</p>	
<b>Stormwater, Drainage and Flood Management</b>							
B21	<p>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 Enstruct, dated May 2018.</p> <p>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>	Above Ground Construction		Contractor	Record keeping for communications with the Certifier.	<p><b>Crown Certificate 2 (CC2)</b> Refer to email letter received from <b>BMT Global – Flood Modelling Consultants</b> Dated 8<sup>th</sup> May 2020 Which confirms that the ASB basement level meets the FPL requirements nominated in Appendix P of the EIS</p> <p><b>Civil Design Certification</b> Produced by Acor Consultants Dated 13<sup>th</sup> Sept 2019 File name: <i>SSD9113 CC2 - SY180053_Civil RCR CC2 Design Certificate_R1_190913</i></p> <p><b>Structural Design Certificate</b> Produced by Enstruct Group Dated 16<sup>th</sup> Aug 2019 File name: <i>190816-Randwick Hospital ASB Redevelopment – Structural Design Certificate for Crown Certification CC2</i></p> <p><b>Approval from PCA</b> Crown Certificate 2 (CC2) No 19/124846-4 Issued 14 Oct 2019</p>	Compliant
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	Prior to Construction		Contractor	Record keeping for communications with the Certifier.	<p><b>Crown Certificate 2</b> Email Letter issued to PCA Titled: CC2: Condition: B22 Issued by Lendlease Dated 25th Sept 2019</p> <p>Email contained 1 attachment – file name: <i>190925-RCR CC2 Condition B22 Structural Certificate</i> – structural design</p>	Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
	commencement of construction, certification from a qualified structural engineering demonstrating compliance shall be submitted to the satisfaction of the Certifying Authority					<p>certificate provided by Enstruct referenced and included letter from BMT Consultants for Flood Reporting.</p> <p><b>Approval from PCA</b> Crown Certificate 2 (CC2) No 19/124846-4 Issued 14 Oct 2019</p> <p><b><u>Crown Certificate 3 (CC3)</u></b> <b>Submitted to PCA</b> Via aconex Ref Structural Design Certificate File Name: <i>SSD9113 CC3 Structural Certification Enstruct 200417</i> Prepared by Enstruct Sent: 16 Aug 2019 Refer also to documentation referenced by CC2</p> <p><b>Approval from PCA</b> Crown Certificate 3 – Referenced documentation No 19/124846-6 Issued 20 June 2020</p> <p><b><u>Crown Certificate 4 (CC4 - Main ASB façade works, excluding bridges and façade areas the subject of Mod 3)</u></b></p> <p>Note documentation submitted to the PCA related to the whole façade excluding the bridges, but some parts were unable to be issued with a CC due to their inclusion in a Modification Application that was under assessment by DPIE at the time.</p> <p><b>Key docs submitted to PCA</b></p> <ul style="list-style-type: none"> <li>Ref Structural Design Certificate dated 4<sup>th</sup> September 2020 File Name: <i>SSD9113 CC4 RCR ASB Structural Design Certification</i> Prepared by Enstruct Sent: 9<sup>th</sup> September 2020 Via aconex LL-GCOR-024591</li> <li>Ref External Wall Disclosure statements/ Design Certificate File Names: <i>SSD9113 CC4 External Wall System Design Compliance Statement BCA2016 Amd1 w</i></li> </ul>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<p><i>attachments</i> Prepared by Onsite Group Pty Ltd Sent: 3rd Sept 2020 Via Aconex LL-GCOR-024245</p> <ul style="list-style-type: none"> <li>Ref Awning/Roof and External Wall System disclosure statement dated 7th September 2020 File Name: <i>SSD9113 CC4 External Wall System Design Compliance Statement BCA2016 Amd1 - Surface Design</i> Prepared by Surface Design Sent: 3rd November 2020 Via aconex LL-GCOR-027429</li> </ul> <p>Refer also to documentation referenced by CC3</p> <p><b>Approval from PCA</b> Crown Certificate 4 – Referenced documentation No 20/1248468 Issued 9<sup>th</sup> November 2020</p> <p><b><u>Crown Certificate 5 (CC5 - balance of ASB façade, excluding bridges)</u></b></p> <p><b>Key docs submitted to PCA</b> Ref External Wall Disclosure statements/ Design Certificate dated 1<sup>st</sup> September 2020 Certificates issued for CC4 which covered CC5 scope as well: <i>SSD9113 CC4 External Wall System Design Compliance Statement BCA2016 Amd1 w attachments</i> (Onsite) and <i>SSD9113 CC4 External Wall System Design Compliance Statement BCA2016 Amd1 - Surface Design</i> (surface design) Via aconex LL-GCOR-035083 sent 31 March 2021 &amp; LL-GCOR-035752 sent 15 April 2021 Refer also to documentation referenced by CC3 &amp; CC4</p> <p><b>Approval from PCA</b> Crown Certificate 5 – Referenced documentation No 21/124846-10 Issued 7 May 2021</p> <p><b><u>Crown Certificate 6 (CC6)</u></b> <b>Submitted to PCA</b> Via aconex LL-GCOR-041668 Ref in particular: External works, public and patient bridges structure and services</p>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
						<b>Approval from PCA</b> Crown Certificate 6 – Referenced documentation No 21/124846-11 Issued 26 July 2021	
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.	Prior to Construction		Contractor	Record keeping for communications with the Certifier.	<b>Crown Certificate 2</b> Email Letter issued to PCA Titled: CC2: Condition: B23 Issued by Lendlease Dated 26th Sept 2019  Email contained 1 attachment – file name: 190925-RCR CC2 Condition B23 Structural Certificate – the structural design certificate provided by Enstruct referenced and included reports from Geotech Report by Douglas Partners, Central Plumbers Hydraulic Report & BMT Consultants for Flood Reporting.  <b>Approval from PCA</b> Crown Certificate 2 (CC2) No 19/124846-4 Issued 14 Oct 2019	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	Prior to Construction		Contractor	Record keeping for communications with the Certifier.	Copy of Records/Certificates of Compliance as listed. <u>Crown Certificate 1 (CC1)</u> File name: 190501 – Randwick Hospital ASB Redevelopment – Structural Design Certification for CC1 Prepared by: Enstruct Dated: 3 May 2019  Approval from PCA Crown Certificate 1 (CC1) No 19/124846-3 Issued: 31 May 2019  <u>Crown Certificate 2 (CC2)</u> Email Letter issued to PCA Titled: CC2: Condition: B24 Issued by Lendlease Dated 26th Sept 2019 Email contained 1 attachment – file name: <i>piling Certificate 2019-09-26</i> .	Complaint

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
						Approval from PCA Crown Certificate 2 (CC2) No 19/124846-4 Issued 14 Oct 2019	
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.	During Construction		Contractor	Inspection by LLB nominated engineer Record keeping for communications with the Certifier.	Refer to Piling Certificate issued by Wagstaff Piling – dated 22 Jan 2020 Certificate confirms that piles had been designed and installed in accordance with AS2159-2009 and Wagstaff Piling Design Submission  File name: <i>Piling Certification 2020-01-22</i>  Issued to PCA via aconex: LL-GCOR 019195 Dated 26 May 2020  Approval from PCA Crown Certificate 2 (CC2) No 19/124846-4 Issued 14 Oct 2019	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.	Above Ground Construction	A copy of the strategy and Council's comments are also to be submitted to the Planning Secretary.	Contractor	Record keeping for communications with the Certifier.	Stormwater design documentation completed as part of the Early and Enabling works (REF works) provided to Council by email 16 September 2020. Subsequently a Soil and Water Management Plan prepared by Lendlease dated 17 September 2019 has been issued to Council several times and discussed at the monthly project update meetings with Council. .  <b><u>Crown Certificate 1</u></b>  File name: Management Plan - Stormwater and Erosion_RCR_2.2 190321 Prepared by: Lendlease Dated: March 2019  Stormwater & Erosion Management Plan (now referred to as the Soil and Water Management Plan) prepared by Lendlease dated 17 September 2019 was discussed with and issued to Council. Ref: Email from Richard Yarad, Construction Manager, LLB to John Flanigan, Development Engineer Coordinator, RCC & Stephen Audet RCC dated 18 September 2019	Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<p>Email subject: <i>RE: [EXT]:RCR - EEW - Stormwater For Construction Documentation.</i></p> <p><b>Approval from PCA</b> Crown Certificate 1 (CC1) No 19/124846-3 Issued: 31 May 2019</p> <p><b><u>Crown Certificate 2</u></b> Email Letter issued to PCA Titled: CC2: Condition B26 Issued by Lendlease Dated 27<sup>th</sup> Sept 2019 Email contained 1 attachment – file name: <i>190926 Letter-A11_B26:</i> Attachment provides evidence of meetings and communications between RCC, HI NSW, &amp; Lendlease also contains a series of associated drainage drawings</p> <p><b>Approval from PCA</b> Crown Certificate 2 (CC2) No 19/124846-4 Issued 14 Oct 2019</p> <p><b>Documentation Issued to HI/Planning by PwC for onward transmission to DPIE</b> Email title: RCR-B26 Council Consultation Records – contained 9 attachments. Email dated – 28<sup>th</sup> May 2020</p> <p>DPIE Confirmation of receipt of Stormwater and Drainage design. Email dated 18<sup>th</sup> June 2020 Filename: <i>_EXT__Fwd_ FW_ Prince of Wales Hospital - Redevelopment - Stormwater and Drainage Design</i> Ref: SSD-9113-PA-14</p> <p>On 10 Feb 20, Modification 1 to related SSD9113 Condition C28 introduced a requirement for prior written approval of Council before discharge of Stormwater into Council's system. Lendlease reissued the previously issued Soil and Water Management Plan to Council by email on 15 July</p>	



Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<p>2020 requesting Council approval with reference to this approved Modification.  Ref: Email from Richard Yarad, Construction Manager, LLB to John Flanigan, Development Engineer Coordinator, RCC  Email subject &amp; filename: <i>Lendlease RCR project - Stormwater Management plan</i></p> <p>A follow up letter attaching the management plan again was also issued to Council on 15 July 2020 by Richard Yarad requesting a response to this plan to be able to comply with a related development consent for early works on-site (DA208/218). This was issued by email .  Ref: Email from Richard Yarad, Construction Manager, LLB to Letter to John Flanigan, Development Engineer Coordinator, RCC  Randwick Campus  Email subject &amp; filename: <i>RE: RCR Site Inspection - DA close out</i></p> <p>No comments were provided in response.</p> <p>An updated Soil and Water Management Plan prepared by Lendlease for the construction works, dated 18 May 21 (Rev 2.11, update to the March iteration, for RCC submission) has been submitted to Council by email on 25 May 21, again with a request for approval.  Ref: Email from Richard Yarad, Construction Manager, LLB to John Flanigan, Development Engineer Coordinator, RCC  Email subject: <i>RE: Lendlease RCR project - Stormwater Management plan</i>  Filename: <i>_EXT__RE_ Actions from RCR Meeting.msg</i></p> <p>Council has not provided any comments on the Management Plan.</p> <p>Refer also to notes against Conditions B39 which outlines extensive consultation undertaken with Council regarding stormwater management in association with the early works REF that preceded SSD9113/10339 and the SSD9113/10339 projects, and C28 relating to a requirement for Council approval prior to stormwater discharge events and the discharge events that have occurred in the absence of a Council approval in relation to the stormwater discharge.</p>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
B27	The strategy required by condition B26 must make provision for the existing stormwater drainage system in Eurimbla 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.	Above Ground Construction		Contractor	Record keeping for communications with the Certifier.	<p>The Early Works REF associated with the RCR Project, which pre-ceded SSD9113, provided for the diversion of the stormwater drainage system from Eurimbla Avenue. Capacity analysis checks were undertaken by Lendlease &amp; BMT Flood Consultants to determine capacity of existing drainage system in Eurimbla Avenue. The existing drainage system was maintained until the new rerouted stormwater drain had been completed under the Early Enabling Works.</p> <p>Refer to drawings: RCR-ACR-CV-01-DWG-DD-102 rev 7.</p> <p>Completion Documentation Package Submitted by Lendlease to RCC via USB: dispatch confirmed via email 13<sup>th</sup> Dec 2019 from Lendlease to RCC (no response received to date)</p> <p>Also refer to register of documents which was a summary of the documents submitted to RCC File Name: <i>190802 -Register of Documents</i></p>	Compliant
B28	<p>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:</p> <ul style="list-style-type: none"> <li>(a) be designed by a suitably qualified and experienced person(s);</li> <li>(b) be generally in accordance with the conceptual design in the EIS;</li> <li>(c) be in accordance with applicable Australian Standards; and</li> <li>(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.</li> </ul>	Prior to Construction		Contractor	Record keeping for communications with the Certifier.	<p>Issued to PCA Aconex: LL-GCOR-009256 Date 14<sup>th</sup> June 2019 Aconex communication includes the following documentation:</p> <p><b>Approval from PCA</b> Crown Certificate 2 (CC2) No 19/124846-4 Issued 14 Oct 2019 Civil Engineering Design Report – Rev 3 as produced by Acor Consultants – Document No.- 100% DD Report File name: <i>RCR-ARC-CIV-RPT-001</i></p> <p>Drawings File name: <i>RCR-ACR-CV-50-DWG-DD-101 rev 2</i> File name: <i>RCR-ACR-CV-01-DWG-DD-101 rev 4</i> File name: <i>RCR-ACR-CV-01-DWG-DD-102 rev 6</i></p> <p>a) Acor Consultants are suitably qualified Civil Engineers b) The design is generally in accordance with the conceptual EIS design</p>	Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<p>c)The design is in accordance with Australian Standards – refer page 14/15</p> <p>d1) The design is in accordance with the Australian Rainfall &amp; Run off – refer page 14 section 2.3</p> <p><b>d2)</b> The Civil Engineers (ACOR) are not aware of the Council Handbook (EPA 1997) Guidelines.</p> <p>Design has been done in accordance with AR&amp;R, Council DCP requirements and the Blue Book (Landcom) for soil erosion measures.</p> <p>As advised by Civil Engineers:  <i>"The stormwater drainage design, including hydraulic capacity checks, has been completed in accordance with the requirements stated in the current AR&amp;R and Australian Standard AS3500.3 Plumbing and Drainage Code and comply with Randwick City Council DCP and Private Stormwater Code."</i></p> <p>Source of advice refer email letter from Acor Consultants – Dated 22<sup>nd</sup> May 2020</p> <p>Approved by DPIE  Document: RCR State Significant Development SSD 9113: Staging Report  File Name: Approved SSD 9113 Staging Report Rev 3  Prepared by PwC  Date 24 April 2020</p> <p>Refer to Matrix in Approved Staging Report – item B28.  Documentation to be submitted  CC2 - Design Development of system  CC3 &amp; 4 - Building Hydraulic works  Stage 4 civil and landscaping works – future Crown Certificate/s</p> <p>Note: no modification required.</p> <p><b><u>Non-Compliance in IA#1</u></b>  <b>Document:</b> Independent Audit Report Randwick Campus Redevelopment SSD 9113 July 2020 Audit Number 3  <b>Issue:</b> As recommended in the Pre-construction Compliance Report, a modification to change this condition has yet to be undertaken.</p>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
						<b>Outcome:</b> B28 is in compliance with the Staging Report <b>Non -Compliance Status : CLOSED</b>	
<b>Groundwater</b>							
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.	Prior to Construction  CC1 – May 2019		Contractor	Groundwater Report  Copy of records / certificates of Compliance.  Record Keeping for communications with the certifier.	<b><u>Crown Certificate 1 (CC1)</u></b> File name: 72505.13.R.011.Rev0.DMP - De Watering Management Plan Prepared by Douglas Partners Dated: March 2019 <b><u>Crown Certificate 1 (CC1)</u></b> File name: 72505.13.R.011.Rev0.DMP - De Watering Management Plan Prepared by Douglas Partners Dated: March 2019  <b>Approval from PCA</b> Crown Certificate 1 (CC1) No 19/124846-3 Issued: 31 May 2019 ----- <b><u>Crown Certificate 2 (CC2)</u></b> <b>Submitted to PCA</b> Via aconex corro. Ref: LL-GCOR-011470 Sent:25 Sept 19 Contained 4 attachments as follows  Memo - Supplementary Geotechnical Investigation by Enstruct File Name: 72505.13.R.027.rev0.ASB DA Condition B29 Report on Supplementary Geotechnical Investigation by Douglas partner File Name: 72505.13. R.001.Rev0  Groundwater monitoring round 2 – Randwick Campus Redevelopment by Douglas Partners File Name: 72505. 13R.002.Rev1.GW Monitoring  Dewatering Management Plan by Douglas Partners File Name: 72505.13.R.011.Rev0.DMP – Dewatering Management Plan	Compliant



Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
	<p>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;</p> <p>(e) groundwater management systems:</p> <p>(i) are to be designed to be easily maintained; and</p> <p>(ii) should have a design life of 100 years; and</p> <p>(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.</p>					<p>Part f) the basement structures have been designed by Enstruct who are experienced in basement and below water table structures.</p> <p><b>Approval from PCA</b> Crown Certificate 2 (CC2) No 19/124846-4 Issued:14 Oct 2019</p> <p><b><u>Non-Compliance in IA#1</u></b> <u>Document:</u> Independent Audit Report Randwick Campus Redevelopment SSD 9113 July 2020 Audit Number 3</p> <p><u>Issue:</u> A modification to change this condition has yet to be undertaken</p> <p><b>Action Taken:</b></p> <p>Following correspondence from DPIE dated 21 Jan 2020, the applicant has sought to clarify that 50 year design life is adequate. This information has been provided to DPIE in Construction Compliance Report 2.</p> <p>The certifier has accepted the alteration to 50 years as per ACONEX LL-GCOR-014818 with Letter from PCA titled: Prince of Wales Hospital – ASB – Early Works Crown Certificate Dated 7/2/2020 Filename: 075022-20EM – Letter re DA Condition B30.</p> <p><b><u>Non -Compliance Status : Closed</u></b></p> <p>Note – The Independent Auditor has stated in their audit report dated June 21 that <i>“This Audit Finding will remain open until DPIE accept the applicant’s clarification.”</i></p>	
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.	Note		Contractor	<p>Certification from a structural engineer</p> <p>Record keeping for communications with the Certifier.</p>	<p>Note: Design is ongoing. Current SoW with LLB includes Piling, Bulk Excavation and OSD tank in ED Drop off. The Structural Engineer signs off on the design prior to each Stage of works.</p> <p>Refer to notes against Condition A20, which includes references to Structural Engineering Design Compliance Certification issue for all Crown Certificates issued to-date.</p>	Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
<b>Environmental Management Plan Requirements</b>							
B32	<p>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <ul style="list-style-type: none"> <li>(a) detailed baseline data;</li> <li>(b) details of: <ul style="list-style-type: none"> <li>(i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);</li> <li>(ii) any relevant limits or performance measures and criteria; and</li> <li>(iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;</li> </ul> </li> <li>(c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;</li> <li>(d) a program to monitor and report on the: <ul style="list-style-type: none"> <li>(i) impacts and environmental performance of the development;</li> <li>(ii) effectiveness of the management measures set out pursuant to paragraph (c) above;</li> </ul> </li> <li>(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;</li> <li>(f) a program to investigate and implement ways to improve the environmental performance of the development over time;</li> </ul>	Note		Contractor		<p>Refer to CEMP document to be read in conjunction with Condition B33</p> <p><b>a)</b> Refer to section 13.4: CNVMSP  <b>b-i)</b> included throughout the CEMP but particular reference to Section 10 – Authorities  <b>b-ii)</b> included throughout the CEMP &amp; sub-plans  <b>b-iii)</b> included throughout the CEMP but particular reference to section 5.5 Environmental Protection &amp; sub-plans  <b>c)</b> included throughout the CEMP but particular Section 5.5 Environmental &amp; sub-plans  <b>d)</b> included throughout the CEMP but particular reference to Section 5.5 Environmental &amp; sub-plans  <b>e)</b> included throughout the CEMP but particular reference to Section 3.0 Risks &amp; Hazards Management &amp; Section 11.4 Disruptive Works &amp; sub-plans  <b>f)</b> reference to 3.3 Key Randwick Construction Redevelopment Construction Interface Overview &amp; Section 5.0 Environmental Protection. LLB EHS suite of plans are reviewed and updated as needed on a minimum quarterly basis, in line with overall company policy.  <b>g)</b> reference to Section 9.0 – Stakeholder Management Plan and reference to Project Hotline for complaints &amp; enquires.  <b>h)</b> The CEMP is periodically updated to address any changes to the Plan or to accommodate any changes to the Project. LLB EHS suite of plans are reviewed and updated as needed on a minimum quarterly basis, in line with overall company policy.</p> <p>Management Plans have been issued to the PCA as noted in the tracking register, but not consistently over the life of the project.</p>	Compliant



Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
	(g) a protocol for managing and reporting any: <ul style="list-style-type: none"> <li>(i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);</li> <li>(ii) complaint;</li> <li>(iii) failure to comply with statutory requirements; and</li> </ul> (h) a protocol for periodic review of the plan.						
<b>Construction Environmental Management Plan</b>							
B33	The Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following: <ul style="list-style-type: none"> <li>(a) Details of:               <ul style="list-style-type: none"> <li>(i) hours of work;</li> <li>(ii) 24-hour contact details of site manager;</li> <li>(iii) management of dust and odour to protect the amenity of the neighbourhood;</li> <li>(iv) stormwater control and discharge;</li> <li>(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</li> <li>(vi) groundwater management plan including measures to prevent groundwater contamination;</li> <li>(vii) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting;</li> <li>(viii) community consultation and complaints handling;</li> <li>(ix) measures to ensure the ongoing safe operation of the existing helipad on the site identified in</li> </ul> </li> </ul>	Prior to Construction  CC1 – May 2019		Contractor	Copy of records / certificates of Compliance.  Record Keeping for communications with the certifier.	Part (a) items: Addresses (i): Hours of Work Refer section 5.3.1 Hours of Work  Addresses (ii) :24 hr contact <i>Not addressed in CEMP submitted</i> <i>Now addressed in CEMP update for CC3 - rev 3 – refer section 3.6 Site Contacts</i>  Addresses (iii): dust and odour Refer to CEMP - refer to section 5.5.3 Air Quality Management and Air Quality Management Sub Plan prepared by Lendlease  Addresses (vi): stormwater control & discharge Refer to CEMP section 3.2 Managing Risk within an Operating Hospital Environment and Stormwater & Erosion Management Plan prepared by Lendlease  Addresses (v): tracking of sediment Refer to CEMP section 13.0 Appendices – appendices 13.7: Construction Soil & Waste Management Plan.  Addresses (vi): ground water management plan Refer CEMP section 5.5 Environmental Protection & appendix: 13.7 Construction Soil and Water Management Plan  Addresses (vii): Ext temp lighting Not addressed in CEMP submitted	Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
	<p>the review undertaken in accordance with Condition B49;</p> <p>(b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B35);</p> <p>(c) Construction Noise and Vibration Management Sub-Plan (see condition B37);</p> <p>(d) Construction Waste Management Sub-Plan (see condition B38);</p> <p>(e) Construction Soil and Water Management Sub-Plan (see condition B39);</p> <p>(f) Aboriginal Cultural Heritage Management Sub-Plan (see condition B40);</p> <p>(g) Flood Emergency Response (see condition B41);</p> <p>(h) an unexpected finds protocol for contamination and associated communications procedure;</p> <p>(i) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communication procedure;</p> <p>(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</p>					<p><i>Note: Now addressed in CEMP update for CC3 - rev 3 – refer section EMP Section 13.0</i></p> <p>Addresses (viii): Community Consultation &amp; complaints Refer to CEMP section 9.0 Stakeholder Management</p> <p>Addresses (xi): ongoing helicopter operations Refer to CEMP Section 11.1 Cranage &amp; Helicopter Management Plan – refer to B49 for details of submitted reports.</p> <p>Addresses Part (b): Construction Traffic &amp; Pedestrian Management Sub Plan Refer to CEMP Appendix 3: Traffic Management Plan (CTPMSP) prepared by Lendlease.</p> <p>Addresses Part (c): Construction Noise &amp; Vibration Management Sub Plan (CNVSP) Refer to CEMP section 5.5.2 Noise and Vibration and appendix 13.4 CNVMP</p> <p>Addresses Part (d): Construction Waste Management Subplan (CWMSP) Refer to CEMP section 5.3.14 Waste Management &amp; appendix 13.6 CWMSP</p> <p>Addresses Part (e): Construction Soil &amp; Water Management Subplan (CSWMSP) Refer to CEMP - Appendix 13.7 CSWMSP</p> <p>Addresses Part (f): Aboriginal Cultural Heritage Management Subplan Refer to CEMP: appendix 13.8 - Aboriginal Cultural Heritage Management Subplan: Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) Pow ASB Randwick prepared by Mary Dallas (refer to Condition C40)</p> <p>Addresses Part (g): Flood Emergency Response Refer to CEMP: appendix 13.9 – Flood Emergency Response</p> <p>Addresses Part (h): unexpected finds protocol for contamination</p>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<p>Refer to CEMP section 3.4 Hazardous Materials &amp; Preliminary Site Investigation for Contamination (by Douglas Partners 2018)</p> <p>Addresses Part (i): unexpected finds protocol for aboriginal and non-aboriginal Refer to CEMP: appendix 13.8 Aboriginal Cultural Heritage Management Subplan &amp; Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) Pow ASB Randwick prepared by Mary Dallas (refer to Condition C40)</p> <p>Addresses Part (j): waste classification – Refer to CEMP: Report on Supplementary Geotechnical Investigation: section 9.3.2 Disposal of Excavated Materials</p> <p>Management Plans revised and reissued as set out in the Management Plans Tracking Register for the project.</p> <p><b><u>CEMP - Approvals from PCA:</u></b></p> <p>Crown Certificate (CC)1 No. 19/12486-3 (attachment) - Construction Environmental Management Plan (CEMP) Prepared by: Lendlease Dated: May 2019 Filename: Not on file Available file: Filename: <i>CEMP_ASB_210320.pdf</i></p> <p>CC3 No 20/124846-6 <i>File name: SSD9113 - CC3 075022-06Crown6</i> - Issued: 19 June 2020 GC-GCOR-000517 under trail "Re: SSD9113 - ASB Stage 3 - Crown Certificate 3 (CC3)" Construction Environmental Management Plan (CEMP) Prepared by: Lendlease Dated: 14 April 2020 Filename: <i>CEMP_ASB_140420</i></p> <p>CC5 No. 21/124846-10 (attachment) – Construction Environmental Management Plan (CEMP) Prepared by: Lendlease Dated: 01 May 2020 Filename: <i>CEMP_ASB_010520r2</i></p>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
B34	The Applicant must not commence construction of the development until the CEMP is submitted to the satisfaction of the Certifying Authority and a copy submitted to the Planning Secretary.	Prior to Construction  CC1 – May 2019	a copy submitted to the Planning Secretary.	Contractor	Copy of records / certificates of Compliance.  Record Keeping for communications with the certifier.	<p>File name: CEMP Subplan_Main Works_May 2019_v01 Prepared by: Lendlease Dated: May 2019</p> <p>File name: EHS Management Plan_RCR_v4.2 190204_Signed Prepared by: Lendlease Dated: February 2019</p> <p><b>Satisfaction of Certifying Authority</b> Issuance by Certifying Authority of Crown Certificate 19/124846-3 dated 31 May 2019, for Piling, Bulk Excavation and OSD tank in ED Drop off (current LLB Scope of works).</p> <p><b>Sent to Planning Secretary</b> 1/07/2019 via HI secure file transfer.</p> <p>Updated plans - Approval from PCA Crown Certificate 3 (CC3) No 20/124846-6 <i>File name: SSD9113 - CC3 075022-06Crown6</i> Issued: 19 June 2020 (Approval confirmed also by Aconex Correspondence: MGC-GCOR-000517 on 13 July 2020)</p> <p>Current Period (CCR#5): Management plans approved as a part of CC6</p> <p><b>Crown Certificate 6 (CC6)</b> <b>Submitted to PCA</b> Via aconex LL-GCOR-041668 Ref in particular: External works, public and patient bridges structure and services</p> <p><b>Approval from PCA</b> Crown Certificate 6 – Referenced documentation No 21/124846-11 Issued 26 July 2021</p>	Compliant
B35	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared in consultation with the Sydney Coordination Office and Sydney	Prior to Construction  CC1 – May 2019		Contractor	Copy of records / certificates of Compliance.	<p>File name: CTPM Subplan_Main Works_May 2019_v05 Prepared by: Lendlease Dated: May 2019</p>	Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
	<p>Light Rail team within TfNSW and RMS. The CTPMSP must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified and experienced person(s);</li> <li>(b) specify: <ul style="list-style-type: none"> <li>(i) location of the proposed work zone/s;</li> <li>(ii) location of any crane;</li> <li>(iii) details of any lane or road closures;</li> <li>(iv) construction hours; and</li> <li>(v) construction program;</li> </ul> </li> <li>(c) detail size and type of construction vehicles including a swept path analysis demonstrating no encroachment into oncoming traffic lanes;</li> <li>(d) haulage and heavy vehicle routes including marshalling area/s and operations to ensure no heavy vehicle queuing prior to site entry;</li> <li>(e) estimated number of construction vehicle movements including measures to significantly minimise the number of movements during the defined peak traffic periods;</li> <li>(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;</li> <li>(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;</li> <li>(h) location and operation of a pick-up/drop-off zone of adequate length on Hospital Road for the Sydney Children's Hospital. Pedestrian</li> </ul>				<p>Record Keeping for communications with the certifier.</p>	<p>Approval from PCA:</p> <p>Crown Certificate 1 (CC1) No 19/124846-3 Issued: 31 May 2019</p> <p>Presentation to TfNSW (RMS/SCO) – CC1 File Name: <i>190513 - RCR - EEW - TfNSW Presentation</i> File Name: <i>Presentation - TfNSW 28-5-19 - Rev 1</i></p> <ul style="list-style-type: none"> <li>• Works covered by CC1 CPTMP</li> <li>• High St and Eurimbla interface</li> <li>• Construction workforce management</li> <li>• Construction coordination meetings</li> <li>• CC2 and CC3 upcoming submissions</li> </ul> <p>File name: <i>CTPM Subplan_Main Works_July 2019 version 2</i> Prepared by: Lendlease Dated: July 2019</p> <p>Part a) The CTPMSP has been prepared by Lendlease with Arup Traffic who are well experienced to provide this report. Part b) refer to section 5.3.1 &amp; 5.4. Part c) refer to section 4.2 Part d) refer to section 7.2 Part e) refer to section 5.0 Part f) refer to section 5.0 &amp; 6.0 Part g) refer to section 8.0 CWTS Part h) refer to section 5.3.6 Part i) refer to section 5.3.11 Part j) refer to – Existing Transport Conditions Part k) refer to – Existing Transport Conditions Part l) refer to – Existing Transport Conditions Part m) refer to appendix 7.2 driver Code of Conduct. Part n, o &amp; p) refer to Construction Communication Plan in Condition B35 - CEMP</p> <p>Other regular coordination meetings &amp; presentations held regarding SSD10339 and SSD9113: Dec 19, Mar 20, June 20, July 20, Sept 20, Oct 20, Nov 20 and Workshop on 4 Sept 2020. These have continued, as set out in the project Meetings and Communications Register.</p>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
	<p>access to the zone should be maintained at all times;</p> <p>(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;</p> <p>(j) identify and reference existing Construction Pedestrian and Traffic Management Plans (CTMPs) for developments within or around the site to ensure that coordination of work activities are managed to minimise the impacts on the road network;</p> <p>(k) consideration of potential impacts on general traffic, cyclists, pedestrians, bus services and light rail construction and operation within the vicinity of the site;</p> <p>(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;</p> <p>(m) include a Driver Code of Conduct to:</p> <p>(i) minimise the impacts of earthworks and construction on the local and regional road network;</p> <p>(ii) minimise conflicts with other road users;</p> <p>(iii) minimise road traffic noise; and</p> <p>(iv) ensure truck drivers use specified routes;</p> <p>(n) include a program to monitor the effectiveness of these measures;</p>					<p>There were emails to TfNSW issued in August and September 20 to consult on the traffic management for the project and Gate 7 in particular. File re: <i>FW_EXT_RE_Randwick Campus Redevelopment - Proposed Gate 7.msg</i></p> <p>Management Plans are reviewed quarterly and revised and reissued in accordance with tracking schedule.</p> <p>Updated Management Plan Submitted to TfNSW 20 April 21 for review and comment. A further update was issued on 7 May 21 updating a waste haulage route to match approved incoming routes.</p> <p>Ref: Email trail from Richard Yarad to George Mobayed of TfNSW</p> <p>Email subject: RE: Randwick Campus redevelopment - CTPMP update</p> <p>Filename: <i>RE_Randwick Campus redevelopment - CTPMP update.msg</i></p>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
	(o) consultation strategy for liaison with surrounding stakeholders; and (p) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.						
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.	Prior to Construction CC1 – May 2019		Contractor	Copy of records / certificates of Compliance.  Record Keeping for communications with the certifier.	File name: 190531_TfNSW Endorsement Email Prepared by: Lendlease Dated: 31 May 2019  <b>Approval from PCA</b> Crown Certificate 1 (CC1) No 19/124846-3 Issued: 31 May 2019  <b>Crown Certificate CC2</b> Email received from Sydney Coordination Office dated 27/09/19 endorsing (with conditions) the CTPMSP – tilted RCR – CC2-CC3 CPTMP  <b>Approval from PCA</b> Crown Certificate 2 (CC2) No 19/124846-4 Issued 14 Oct 2019  Management Plans revised and reissued as set out in the Management Plans Tracking Register for the project.	Compliant
B37	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;	Prior to Construction CC1 – May 2019		Contractor	Copy of records / certificates of Compliance.  Record Keeping for communications with the certifier.	Document: Construction Noise and Vibration Impacts Assessment (Initial Iteration, as approved under SSD9113) File name: <i>Appendix G_Noise and Vibration Impact Assessment</i> Prepared by: Acoustic Studio Dated: August 2018  <b>Approval from PCA</b> Crown Certificate 1 (CC1) No 19/124846-3 Issued: 31 May 2019 <b>Crown Certificate CC1</b> <u>Part a)</u> prepared by Acoustic Studio who are suitably qualified <u>Part b)</u> refer to section 5.1 Standards and Guidelines	Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
	<p>(d) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(e) describe the community consultation undertaken to develop the strategies in condition B37(d); and</p> <p>(f) include a complaints management system that would be implemented for the duration of the construction.</p>					<p><u>Parts c to f)</u> refer to Section 9</p> <p>The CNVMP has been reviewed updated from time to time to respond to noise and vibration occurrences on site. The current CNVMP was submitted to DPIE in response to their requests.</p> <p>Document: Randwick Hospital Redevelopment Main Works Construction Noise and Vibration Management Plan Main Works Construction Noise and Vibration Management Plan (Rev 2) File Name: <i>20200513GKA_R2_Main_Works_Construction_Noise_and_Vibration_Managment_Plan</i> Dated: 15 May 2020</p> <p>Document: Response to request for information Randwick Hospital Campus Redevelopment – Acute Services Building SSD9113 - Construction Noise &amp; Vibration File name: <i>B37 - 11052020 Letter to DPIE re noise and vibration</i> Dated: May 2020</p> <p>Revised CNVMSP &amp; Letter (as above) issued to HI Planning by PwC – 19<sup>th</sup> May 2020 &amp; issued to DPIE by HI Planning 2 June 2020 File Ref: <i>Record of issue of letter &amp; updated CNVMP to DPIE June 2020</i></p> <p><b><u>Non-Compliance in IA#1</u></b> <b>Document:</b> Independent Audit Report Randwick Campus Redevelopment SSD 9113 July 2020 Audit Number 3 <b>Issue:</b> To clarify further: The Noise Management Levels in the EPA's Interim Construction Noise Guideline (DECC, 2009) "<i>guide the need to apply work practices to minimise noise impacts</i>". The ICNG clarifies these are non-statutory/mandatory for the implementation of management measures to mitigate / minimise noise produced by the works. The guide requires projects to implement measures in an effort to feasibly and reasonably achieve the noise management levels. The approved <i>Noise and Vibration Impact Assessment</i> recognised that it will not always be possible to achieve the noise management levels due to the</p>	



Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<p>proximity of the project to sensitive receivers and the type of work being undertaken. It identified procedures to monitor and manage noise as the project works are carried out in line with the intent of the ICNG.</p> <p>The project has been managing noise accordingly. Its consultant has confirmed that all reasonable and feasible measures are being implemented and are reviewed when monitoring results are made available.</p> <p>However, the word "achieve" in this standard condition has been deemed by the Auditor as essentially converting the noise management level to a strict statutory noise limit applicable to the project.</p> <p>Action to be taken: Notify DPIE (through Condition C48) of non-compliance. Further review noise mitigation measures to achieve ICNG requirements Update CNVMSP</p> <p><b>Outcome:</b> Advice from the applicant's Acoustic Consultant suggests that the noise impacts are not non-compliant with the ICNG. The CNVMSP has been updated with specific community consultation actions and results.</p> <p><b>Non -Compliance Status : CLOSED</b></p> <p>Current Period (CCR#5): Management plan submitted and approved as a part of CC6 submission.</p> <p><b><u>Crown Certificate 6 (CC6)</u></b> <b>Submitted to PCA</b> Via aconex LL-GCOR-041668 Ref in particular: External works, public and patient bridges structure and services</p> <p><b>Approval from PCA</b> Crown Certificate 6 – Referenced documentation No 21/124846-11 Issued 26 July 2021</p> <p>Management Plans are reviewed on a minimum quarterly basis and the CNVMSP is reviewed based on noise monitoring results. These are revised and reissued as required. Reviews and updates are as set out in the Management Plans Tracking Register for the project.</p>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
B38	<p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>(a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;</li> <li>(b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.</li> </ul>	<p>Prior to Construction</p> <p>CC1 – May 2019</p>		Contractor	<p>Copy of records / certificates of Compliance.</p> <p>Record Keeping for communications with the certifier.</p>	<p>File name: ASB Waste Management Plan_Final Rev 3_SZ</p> <p>Prepared by: Lendlease</p> <p>Dated: March 2018</p> <p><b>Approval from PCA</b></p> <p>Crown Certificate 1 (CC1)</p> <p>No 19/124846-3</p> <p>Issued: 31 May 2019</p> <p>Management Plans revised and reissued as set out in the Management Plans Tracking Register for the project.</p>	Compliant
B39	<p>The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified expert, in consultation with Council;</li> <li>(b) describe all erosion and sediment controls to be implemented during construction;</li> <li>(c) include an Acid Sulphate Soils Management Plan, if required, including measures for the management, handling, treatment and disposal of acid sulphate soils, including monitoring of water quality at acid sulphate soils treatment areas.</li> <li>(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);</li> <li>(e) detail all off-Site flows from the Site; and</li> <li>(f) describe the measures that must be implemented to manage stormwater and flood flows for small and large</li> </ul>	<p>Prior to Construction</p> <p>CC1 – May 2019</p>		Contractor	<p>Copy of records / certificates of Compliance.</p> <p>Record Keeping for communications with the certifier.</p>	<p>Part a) Prepared by Lendlease Building who have the suitable and relevant experience.</p> <p>File name: Management Plan - Stormwater and Erosion_RCR_2.2 190321</p> <p>Prepared by: Lendlease</p> <p>Dated: March 2019</p> <p>Approval from PCA</p> <p>Crown Certificate 1 (CC1)</p> <p>No 19/124846-3</p> <p>Issued: 31 May 2019</p> <p>This plan has been updated numerous times since it's original iteration for SSD9113 and was most recently issued to Council in May 21.</p> <p>Details of consultation with Council below. These include letters / Emails between proponent &amp; RCC and meetings.</p> <p>Correspondence preceding SSD9113 relating to permanent stormwater diversion under Early Works REF, including issuing the Project Stormwater &amp; Erosion Management Plan:</p>	Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
	sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI).					<p>From PWC - Health Infrastructure's (HI) proposal to divert infrastructure services at the proposed Randwick Campus Redevelopment Date: 23 Feb 18 Described numerous utility services that are owned and the responsibility of other authorities. The scope also addresses changes to the stormwater drainage system. File name: Notes:</p> <ul style="list-style-type: none"> <li>• The proposed scope of works for the activity is Erosion and sediment control.</li> <li>• Extinguishment of existing water supply infrastructure.</li> <li>• Diversion of storm water pipe from High Street through Botany and Magill Streets to connect to the existing Hospital Road drainage network.</li> <li>• Diversion of remnant pipes in southern section of Eurimbla Avenue to connect to new storm water pit and diversion pipe in Botany Street.</li> <li>• Diversion of sewer mains from High Street through Botany and Magill Streets to connect to existing sewer manhole.</li> <li>• Installation of temporary builders' connections for water and communications.</li> <li>• Extinguishment of low pressure gas along Eurimbla Avenue and Magill Street.</li> </ul> <p>A copy of the stormwater diversion plan (6 Feb 2018) is attached to this letter. It would be appreciated if you could provide any comments regarding this proposal within 21 days from date of this letter.</p> <p>Letter from RCC: Stephen Audet Coordinator Engineering Services RCC Letter to Matt Ellis PWC Consultation Regarding Proposed Diversion of Infrastructure Services for Date: 8 Mar 18 File name: <i>Response from RCC_201803120833</i> <i>Copythe Randwick Campus Redevelopment</i> Comments on stormwater diversion proposals.</p> <p>Council comments RE Flood Solution</p>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<p>Date: 5 Sept 18 Emailed: 15 Nov 18</p> <p>Letter from BMT (RCR Project Flood Consultants) responding to Council comments dated 5 Sept RE Flood Solution Date: 20 Nov 18</p> <p>HI Letter to RCC relating to the REF including the stormwater management measures to be put in place: Date: 17 April 2019 From RRC: Date: 10 May 2019 Hi Letter to Stephen Audet Coordinator Engineering Services RCC Randwick Campus Redevelopment - Civil and Stormwater Design File name: <i>190415 Letter - RCC - RCR Correspondence 001</i> File name: <i>Attachment 1 - Schedule of documentation issued to Randwick City Council</i> Notes: Confirmed: regular meetings held regarding stormwater drainage. Confirmed that in addition to the flood model and report, prepared by BMT and previously issued to RCC and in response to the queries raised at meetings of 06 December 2018 and 06 March 2019 that the following subsequent documentation has been provided to RCC for review:</p> <ol style="list-style-type: none"> <li>1. Stormwater and Sewer For Construction Documentation, ACOR, issued 19 March 2019,</li> <li>2. Stormwater and Sewer inspection and test plan (ITP) template, Christie Civil, issued 15 March 2019</li> <li>3. Public Domain For Construction Documentation, ACOR, issued 19 March 2019, and</li> <li>4. Letter - Flood and Stormwater Modelling - PMF conditions in Botany Street, prepared by BMT, dated 17 March 2019, issued 19 March 2019.</li> </ol> <p>"The Project has not received further feedback or comments from RCC on this documentation. Based on discussions held between the parties during the above-mentioned meetings, we understand that previously raised comments are now satisfactorily addressed and resolved. Works to deliver the stormwater and sewer</p>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<p>infrastructure systems are proceeding in accordance with this documentation."</p> <p>RCC Letter to HI dated 10 May 19 RCC Letter to Simon Brender, Project Director, Health Infrastructure Randwick Campus Redevelopment - Civil and Stormwater Design (response to HI Letter 17 April 2019) File name: <i>190510 Letter - RCC - RCR Civil SW Concurrence - RCC Response</i> Council had various comments to be addressed</p> <p>Stormwater design documentation completed as part of the Early and Enabling works (REF works) provided to Council by email 16 September 2020 by HI/PwC.</p> <p>Correspondence relevant to both the Early Works REF and SSD9113 scope:</p> <p>Stormwater &amp; Erosion Management Plan (now referred to as the Soil and Water Management Plan) prepared by Lendlease dated 17 September 2019 was discussed with an issued to Council. Ref: Email from Richard Yarad, Construction Manager, LLB to John Flanigan, Development Engineer Coordinator, RCC &amp; Stephen Audet RCC dated 18 September 2019 Email subject: <i>RE: [EXT]:RCR - EEW - Stormwater For Construction Documentation.</i></p> <p>LLB Letter to John Flanigan, Development Engineer Coordinator, RCC RE: Randwick Campus Redevelopment – Acute Services Building Stormwater and Drainage Design Date: 19 Sept 2019 File name: <i>190919 Letter - RCC - RCR Civil SW Concurrence</i> Notes: Letter sought to confirm concurrence for the proposed Acute Services Building (ASB) Stormwater and drainage system design to satisfy our obligation under SSD9113 Condition of Consent B26. To date, the Project has not received comment or formal concurrence from Council. We note that compliance with condition B26 is precedent to our Crown Certificate 2</p>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<p>(CC2) which the Project is urgently seeking to finalise to maintain the critical path programme. As RCC have provided no comments the Project will progress assuming Council acceptance the final design in full. If Council disagree with this approach, please confirm by way of return correspondence no later than Wednesday, 25th September 19.</p> <p>On 10 Feb 20, Modification 1 to related SSD9113 Condition C28 introduced a requirement for prior written approval of Council before discharge of Stormwater into Council's system. Council was consulted by DPIE during the assessment of this application.</p> <p>LLB Letter to John Flanigan, Development Engineer Coordinator, RCC Randwick Campus Redevelopment Stage 1 – Acute Services Building SSD9113 Condition 57 (Street Trees) File name: <i>200601 Letter- RCC Street Tree Strategy_signed</i> Date: 1 Jun 20 Emailed: 2 June 2020</p> <p>Lendlease reissued the previously issued Soil and Water Management Plan to Council by email on 15 July 2020 requesting Council approval with reference to this approved Modification. Ref: Email from Richard Yarad, Construction Manager, LLB to John Flanigan, Development Engineer Coordinator, RCC Requesting approval of Stormwater Management Plan Date: 15 Jul 20 Email subject &amp; filename: <i>Lendlease RCR project - Stormwater Management plan</i> Notes: Lendlease had previously issued to RCC our site stormwater and erosion management plan as per below email on the 18th Sept 2019 which identifies the management plan for site water control. We request a response to this plan to be able to comply with the condition which requires Council written approval. Identified on page 14 is the dewatering strategy for the site. As the structure has progressed and the OSD tank is now constructed, this tank is being utilised to hold water until such time we are required to discharge. The OSD</p>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<p>tank is not yet permanently connected to the stormwater system outside the site boundary. This will occur later in the programme. A temporary connection as shown on page 14 is utilised to discharge.</p> <p>Please feel free to give me a call to discuss the plan or advise who is best in RCC to discuss so as this can be actioned and closed.</p> <p>Attachment: Previously issued Stormwater &amp; Erosion Control Management Plan dated 17 Sept 2019</p> <p>A follow up letter attaching the management plan again was also issued to Council on 15 July 2020 by Richard Yarad requesting a response to this plan to be able to comply with a related development consent for early works on-site (DA208/218). This was issued by email . Ref: Email from Richard Yarad, Construction Manager, LLB to Letter to John Flanigan, Development Engineer Coordinator, RCC and also in hard copy with a USB containing works as executed drawings for Sewer and a Stormwater Trap installation.</p> <p>Randwick Campus Email subject &amp; filename: <i>RE: RCR Site Inspection - DA close out</i></p> <p>No comments were formally provided in response.</p> <p>An updated Soil and Water Management Plan prepared by Lendlease for the construction works, dated 18 May 21 (Rev 2.11, update to the March iteration, for RCC submission) has been submitted to Council by email on 25 May 21, again with a request for approval. Ref: Email from Richard Yarad, Construction Manager, LLB to John Flanigan, Development Engineer Coordinator, RCC Email subject: RE: Lendlease RCR project - Stormwater Management plan Filename: <i>_EXT__RE_ Actions from RCR Meeting.msg</i></p> <p>Council has not provided any comments on the Management Plan.</p> <p>Randwick City Council Update / Coordination Meetings:</p>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<ul style="list-style-type: none"> <li>5 March 18 File name: 180305 Presentation - Randwick Council 4-4-17 Final</li> <li>3 April 18</li> <li>14 June 18 Title: Early Enabling Works – Staging RCC File name: 180613 Randwick Campus Redevelopment - RCC Presentation 130618 R2</li> <li>1 May 19 File name: Attachment 1 - RCC Coord - Presentation File name: Presentation to RCC 1-5 Rev 2 File Name: 190506 - RCR - EEW - RCC Coord - Minutes 002</li> <li>24 July 19 File name: Presentation - RCC 240719 Rev 4 - PwC &amp; LLB (1) File name: 190724 - RCR - EEW - RCC Coord - Minutes 004 Notes: 2.2 RY was previously requested to forward the stormwater, drainage and flood management (SSD9113 Condition B26) design documentation to RCC for concurrence. The Project team requested comments as soon as possible, and concurrence from RCC targeted by 15 Aug 19. (Post Meeting Note: RY forwarded the above document on 02 Aug 19) 2.3 JF queried whether the collected groundwater from seepage could be discharged back into the rock shelf. LLB to investigate and advise</li> <li>4 Sep 19 File name: 190903 RCC Presentation File name: 190904 - RCR - EEW - RCC Coord - Agenda 005 File name: 190911 - RCR - EEW - RCC Coord - Minutes 005 Notes: Previously it was requested that LLB forward the stormwater, drainage and flood management (SSD9113 Condition B26) design documentation to RCC for concurrence. This documentation was provided to RCC 02 August and the Project team</li> </ul>	



Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<p>requested concurrence by mid Aug 19.</p> <p>3.1 CC2 - B26 Stormwater, Drainage and Flood Management</p> <p>JF requested the Early and Enabling Works stormwater infrastructure documentation be reissued and Project Stormwater management plan to allow consideration of the overall precinct stormwater system.</p> <p>6.2 Stormwater Shoring System</p> <p>RY advised that all temporary rock anchors in Botany and High Street have been distressed.</p> <p>6.3 Onsite Stormwater Management System</p> <p>RCC queried how stormwater was being managed onsite during construction, including overland flow from upstream. RY to forward stormwater management plan.</p> <ul style="list-style-type: none"> <li>• 2 Oct 19 File name: 191002 RCC Presentation</li> <li>• 13 Nov 19 File name: 191113 - RCR - ASB - RCC Coordination Meeting</li> <li>• 5 Feb 20 File name: 200205 Randwick City Council Update</li> <li>• 4 Mar 20 File name: 200304 Randwick City Council Update</li> <li>• 10 Mar 20 (traffic committee): File name: TR_10032020_MIN_AT - Magill Street north no stopping approval</li> <li>• 1 Apr 20 File name: 200401 - RCR - RCC Coord Meeting - Meeting 010 - Minutes</li> <li>• 6 May 20 File name: 200506 Randwick City Council Update File Name: Botany st parking signage_AFT File name: Botany_Magill st landscape design AFT File name: High St Landscape design</li> <li>• 3 Jun 20 File name: 200603 Randwick City Council Update File name: 200506 - Coord Meeting 012</li> <li>• 1 Jul 20 File name: 200701 Randwick City Council Update</li> </ul>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<p>File name: 200701 - RCC Coord Meeting - Meeting 013 – Agenda File name: 200701 - RCC Coord Meeting - Meeting 013 – Minutes</p> <ul style="list-style-type: none"> <li>5 Aug 20 File name: RCC Monthly Update_200805 File name: 200805 - RCC Coord Meeting - Meeting 014 – Minutes Notes: Disposal of seepage and stormwater &amp; associated easements were discussed: "LL to update management plan to reflect council stormwater management requirement and re issue to RCC for final endorsement" &amp; "PwC to forward the latest revision of the Stormwater Ownership and Maintenance Deed to Frank Liu for review and follow up"</li> <li>2 Sept 20 File name: 200902 RCC Council Update - Coord Meeting 015 - Presentation File name: 200902 - RCC Coord Meeting - Meeting 015 – Minutes Notes: Disposal of seepage and stormwater was discussed: "LL to update management plan to reflect council stormwater management requirement and re issue to RCC for final endorsement"</li> <li>7 Oct 20 File name: 201007 - RCC Council Update File name: 201007 - RCC Coord Meeting - Meeting 016 – Minutes Notes: "Lendlease issued stormwater management plan to reflect Council management requirements on 10 September 2020. Council to provide written endorsement"</li> <li>4 Nov 20 File name: Attachment 1 - RCC Monthly Update 201104 File name: 2001103 - RCC Coord Meeting - Meeting 017 - Minutes (R2) Notes" Disposal of seepage and stormwater was discussed: "Lendlease issued stormwater management plan to reflect Council management requirements on 10 September 2020. JF confirmed that Council agree with the updated</li> </ul>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<p><i>plan and will provide written endorsement to satisfy Condition C28 (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)"</i></p> <ul style="list-style-type: none"> <li>2 Dec 20 File name: <i>RCC Monthly Update_201202</i> File name: <i>2001202 - RCC Coord Meeting - Meeting 018 – Minutes</i> Notes: <i>"Lendlease issued stormwater management plan to reflect Council management requirements on 10 September 2020. JF confirmed that Council agree with the updated plan and will provide written endorsement"</i></li> <li>3 Feb 21 File name: <i>RCC Monthly Update_210203</i> File name: <i>210203 - RCC Coord Meeting - Meeting 019 – Minutes</i> Notes: <i>Disposal of Seepage and Stormwater - "JF confirmed that Council agree with the updated plan. JF to provide written approval"</i></li> <li>3 Mar 21 File name: <i>Attachment 1 - RCC Monthly Update_210303</i> File name: <i>210303 - RCC Coord Meeting - Meeting 020 – Agenda</i> Notes: <i>Disposal of Seepage and Stormwater - "JF confirmed that Council agree with the updated plan. JF to provide written approval"</i></li> <li>7 Apr 21 File name: <i>RCC Monthly Update_210407</i> File name: <i>210407 - RCC Coord Meeting - Meeting 021 – Minutes</i> Notes: <i>Disposal of Seepage and Stormwater - "JF confirmed that Council agree with the updated plan. JF to provide written approval"</i></li> <li>5 May 21 File name: <i>RCC Monthly Update_210505</i></li> </ul>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<p>Notes: Disposal of Seepage and Stormwater - "JF confirmed that Council agree with the updated plan. JF to provide written approval"</p> <ul style="list-style-type: none"> <li>2 Jun 21 File name: <i>RCC Monthly Update_210601</i> Notes: Disposal of Seepage and Stormwater - "JF confirmed that Council agree with the updated plan. JF to provide written approval"</li> </ul> <p>Part b) Refer to Section 2 Implementation - site controls and also in the <b>Soil &amp; Erosion Management Plan</b> and the <b>Early &amp; Enabling Works Acor drawing</b> – RCR-ACR-CV-01-DWG-DD-101 rev 4.</p> <p>Part c) refer to Douglas Partners: <b>Report on Supplementary Investigations</b> - Section 9.1 – Geological Model: where it states, "acid sulphate and saline soils are unlikely to be geotechnical issues at this site"</p> <p>Part d) Refer to <b>Soil &amp; Erosion Management Plan</b> Section 2 – Implementation of the Sub Plan &amp; as detailed on Acor Drawing RCR-ACR-CV-01-DWG-DD-101 rev 4.</p> <p>Parts d &amp; e) Refer to Douglas Partners - <b>Ground Water Management Plan</b> – section 5: expected flow rates and controls for "heavy rain events".</p> <p>Current Period (CCR#5): Management plan submitted and approved as a part of CC6 submission.</p> <p><b><u>Crown Certificate 6 (CC6)</u></b> <b>Submitted to PCA</b> Via aconex LL-GCOR-041668 Ref in particular: External works, public and patient bridges structure and services</p> <p><b>Approval from PCA</b> Crown Certificate 6 – Referenced documentation No 21/124846-11 Issued 26 July 2021</p>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
<b>B40</b>	<p>The Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified and experienced expert in consultation with the Registered Aboriginal Parties;</li> <li>(b) incorporate the recommendations of the Aboriginal Cultural Heritage Assessment Report, prepared by Mary Dallas Consulting Archaeologists, dated October 2018; and</li> <li>(c) be submitted to the satisfaction of the Planning Secretary prior to construction of any part of the development.</li> </ul>	<p>Prior to Construction</p> <p>CC1 – May 2019</p>	submitted to the satisfaction of the Planning Secretary prior to construction	Contractor	<p>Copy of records / certificates of Compliance.</p> <p>Record Keeping for communications with the certifier.</p>	<p>B40 Parts (a) &amp; (b) File Title: Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) Pow ASB Randwick File Name: <i>B40 - MDCA Sub Management Plan 2018 June Recommendations included</i></p> <p>Prepared by Mary Dallas</p> <p>Dated: June 2019</p> <p>Refer to s.4 (11) of ACHMSP for confirmation of compliance with B40(b).</p> <p>B40 (c) DPIE Approval Letter: Conditions B40 Aboriginal Cultural Heritage Management Sub-Plan for Prince of Wales Hospital Expansion, Stage 1, Randwick (SSD9113)</p> <p>File name: <i>Condition B40 - ACHMSP - signed approval letter</i></p> <p>Prepared by: DPIE</p> <p>Dated: 14 June 2019</p> <p><b>Approval from PCA</b></p> <p>Crown Certificate 1 (CC1)</p> <p>No 19/124846-3</p> <p>Issued: 31 May 2019</p> <p>Response to CCR#2 DPIE commentary:</p> <ul style="list-style-type: none"> <li>• The referenced Aboriginal Cultural Heritage Management Sub-Plan (ACHMSP) Pow ASB Randwick File Name: B40 - MDCA Sub Management Plan 2018 June Recommendations included adopts and references the management measures set out in the Aboriginal Cultural Heritage Assessment Report, prepared by Mary Dallas Consulting Archaeologists, dated October 2018. The latter was prepared following extensive consultation. The evidence of consultation is attached to that report.</li> <li>• The ACHMSP has been endorsed by the Department as to the satisfaction of the Planning Secretary, hence the Department itself has confirmed this condition is satisfied.</li> <li>• Reference Evidence/Comments for Condition B17</li> </ul>	Compliant
<b>B41</b>	<p>The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following:</p>	<p>Prior to Construction</p> <p>CC1 – May 2019</p>		Contractor	<p>Copy of records / certificates of Compliance.</p>	<p>File name: Emergency Response Plan_RCR_v2.4 190603</p> <p>Prepared by: Lendlease</p> <p>Dated: June 2019</p>	Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
	(a) be prepared by a suitably qualified and experienced person(s); (b) address the provisions of the Floodplain Risk Management Guideline (OEHL, 2007); (c) include details of: (i) the flood emergency responses for both construction and operation phases of the development; (ii) predicted flood levels; (iii) flood warning time and flood notification; (iv) assembly points and evacuation routes; (v) evacuation and refuge protocols; and (vi) awareness training for employees and contractors.				Record Keeping for communications with the certifier.	File name: L.B23176.014 Randwick Campus A SB Project Prepared by: BMT Dated: 27 May 2019  File name: R.B23176.001.02.Summary Flood Report_Optimised Prepared by: BMT Dated: October 2018  <b>Approval from PCA</b> Crown Certificate 1 (CC1) No 19/124846-3 Issued: 31 May 2019  Part a) Flood Report produced by BMT – who have the necessary experience Part b) refer to letter dated 27 <sup>th</sup> May 2019 from BMT stating that Reporting is in accordance with the Floodplain Risk Management Guideline File refer: L.B23176.014 Randwick Campus A SB Project Part c) refer generally o R.B23176.001.02.Summary Flood Report_Optimised  Management Plans are revised and reissued as set out in the Management Plans Tracking Register for the project.	
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: (a) Initiatives that would help discourage construction workers driving to the precinct and parking; (b) Provision of secure storage areas for construction worker tools and equipment on site;	Prior to Construction  CC1 – May 2019	in consultation with the Sydney Coordination Office within TfNSW and Roads and Maritime Services.	Contractor	Copy of records / certificates of Compliance.  Record Keeping for communications with the certifier.	Embedded in the CTPM Sub Plan – See condition B35  File name: CTPM Subplan_Main Works_May 2019_v05 Prepared by: Lendlease Dated: May 2019 included within the CTPM Subplan  File name: 190531_TfNSW Endorsement Email Prepared by: Lendlease Dated: 31 May 2019  <b>Approval from PCA</b> Crown Certificate 1 (CC1) No 19/124846-3 Issued: 31 May 2019 ----- <b>Crown Certificate 2 (CC2)</b>	Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
	<p>(c) Measures to encourage the use of the ample public and active transport available within the vicinity of the site; and</p> <p>(d) Details of the operation of off-site construction worker parking location/s, including how workers would be shuttled to the development site.</p>					<p>Issued to PCA Email title: RCR: CC2 Condition B35, B36, B42, B48 - issued 27 Sept 19 Email contained 2 attachments</p> <ul style="list-style-type: none"> <li>CTPMP</li> <li>CWTS</li> </ul> <p>File name: <i>CTPM Subplan_Main Works_July 2019 version 2</i> Prepared by: Lendlease Dated: July 2019</p> <p><b>Approval from PCA</b> Crown Certificate 2 No 19/124846-4 Issued: 14 Oct 2019</p> <p>Part a) refer to general report but see 1.1 Introduction Part b) Refer to section 1.8 On-Site Facilities Part c) contained throughout the report but refer to sections 1.5, 1.6 &amp; 8.6.1 Part d) refer to section 1.7</p> <p>Refer to notes against Condition B35 for a record of relevant consultation with TfNSW / SCO (note the transportation strategy is part of the CPTMSP).</p> <p>Management Plans revised and reissued as set out in the Management Plans Tracking Register for the project.</p>	
<b>Construction Parking</b>							
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.	Prior to Construction  CC1 – May 2019		Contractor	<p>Copy of records / certificates of Compliance.</p> <p>Record Keeping for communications with the certifier.</p>	<p>Included within the CTPM Subplan File name: CTPM Subplan_Main Works_May 2019_v05 Prepared by: Lendlease Dated: May 2019</p> <p>File name: 190531_TfNSW Endorsement Email Prepared by: Lendlease Dated: 31 May 2019</p> <p><b>Approval from PCA</b> Crown Certificate 1 (CC1) No 19/124846-3 Issued: 31 May 2019</p>	Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
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.	Prior to Construction  CC1 – May 2019		Contractor	Copy of records / certificates of Compliance.  Record Keeping for communications with the certifier.	<p>Management Plans revised and reissued as set out in the Management Plans Tracking Register for the project.</p> <p>Included within the CTPM Subplan File name: CTPM Subplan_Main Works_May 2019_v05 Prepared by: Lendlease Dated: May 2019</p> <p>File name: 190531_TfNSW Endorsement Email Prepared by: Lendlease Dated: 31 May 2019</p> <p><b>Crown Certificate 2 (CC2)</b> Include within CWTS – September 2019 – V2 Prepared by Lendlease. Reference page 18 for dual signed MOU between Royal Randwick &amp; Warwick Farm General Manager &amp; Lendlease which agrees to a partnership to use the grounds for project staff car parking File Name: <i>Construction Worker Transportation Strategy_02</i></p> <p>Note: Formal use of car parking arrangements to begin on 1<sup>st</sup> June 2020 as project has sufficient numbers – a shuttle bus will be provided</p>	Compliant
<b>Intersection Works – Traffic Control Signal</b>							
B45	<p>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):</p> <p>(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;</p>	Within 6 months of commencement of construction		Contractor	Record Keeping for communications with the certifier, RMS and other agencies.	<p>Refer to Item B45 of the Matrix in the Staging Report, which states that - documentation to be designed in accordance with conditions and approved by Council prior to construction of road works which are included in Stage 4 construction.</p> <p><b>Document: RCR State Significant Development SSD 9113: Staging Report</b> File Name: Approved SSD 9113 Staging Report Rev 3 Prepared by PwC Date: 24 April 2020 Status – approved</p> <p>Document: Staging Report approval letter from DPIE Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113) Approval of Staging Report File name: SSD9113 Staging Report Approval Dated: 6 May 2020 <u>Status:</u></p>	Compliant



Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
	<p>(b) the submitted design shall be in accordance with Austroads Guide to Road Design in association with relevant RMS supplements (available on <a href="http://www.rms.nsw.gov.au">www.rms.nsw.gov.au</a>). 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 <a href="mailto:development.sydney@rms.nsw.gov.au">development.sydney@rms.nsw.gov.au</a>;</p> <p>(c) the Applicant will be required to enter into a Works Authorisation Deed (WAD) for the abovementioned works;</p> <p>(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; and</p> <p>(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.</p>					<p><u>B45 Part a)</u> refer to letter from Acor confirming that it has been drawn and endorsed by a qualified practitioner File name: <i>SY180053_ACOR TCS Statement _r1-191122</i></p> <p>Refer also to letter from RMS confirming TCS Design "Agreement in Principle" has been received from TfNSW. File Name: <i>SYD18_00324_5Responseletter (004)</i> Dated: 12<sup>th</sup> Sept 2019</p> <p>The design of road works has been prepared in consultation with Council &amp; RMS, requiring an iterative process of responses to feedback by each. The TCS design close to finalisation for submission to RMS &amp; entering into a WAD.</p> <p><b>Approval from PCA</b> Crown Certificate 2 No 19/124846-4 Issued 14 Oct 2019</p> <p>(b) Email from Acor Consultants to RMS dated 2<sup>nd</sup> June 2020 with a link to the detailed drawings of the works to satisfy this condition and automated receipt issued by Development Sydney on same date. Filename: <i>200602 1456 Nathan Pearce - WAD process - Botany Rd-Samuels Rd new signalised intersection for POW Hospital</i></p> <p>RCC Monthly Update Meeting 3 Feb 21 Filename: <i>210203 - RCC Coord Meeting - Meeting 019 - Minutes</i> Notes: "SSD9113 - B45, ASB Entry - Traffic Control Signal RY advised RMS has approved the design and LL are currently finalising deeds etc, works to commence May 2021. RY to issue construction docs to FL (RCC)"</p> <p>RCC Monthly Update Meeting 3 Mar 21 Filename: <i>210303 - RCC Coord Meeting - Meeting 020 - Agenda</i> Notes: "SSD9113 - B45, ASB Entry - Traffic Control Signal - Meeting was held on 25 Feb to discuss RMS approved design at Botany St/ Samuels Avenue signalised intersection. Design docs issued to RCC for acknowledgement or response"</p> <p>(c) WAD negotiations and easement in progress.</p>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<p>Copy of updated draft WAD, following negotiations, provided to PwC by TfNSW. Email from Shibree Samy, Project Manager, TfNSW. Email date: 3 June 21 Email subject: <i>RE: Signals at intersection of Botany St and Samuels Ave, Randwick - Current DRAFT WAD document sent to Mark 31 May 2021</i></p> <p>Filename: <i>B45 - RE WAD - Botany RdSamuels Rd new signalised intersection for POW Hospital</i> Record of meeting held with TfNSW, LLB and PwC (representing HI) held 8 June 21 – email from Shibree Samy, Project Manager, TfNSW to PwC and LLB. HI was unable to attend the meeting. Following the meeting TfNSW followed up <i>requesting</i> contact details for HI (the developer) to enable another meeting to be held with HI present. Email subject: [EXT]:RE: Signals at intersection of Botany St and Samuels Ave, Randwick - Current DRAFT WAD document sent to Mark 31 May 2021 Date: 8 June 21 Filename: <i>Email from Shibree Samy (TfNSW) to Chris Mazza (PwC) and Mark Elliot (LLB) Signals at intersection WAD</i></p> <p>(d) The WAD terms have been agreed and there will be easements. The WAD has now been executed. (e) Noted</p>	
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.	Within 6 months of commencement of construction	Evidence of consultation and the outcomes is to be provided to the Planning Secretary.	Contractor	Record Keeping for communications with the certifier, RMS, Council and other agencies.	<p>Refer to Item B46 of the Matrix in the Staging Report, which states that - documentation to be designed in accordance with conditions and approved by Council prior to construction of road works</p> <p>Document: <b>RCR State Significant Development SSD 9113: Staging Report</b> File Name: Approved SSD 9113 Staging Report Rev 3 Prepared by PwC Date 24 April 2020 Status approved</p> <p>Document: Staging Report approval letter from DPIE Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113) Approval of Staging Report</p>	Complaint

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<p>File name: SSD9113 Staging Report Approval Dated: 6 May 2020</p> <p><u>Status:</u></p> <p>The design of road works has been prepared in consultation with Council &amp; RMS, requiring an iterative process of responses to feedback by each. The TCS design has been finalisation and has been issued to RMS as per the below;</p> <p>Refer to Aconex message from Acor enquiring with RMS that no-stopping zone is required. Refer to Acor-GCOR-000753 Email titled: Fwd: CC1: ASB: DA Condition B46 - RMS &amp; Council Dated 23<sup>rd</sup> Jan 2020</p> <p>RMS have confirmed that a <i>"no stopping zone"</i> will affect local road network.</p> <p>Traffic Committee Minutes dated 10<sup>th</sup> March 2020 item TR40/10 recommended approval of the no stopping control at the Botany St intersection by RCC. Filename: <i>Council Traffic Committee Minutes 10 March 2020</i></p> <p><b>Issued to PCA for CC3</b> Record of evidence of consultation Aconex PWCAU-GCOR-006627 dated 12 March 2020 The design was within 6 months of commencement of Construction of the Stage 4 works (Nov 2020), and well in advance of the actual works to the intersection as referenced by the right hand column of the Staging Report (scheduled mid-21).</p> <p>Further design collaboration has been ongoing with TfNSW/RMS/Council to close out the no-stopping requirement. Council approval pending.</p> <p>Consultation with RMS is associated with engagement with RMS on the intersection design as referred to against B45 above. Refer above for references.</p>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<p>Consultation with Council has occurred since via meetings and correspondence. Key records summarised below:</p> <p>7 Oct 20 – RCC Monthly Update Meeting: Filename: 201007 - RCC Coord Meeting - Meeting 016 – Minutes Notes: “SSD9113 - B45, LL to submit final road works design once received back from RMS to RCC”</p> <p>RCC Monthly Update Meeting 3 Feb 21 Filename: 210203 - RCC Coord Meeting - Meeting 019 - Minutes Notes: “SSD9113 - B45, ASB Entry - Traffic Control Signal RY advised RMS has approved the design and LL are currently finalising deeds etc, works to commence May 2021. RY to issue construction docs to FL (RCC)”</p> <p>Email from Richard Yarad (LLB) to Frank Liu (RCC) dated 18 Feb 21 requesting site meeting regarding upcoming civil works with RCC and LLB. Email subject: RE: RCR project - meeting for upcoming civil works Filename: RE_ RCR project - meeting for upcoming civil works</p> <p>Letter from Richard Yarad to John Flanigan, Development Engineer Coordinator, RCC providing Magill and Botany Street designs to RCC. Letter date: 2 Mar 21 Filename: 210302 Council civil pack submission letter</p> <p>RCC Monthly Update Meeting 3 Mar 21 Filename: 210303 - RCC Coord Meeting - Meeting 020 - Agenda Notes: “SSD9113 - B45, ASB Entry - Traffic Control Signal - Meeting was held on 25 Feb to discuss RMS approved design at Botany St/ Samuels Avenue signalised intersection. Design docs issued to RCC for acknowledgement or response”</p> <p>Email from Richard Yarad (LLB) to Frank Liu (RCC) dated 8 April 21 confirming LLB will review RCC comments on civil design pack and come back to RCC Filename: RE_ _EXT_ RE_ Civil Pack submission</p>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
						<p>Email from Richard Yarad (LLB) to RCC:</p> <ul style="list-style-type: none"> <li>- Noting that upcoming civil works not incorporated into the traffic committee meeting minutes - LLB request to include this to be endorsed</li> <li>- Requesting info on what permits/ ROLs are required to commence actual construction work</li> </ul> <p>Email date: 2 Dec 20 Filename and email subject: <i>RE_ RCR Project - Hospital Rd_Barker St Intersection design</i></p> <p>Final design was endorsed by RCC via email from Peter Cormican (Coordinator Engineering Services) on 4 February 2022. Email: Civil Works – Premises 49-101 Botany Street, Randwick and 2-14 Magill Street, Randwick - LA/45/2022 Dated: 4 February 2022</p>	
<b>Intersection Works – Upgrade to Botany Street and Magill Street</b>							
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.	Within 6 months of commencement of construction		Contractor	Record Keeping for communications with the certifier.	<p>Refer to Item B47 of the Matrix in the Staging Report, which states that - documentation to be designed in accordance with conditions and approved by Council prior to construction of road works during Stage 4.</p> <p>Document: RCR State Significant Development SSD 9113: Staging Report File Name: Approved SSD 9113 Staging Report Rev 3 Prepared by PwC Date 24 April 2020 Status approved</p> <p>Document: Staging Report approval letter from DPIE Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113) Approval of Staging Report File name: SSD9113 Staging Report Approval Dated: 6 May 2020</p> <p><u>Status:</u></p> <p>The design was within 6 months of commencement of Construction of the Stage 4 works (Nov 2020), and well in advance of the actual works to the intersection as</p>	Complaint

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
						<p>referenced by the right hand column of the Staging Report (scheduled mid-21).</p> <p>Consultation has been ongoing regarding road and intersection works. Please refer to references against Condition B45 and B46 above.</p> <p>Final design was endorsed by RCC via email from Peter Cormican (Coordinator Engineering Services) on 4 February 2022. Email: Civil Works – Premises 49-101 Botany Street, Randwick and 2-14 Magill Street, Randwick - LA/45/2022 Dated: 4 February 2022</p>	
<b>Construction Approval</b>							
B48	<p>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:</p> <p>(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</p> <p>(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.</p>	<p>Prior to Construction</p> <p>CC1 – May 2019</p>		Contractor	<p>Copy of records / certificates of Compliance.</p> <p>Record Keeping for communications with the certifier and the Light Rail Team.</p>	<p>File name: 190531_TfNSW Endorsement Email Prepared by: Lendlease Dated: 31 May 2019</p> <p><b>Approval from PCA</b> Crown Certificate 1 (CC1) No 19/124846-3 Issued: 31 May 2019 -----</p> <p><b><u>Crown Certificate 2(CC2)</u></b> Issued to PCA Email title: RCR: CC2 Condition B35, B36, B42, B48 – issued by TfNSW on 27 Sept 19 Email contained 2 attachments</p> <ul style="list-style-type: none"> <li>• CTPMP</li> <li>• CWTS</li> </ul> <p>File name: <i>CTPM Subplan_Main Works_July 2019 version 2</i> Prepared by: Lendlease Dated: July 2019</p> <p>Part b) Letter from BMT Flood Modelling Consultants File name: <i>L.B23176.017.Respnose to TfNSW Hospital. pdf</i> Titled; RE: Randwick Campus Redevelopment – Hospital Road Lowering: response to Transport for NSW Query Dated; 18<sup>th</sup> Dec 2019</p>	Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
						<p>In summary the works would have little impact and would not contribute to additional flooding during construction or operation.</p> <p>The above-mentioned letter from BMT was included in the email issued to TfNSW on the 24<sup>th</sup> Feb 2020  Titled: FW: Endorsement: SSD-10339 IASB Addition CTPMP and CWTS approval (Feb 2019)  Date 24<sup>th</sup> Feb 2020</p> <p><b>Approval from PCA</b>  Crown Certificate 2  No 19/124846-4  Issued:14 Oct 2019</p>	
<b>Existing Helipad / Helicopter Operations During Construction</b>							
B49	<p>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.</p>	<p>Prior to Construction</p> <p>CC1 – May 2019</p>		Contractor	<p>Copy of records / certificates of Compliance.</p> <p>Record Keeping for communications with the certifier.</p>	<p>Condition has not been not been triggered, however compliance has been confirmed.</p> <p>Approved Staging Report Matrix Item B49 confirms relevance to. Stage 3 structure &amp; detailed design &amp; Stage 4 fit out, services &amp; external works.</p> <p>Document: <b>RCR State Significant Development SSD 9113: Staging Report</b>  File Name: <i>Approved SSD 9113 Staging Report Rev 3</i>  Prepared by PwC  Date 24 April 2020  Status: Approved by DPIE</p> <p>Document: Staging Report approval letter from DPIE  Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113) Approval of Staging Report  File name: <i>SSD9113 Staging Report Approval</i>  Dated: 6 May 2020</p> <p>File name: APAR signed approval (TC1)  Prepared by: Department of Infrastructure, regional Development and Cities  Dated: 16 October 2018</p> <p>File name: APAR signed approval (TC2)  Prepared by: Department of Infrastructure, regional Development and Cities</p>	Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
						<p>Dated: 16 October 2018</p> <p>File name: APAR signed approval (TC2) Prepared by: Department of Infrastructure, regional Development and Cities Dated: 4 April 2019</p> <p><b>Approval from PCA</b> Crown Certificate 1 (CC1) No 19/124846-3 Issued: 31 May 2019</p> <p>Crown Certificate 3</p> <p>Issued to PCA Document: Letter confirming compliance has been achieved provided by AviPro Aviation Consultants File name: <i>DA Conditions B49 Report</i> Dated: 10 March 2020</p> <p><b>Approval from PCA</b> Crown Certificate 3 – Referenced documentation No 19/124846-6 Issued 20 June 2020</p>	
<b>Proposed Helipad Design</b>							
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.	Prior to commencement of the helipad		Contractor	Record Keeping for communications with the certifier.	<p>Condition has not been not been triggered; however, compliance has been confirmed.</p> <p>Approved Staging Report Matrix Item B50 confirms relevance to. Stage 3 structure &amp; detailed design &amp; Stage 4 fit out, services &amp; external works.</p> <p>Document: Letter confirming compliance has been achieved provided by AviPro Aviation Consultants File name: <i>DA Conditions B50 Report</i> Dated: 10 March 2020.</p> <p>Approval from PCA Crown Certificate 3 (CC3) No 20/124846-6 File name: <i>SSD9113 - CC3 075022-06Crown6</i> Issued: 19 June 2020</p>	Compliant



Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
						<p>Document: <b>RCR State Significant Development SSD 9113: Staging Report</b>  File Name: <i>Approved SSD 9113 Staging Report Rev 3</i>  Prepared by PwC  Date 24 April 2020  Status: Approved by DPIE</p> <p>Document: Staging Report approval letter from DPIE  Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113) Approval of Staging Report  File name: <i>SSD9113 Staging Report Approval</i>  Dated: 6 May 2020</p>	
<b>Proposed Helipad Operations</b>							
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>Prior to commencement of the helipad</p>	<p>a copy submitted to the Planning Secretary and Council.</p>	<p>Contractor</p>	<p>Record Keeping for communications with the certifier.</p>	<p><b><u>Crown Certificate 4</u></b>  <b>Issued to PCA</b>  Document: Report – Development Consent B51.  Filename: <i>SSD9113 B51 Updated Statement</i>  Dated 15<sup>th</sup> August 2020</p> <p><b>Approval from PCA CC4</b>  Crown Certificate 4 – Referenced documentation  No 20/1248468  Issued 9<sup>th</sup> November 2020</p> <p>Document: <b>RCR State Significant Development SSD 9113: Staging Report</b>  File Name: <i>Approved SSD 9113 Staging Report Rev 3</i>  Prepared by PwC  Date 24 April 2020  Status: Approved by DPIE</p> <p>Document: Staging Report approval letter from DPIE  Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113) Approval of Staging Report  File name: <i>SSD9113 Staging Report Approval</i>  Dated: 6 May 2020</p> <p><b><u>Crown Certificate 5</u></b>  <b>Issued to PCA</b>  Document: Report – Development Consent B51.  Filename: <i>SSD9113 B51 Updated Statement</i>  Dated 15th August 2020</p>	Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
						<p>Issued to PCA again::31 Mar 21 via aconex ref: LL-GCOR-035083</p> <p><b>Approval from PCA CC5</b> Crown Certificate 5 – Referenced documentation No 21/124846-10 Issued 7 May 2021</p> <p>Document: <b>RCR State Significant Development SSD 9113: Staging Report</b> File Name: <i>Approved SSD 9113 Staging Report Rev 3</i> Prepared by PwC Date 24 April 2020 Status: Approved by DPIE</p> <p><b>Key consultation on helipad:</b></p> <p>Project User Group Meeting 1 - 16 April 2018 Presentation File Name: <i>RCR-PUG GROUP- DD Meeting Helipad 1 RCR-LLB-PM-50-PUG-Y1-0118</i> Minutes File Name: <i>LL-TRANSMIT-000203 RCR Minutes Helipad 1</i> Parties representing: Newborn and paediatric Emergency Transport Service, NSW Ambulance, SESLHD, Sydney Children's Hospital, Prince of Wales Hospital (Engineering, Security), South East Health Service Local Health District</p> <p>Project User Group Meeting 2 - 14 May 2018 Agenda File Name: <i>RCR Agenda Helipad 2</i> Minutes File Name: <i>RCR Minutes Helipad PUG round 2x</i> Parties representing: Newborn and paediatric Emergency Transport Service, NSW Ambulance, SESLHD, Sydney Children's Hospital, Prince of Wales Hospital (Engineering, Security, Domestic Services) South East Health Service Local Health District</p> <p>Project User Group Meeting 3 – 15 June 2018 Presentation &amp; Minutes File Name: <i>RCR Minutes PUG Helipad 3 with Services presso</i> Signed off drawings: <i>RCR-BVN-ARC-50-DRW-05.17.001[D] signed off &amp; Helipad - signed off by SCH incl 2 x questions 20180619</i></p>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
						<p>Design Control Group Meeting 19 March 2020 –Helipad Operational Management Presentation File Name: <i>RCR-LLB-PM-50-DCG-Y1-0026</i> Minutes File Name: <i>RCR-LLB-PM-50-MOM-Y1-0026</i></p> <p><b>Copy to Council</b> Email from Clare Hall to John Flanigan (RCC) dated 1 Jul 21 File Name: <i>SSD9113 - RCR - ASB Project - Condition B51 - Helipad Operations Review</i> <i>Information provide: Attached a copy of the Helipad Operations review report as required by Condition B51.</i></p> <p><b>Copy to DPIE</b> Outstanding. HI have been requested to issue this to DPIE.</p> <p><b>Non-Compliance</b> <b>Independent Audit Report #4</b> dated June 21 noted a non-compliance against this condition as a copy of the report prepared under this condition has not been submitted to DPIE. It is noted that the report had also not been submitted to Council at the time of the audit or issue of Crown Certificates relating to this work. HI has advised that DPIE's feedback has been that it did not seek to receive the entire CC reference / attachments list and as a result this documentation has not been submitted.</p> <p><b>Action taken:</b> HI have issued the B51 Report to DPIE – Ref: SSD-9113-PA-28 File name: <i>SSD-9113-PA-28 - Condition B51 - Issue of Helipad Report to DPIE 6 Jul 21</i></p> <p>Non-compliance to be notified to DPIE</p> <p><b>Action taken:</b> Lodged to DPIE 06 July 21 refer SSD-9113-PA-28</p>	
<b>Operational Noise – Design of Mechanical Plant and Equipment</b>							
<b>B52</b>	Prior to commencement of above ground works, the Applicant must incorporate the noise mitigation recommendations in the Noise and Vibration Impact Assessment, dated 8 August 2018 and prepared by Acoustic Studio, into the detailed design	Above Ground Construction		Contractor	Record keeping for communications with the Certifier.	<p>Compliant as relevant to current design progress – Refer to Staging report, which confirms certified design prior to the commencement of installation of the mechanical services during Stages 3 &amp; 4.</p> <p><b>Crown Certificate 2</b></p>	Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
	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 Noise and Vibration Impact Assessment, dated 8 August 2018, and prepared by Acoustic Studio.					<p><b>Issued to PCA</b> Email dated 19/09/19 Titled: re: Urgent: CC2: Condition B2 Contained letter from Acoustic Studio – dated 19<sup>th</sup> Sept 2019 File name; 201909 AUR32 19.0013.Let</p> <p><b>Approval from PCA</b> Crown Certificate 2 No 19/124846-4 Issued;14 Oct 2019</p> <p><b><u>Crown Certificate 3</u></b> <b>Issued to PCA</b> Document Title: Design Compliance Intent Certificate – Mechanical SSD9113 (Construction Certificate CC3) File name: SSD9113 CC3 Mechanical Compliance Certificate 5 June 20 Date: 5 June 2020</p> <p><b>Approval from PCA</b> Crown Certificate 3 – Referenced documentation No 19/124846-6 Issued 20 June 2020</p> <p><b><u>Crown Certificate 4</u></b> <b>Issued to PCA</b> Document Title: Design Compliance Intent Certificate – Mechanical SSD9113 (Construction Certificate CC4) File name: SSD9113 CC4 Mechanical Compliance CertificateLA 8.10.20 Date: 7 Oct 20</p> <p><b>Approval from PCA</b> Crown Certificate 4 – Referenced documentation No 20/1248468 Issued 9<sup>th</sup> November 2020</p>	
<b>Historic Archaeology</b>							
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	Prior to Construction CC1 – May 2019	and a copy submitted to the Planning Secretary.	Contractor	Copy of records / certificates of Compliance.  Record Keeping for	Document: Prince of Wales Hospital Randwick Campus Redevelopment Stages 1 & 2, Historical Archaeological Research Design File name: RANDWICK CAMPUS Archaeology Prepared by Casey & Lowe Dated: December 2018	Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
	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.				communications with the certifier.	<p><b>Approval from PCA</b> Crown Certificate 1 (CC1) No 19/124846-3 Issued: 31 May 2019</p> <p><b>Submitted to &amp; approved by OEH with application for s.140 Permit under Heritage Act 1977</b> Letter of approval – Permit under s.140 of the Heritage Act 1977 from Heritage Division, Office of Environment and Heritage as delegate of the Heritage Council of NSW File Name: <i>s140 Prince of Wales Hospital redevelopment_Application 2018 s140 035_signed 17Jan2019</i> Date: 17 Jan 2019</p> <p>Submitted to DPIE: 19 July 2019 File Name: Record of Submission to DPIE FW Prince of Wales Hospital Expansion SSD9113</p>	
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.	Within 6 months of completion of archaeological works	and lodged with the Heritage Council of NSW, Council and the Planning Secretary.	Contractor	<p>Final excavation report</p> <p>Record Keeping for communications with the certifier.</p>	<p>As there were a number of conditions that could be regarded as non-compliances as their timing for close out was not linked to reporting or actual related construction and design staging it was discussed and agreed with DPIE &amp; HI Planning that a Staging Report would be submitted to DPIE and approved to allow for staged compliance with conditions rather than a series of modifications to conditions..</p> <p>Approved Staging Report Matrix Item B54 provides that the Archaeological reporting associated with Condition B54 is to be prepared during Stages 2 &amp; 3 and completed during Stage 3 or 4.</p> <p>'Historic' (Non-Aboriginal) Archaeological Reporting completed April 2019.</p> <p>The Final Historic Archaeology Excavation Report was completed on 15 May 2020. This document was issued to:</p> <ul style="list-style-type: none"> <li>Heritage Council of NSW by Mary Casey of Casey &amp; Lowe, on 2 June 2020</li> <li>Council by PWC on 1 June 2020</li> <li>DPIE by HI NSW, on 2 June 2020</li> </ul>	Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<p>Document: Notification of completion of Archaeological Investigation, Prince of Wales Hospital Randwick Campus (2018/s140/035), prepared by Casey &amp; Lowe File name: <i>B54 - Notification of completion of works 2018.S140.035</i> Date: 11 April 2019</p> <p>Document: RCR State Significant Development SSD 9113: Staging Report File Name: <i>Approved SSD 9113 Staging Report Rev 3</i> Prepared by PwC Date 24 April 2020 Status: Approved by DPIE</p> <p>Document: Staging Report approval letter from DPIE Letter title: Prince of Wales Hospital Expansion Stage 1 (SSD9113) Approval of Staging Report File name: <i>SSD9113 Staging Report Approval</i> Dated: 6 May 2020</p> <p>Document: Prince of Wales Hospital Randwick Campus Redevelopment Historical Archaeology Excavation Report File name: <i>B54 - RANDWICK CAMPUS Archaeology Excavation Report</i> Prepared by Casey &amp; Lowe Dated: May 2020</p> <p>Document: Record of Issue to PCA Issued via Aconex corro: LL-GCOR-018686 Date: 15 May 2020</p> <p>Document: Record of Issue to DPIE File name: <i>B54 - RANDWICK CAMPUS Archaeology Report Submission to DPIE</i> Date of issue: 2 June 2020</p> <p>Document: Record of Issue to Council File Name: <i>B54 - RANDWICK CAMPUS Archaeology Report Submission to Council</i> Date: 1 June 2020</p> <p>Document: Record of Issue to Heritage Council File Name: <i>B54 - Issue of Report to OEH Final Excavation Report_Prince of Wales 1</i></p>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
						File Name: <i>B54 - Issue of Report to OEH Final Excavation Report_Prince of Wales 2</i> Date of Issue: 2 June 2020	
<b>Landscaping and Habitat Improvement</b>							
B55	<p>Prior to commencement of landscape construction works, the Applicant must amend the approved landscape plans to incorporate the following:</p> <ul style="list-style-type: none"> <li>(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;</li> <li>(b) provide for the planting of at least 134 trees with a minimum lot size of 100 litres, and chosen from species consistent with (a) above; and</li> <li>(c) provide for a range of artificial nest boxes are to be installed, suitable for native fauna likely to utilise the site.</li> </ul>	Prior to Landscaping works		Contractor	<p>Amended Landscape plan</p> <p>Record Keeping for communications with the certifier.</p>	<p><b>Non-Compliance in IA#1</b></p> <p><b>Document:</b> Independent Audit Report Randwick Campus Redevelopment SSD 9113 July 2020 Audit Number 3</p> <p><b>Issue:</b> Notify DPIE (through Condition C48) of non-compliance. Identify opportunities for nest box installation or discuss alternative options with DPIE.</p> <p><b>Outcome:</b> Modification 1 and the subsequent Staging Report has deferred these obligations to a later stage (CC4)</p> <p><b>IA#1 Non -Compliance Status : CLOSED</b></p> <p><b>Staging reports govern timing of this condition for Landscaping works.</b></p> <p>The requirement for the nest boxes has been clarified by an ecologist, together with advice regarding the box type (for particular species), mounting height, general positioning preferences and cat-proofing. Aspect studios have been instructed to update their landscape documentation to show these nest boxes. The final plans will be submitted to the PCA prior to the installation of the nest boxes and a copy of the documentation will be issued to DPE as required by Condition B56 below.</p> <p>References: LLB record of issue of Ecologist advice and key instructions to Aspect Studios:  Filename: <i>RE EXTRE SSDA 9113 - Condition B55 - Habitat Nest Boxes - NARLA Advice 200401</i>  Filename: <i>RE EXTRE SSDA 9113 - Condition B55 - Habitat Nest Boxes - NARLA Advice 200519</i>  Filename: <i>LL-GCOR-018773 - Earlier instruction to Aspect re nest boxes, incl advice from Ecologist</i>  Filename: <i>LL-GCOR-036142 - Instruction to Aspect re Nest Boxes AFC documentation</i>  Filename: <i>LL-GCOR-040555 - Instruction to Aspect 210701 re Nest Box Documentation Gaps to be addressed</i></p> <p>Aspect Design Compliance Certificate dated XXX confirms compliance with Condition B55.</p>	Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<p>Ref: SSD 9113 Crown Certificate 6 - Design Compliance Certificate – Landscape dated 28 June 21 File name: <i>SSD9113 CC6 Design Certificate Landscape</i></p> <p><b><u>Landscaping Design in accordance with the noted conditions was completed with consultation with RCC and endorsed</u></b></p> <p><b><u>Crown Certificate 6 (CC6) – External works, patient and public bridge structure, services and part facade Submitted to PCA</u></b> Via aconex LL-GCOR-041668 Ref in particular: External works, public and patient bridges structure and services</p> <p><b>Approval from PCA</b> Crown Certificate 6 – Referenced documentation No 21/124846-11 Issued 26 July 2021</p> <p>Final design was endorsed by RCC via email from Peter Cormican (Coordinator Engineering Services) on 4 February 2022. Email: Civil Works – Premises 49-101 Botany Street, Randwick and 2-14 Magill Street, Randwick - LA/45/2022 Dated: 4 February 2022</p>	
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.	Prior to Landscaping works	and a copy submitted to the Planning Secretary.	Contractor	<p>Amended landscape plan</p> <p>Record Keeping for communications with the certifier and Planning Secretary</p>	<p><b><u>Landscaping Design in accordance with the noted conditions was completed with consultation with RCC and endorsed</u></b></p> <p><b><u>Crown Certificate 6 (CC6) – External works, patient and public bridge structure, services and part facade Submitted to PCA</u></b> Via aconex LL-GCOR-041668 Ref in particular: External works, public and patient bridges structure and services</p> <p><b>Approval from PCA</b> Crown Certificate 6 – Referenced documentation No 21/124846-11 Issued 26 July 2021</p>	Compliant



Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
<b>Street Trees</b>							
B57	Prior to commencement of landscape construction works, the Applicant is to develop a street tree planting strategy in consultation with Council and to the satisfaction of the Planning Secretary, 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.	Prior to Landscaping works	to the satisfaction of the Planning Secretary	Contractor	Record Keeping for communications with the certifier.	<p>Trigger is prior to commencement of landscape construction. Refer to approved Staging Report.</p> <p>The landscape documentation for the project, including the street tree planting has been prepared in consultation with Council, as well as other key stakeholders and the community.</p> <p>Consultation with Council featured:</p> <ul style="list-style-type: none"> <li>- Proposed locations and types of street trees to be planted. The documentation included trees to be removed and replaced on hospital road in associated with infrastructure works, as well as trees that are to be planted in association with the works in Council's road reserve subject to SSD9113.</li> <li>- A commitment to a maintenance for a period of 12 months following commencement of operations during which any trees requiring replacement would be provided at no cost to Council.</li> </ul> <p>Council confirmed by emails dated 1 July 21 that it is satisfied that all of its comments in relation to the landscape plans have been satisfied.</p> <p>The terms if the agreement with Council, developed in consultation, also include:</p> <ul style="list-style-type: none"> <li>- A commitment to aim to keep an Olive Tree that a resident has requested be retained as it was planted in memorial of a family member; and</li> <li>- A commitment to place the trees on the Magill Street north verge as close as possible to the centre line of this verge, depending on underground services positions, and to liaise with Council during these planting works.</li> </ul> <p>Consultation &amp; Agreement records:</p> <ul style="list-style-type: none"> <li>• 6 May 20 – RCC Monthly Project Update Meeting: File name: 200506 - RCR - RCC Coord Meeting - Meeting - Agenda w Attachments &amp; Minutes.zip – containing: File name: 200506 - RCR - RCC Coord Meeting - Meeting 011 - Agenda.pdf</li> </ul>	Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<p>File name: 200506 - RCR - RCC Coord Meeting - Meeting 011 - Minutes.pdf</p> <p>File name:: Attachment 1 - RCC Meeting 011 - Presentation.pdf</p> <p>File name: 200506 Randwick City Council Update</p> <p>File name:: Botany st parking signage_AFT</p> <p>File name: Botany_Magill st landscape design AFT</p> <p>File name: High St Landscape design</p> <ul style="list-style-type: none"> <li>1 Jun 20 – Letter to Council from LLB Letter providing the landscape plans for the project, emailed with attachments File name: 200601 RCC Street Tree Strategy &amp; Landscape Plans w attachments.zip – containing: File name: 200601 Letter- RCC Street Tree Strategy_signed.pdf File name:: Botany st parking signage_AFT File name: Botany_Magill st landscape design AFT File name: High St Landscape design Email attaching the above-referenced files subject: FW: [EXT]:RCR - ASB - Council Coordination Meeting – Minutes Email file name: 200602 FW EXTRCCR - ASB - Council Coordination Meeting - Minutes - RCC Landscape Plan Submission</li> <li>3 Jun 20 – RCC Monthly Project Update Meeting: File name: 200603 Randwick City Council Update File name: 200506 - Coord Meeting 012</li> <li>1 Jul 20 – RCC Monthly Project Update Meeting: File name: 200701 Randwick City Council Update File name: 200701 - RCC Coord Meeting - Meeting 013 – Agenda File name: 200701 - RCC Coord Meeting - Meeting 013 – Minutes</li> <li>15 Jul 21 – Letter re planting of trees &amp; other matters Letter from Richard Yarad (LLB) to John Flanigan (Development Engineer Coordinator, RCC) - Summary:</li> </ul>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<ul style="list-style-type: none"> <li>- Tree removal works were undertaken in accordance with the Arboricultural Impact Assessment Tree Protection</li> <li>- Specification prepared by Tree IQ dated 4th September, and letter dated 10th October 2018 in relation to</li> <li>- Condition 21 prepared by Tree IQ. There was further consultation with Randwick Campus Redevelopment during the works for tree retention and removal. Refer to correspondence attached to this letter. It is noted that tree 52/116 remains and is outside the project boundary of works.</li> <li>- Lendlease outlines that the Compensator Tree Planting condition will be actioned under the SSD 9113 Development Consent, condition B57.</li> <li>- Due to location of trees to further construction works, it is not recommended to plant these trees until construction works under SSD 9113 are completed. Tree planting will be completed towards the end of 2021/early 2022 for completion of SSD 9113. Refer to Lendlease letter dated 1<sup>st</sup> June 2020 identifying the Tree Planting plans of which will be completed. Letter attached for reference.</li> <li>• 5 Aug 20 – RCC Monthly Project Update Meeting: File name: <i>RCC Monthly Update_200805</i> File name: <i>200805 - RCC Coord Meeting - Meeting 014 – Minutes</i> Notes: DA close out item - SSD9113 - Landscape design submitted to RCC for review</li> <li>• 24 Aug 20 – Follow up email from LLB Follow up email requesting feedback on landscape plans from Richard Yarad (LLB) to David Meredith (Landscape Development Officer, RCC) &amp; John Flanigan (RCC) File name: <i>200709 RE__EXT__RCR - ASB - Council Coordination Meeting – Minutes</i> (in trail) Note: SSD9113 - Landscape design submitted to RCC for review</li> </ul>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<ul style="list-style-type: none"> <li>28 Aug 20 - Response from RCC, with queries Email from David Meredith (Landscape Development Officer, RCC) to Richard Yarad (LLB) File name: 200709 RE__EXT__RCR - ASB - Council Coordination Meeting – Minutes (in trail)</li> <li>31 Aug 20 – Further information from LLB Email from Richard Yarad (LLB) to David Meredith (RCC) providing Arborist Report re Magill Street Trees &amp; request for discussion File name: 200709 RE__EXT__RCR - ASB - Council Coordination Meeting – Minutes (in trail)</li> <li>2 Sept 20 – RCC Monthly Project Update Meeting: File name: 200902 RCC Council Update - Coord Meeting 015 - Presentation File name: 200902 - RCC Coord Meeting - Meeting 015 – Minutes Notes: DA close out item - SSD9113 - Landscaping modification to be confirmed as discussed with David Meredith</li> <li>7 Sep 20 – Feedback from Council on Street Planting Email from David Meredith (RCC) to Richard Yarad (LLB) - 9 points raised, several not relevant to planting included in the scope of SSD9113 though File name: 200709 RE__EXT__RCR - ASB - Council Coordination Meeting – Minutes (in trail)</li> <li>7 Oct 20 – RCC Monthly Project Update Meeting: File name: 201007 - RCC Council Update File name: 201007 - RCC Coord Meeting - Meeting 016 – Minutes Notes: Landscaping modification, LLB to confirm meeting with David meredith</li> <li>4 Nov 20 – RCC Monthly Project Update Meeting: File name: Attachment 1 - RCC Monthly Update 201104 File name: 2001103 - RCC Coord Meeting - Meeting 017 - Minutes (R2) Notes: Landscaping modification, LLB to confirm meeting with David meredith</li> <li>2 Dec 20 – RCC Monthly Project Update Meeting: File name: RCC Monthly Update_201202</li> </ul>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<p>File name: 2001202 - RCC Coord Meeting - Meeting 018 – Minutes Notes: DA close out item - Landscaping modification, LLB to confirm meeting with David meredith</p> <ul style="list-style-type: none"> <li>3 Feb 21 – RCC Monthly Project Update Meeting: File name: <i>RCC Monthly Update_210203</i> File name: 210203 - RCC Coord Meeting - Meeting 019 – Minutes Notes: DA close out item</li> <li>18 Feb 21 – Request for RCC site meeting Email from Richard Yarad (LLB) to Frank Liu (RCC) - Request for site meeting regarding upcoming civil works with RCC and LLB Subject: RE: RCR project - meeting for upcoming civil works</li> <li>19 Feb 21 – Letter with attachments from LLB to RCC Emailed letter and attachments from Clare Hall (LLB) to David Meredith &amp; John Flanigan (RCC) providing a response to 9 points raised in Council email dated 7 Sep 20, and issuing updated landscape documentation for approval, including trees on Botany Street, Hospital Road and Magill Street: Emailed via email subject &amp; File name: 210219 RCR - ASB - Street Tree Planting Strategy (updated) - Email (1 of 7) through to Email (7 of 7) File name: 210219 Street Tree Planting Strategy &amp; Landscape Plans Submission Feb 21.zip Emails &amp; zip file attached: Filename: SSD9113 Condition B57 - RCR Stage 1 - Updated Street Tree Planting Strategy Letter (002) Filename: Landscape drawings - A(1) - Landscape Drawings - SSD9113 Street Tree Planting Filename: A(2) - Extract from Landscape Technical Specification - Maintenance Filename: A(3) - Arborist Statement Hospital Road Tree Replacement</li> </ul>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<p>Filename: B(1) - SSD9113 Mod3 Att6 Trees and Services</p> <p>Filename: B(2) - Civil - Botany Street Internal &amp; Magill Street RCR-ACR-CV-02 Series</p> <p>Filename: B(2) - Civil - Botany Street RCR-ACR-CV-03-DRW-00 Series</p> <p>Filename: B(2) - Civil - Traffic Signal Plans Botany Street</p> <p>Filename: B(3) - SSD 9113 - MOD 3 - Planning Statement -Design Changes v3</p> <p>Filename: B(3) - SSD9113 Mod 3 - Planning Statement - RFI Response</p> <p>Filename: B(3) - SSD9113 Mod3 Att4 Arborist Magill St South</p> <p>Filename: B(3) - SSD-9113-Mod-3 - Approved plans Magill Street Trees</p> <p>Filename: B(4) - Email - RE EXTfwd RCR - ASB - Shared Path</p> <p>Filename: B(4) - Email - RE EXTRCR - ASB - Council Coordination Meeting – Minutes</p> <p>Filename: B(4) - Further Email - RE EXTRCR - ASB - Council Coordination Meeting – Minutes</p> <p>Filename: B(5) - High St Landscape design</p> <p>Filename: B(6) - Photos of High Street Planting</p> <ul style="list-style-type: none"> <li>• 25 Feb 21 – Magill Street Boom Gate Presentation Mtg - Agreed that the formal submission of the external works would be made to council under the relevant DA conditions</li> <li>• 2 Mar 21 – Letter from Richard Yarad (LLB) to John Flanigan (Development Engineer Coordinator, RCC) LL Providing Magill and Botany Street designs to RCC File name: 210302 Council civil pack submission letter</li> <li>• 3 Mar 21 – RCC Monthly Project Update Meeting: File name: Attachment 1 - RCC Monthly Update_210303 File name: 210303 - RCC Coord Meeting - Meeting 020 – Agenda</li> </ul>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<p>Notes: DA close out item - <i>"Landscaping modification, LLB has issued design docs, Council to provide acknowledgement/ response"</i></p> <ul style="list-style-type: none"> <li>8 Apr 21 - Email from Richard confirming LLB will review RCC comments on civil design pack and come back to RCC File name: <i>"RE_EXT_RE_Civil Pack submission"</i></li> <li>7 Apr 21 – RCC Monthly Project Update Meeting: File name: <i>RCC Monthly Update_210407</i> File name: <i>210407 - RCC Coord Meeting - Meeting 021 – Minutes</i> Notes: DA close out item - <i>"Landscaping modification, LLB has issued design docs, Council to provide acknowledgement/ response"</i></li> <li>15 April 21: Letter to Council requesting approval Request for sign off on civil &amp; landscape plans submitted under SSD9113 Consent Conditions B46 B47 B57 B64 C53 File name: <i>210415 SSD9113 CC Conditions - RCR Stage 1 - Civil Landscape - Conditions B46 B47 B57 B64 C53</i></li> <li>5 May 21 – RCC Monthly Project Update Meeting: File name: <i>RCC Monthly Update_210505</i> Notes: DA close out item</li> <li>5 May 21 – Follow up email LLB to RCC Email requesting close out of the consent conditions B46, B47, B57, B64 and C53 by Friday 7 May 2021 relating to civil and landscape works in Council's road reserve. It confirmed: <i>"Council and neighbouring residents have been provided with the design of stormwater, road works and landscape works and updates on consultation with RMS as the design has evolved. This has included several letters/emails as well as updates at our monthly project meetings with Council. Most recently:</i> <ul style="list-style-type: none"> <li>19 February 2021 – <i>The updated landscape plans were re-submitted to Council together with a cover letter (attached) outlining the updated project Street Tree Planting</i></li> </ul> </li> </ul>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<p>Strategy under Condition B57. To date no response has been received.</p> <ul style="list-style-type: none"> <li>- On 25 February 2021 it was agreed that the formal submission of the external works would be made to council under the relevant DA conditions.</li> <li>- With the landscape plans already having been submitted, updated civil plans were also provided to Council on 2 March 2021 (attached). A cover letter was also issued seeking final feedback / sign off under the various consent conditions listed below.</li> <li>- 7 April 2021 - Council feedback was received regarding the civil documentation. The project is currently preparing a response."</li> </ul> <p>File name: 210415 RCR Stage 1 - ASB - Landscape Design Pack - Feedback _ Sign Off Request</p> <p>Attachment: SSD9113 Condition B57 - RCR Stage 1 - Updated Street Tree Planting Strategy Letter (002)</p> <p>Attachment: 210302 Council civil pack submission letter</p> <p>Attachment: 210415 SSD9113 CC Conditions - RCR Stage 1 - Civil Landscape - Conditions B46 B47 B57 B64 C53</p> <ul style="list-style-type: none"> <li>• 11 May 21: Feedback email from Council to LLB Feedback on Street Planting - Email from David Meredith (RCC) to Richard Yarad (LLB) - 9 points raised File name: 210511 _EXT_ RE_ RCR Stage 1 - ASB - Landscape Design Pack - Feedback _ Sign Off Request (15)</li> <li>• 17 May 21 – LLB response to RCC feedback Email from Clare Hall (LLB) to David Meredith (RCC) responding to comments provided by Council and advising of further information to be provided File name: 210517 RE_ _EXT_ RE_ RCR Stage 1 - ASB - Landscape Design Pack - Feedback _ Sign Off Request (13)</li> </ul>	



Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<ul style="list-style-type: none"> <li>21 May 21 – Clarification of question by Council Email from Council requesting details (if any) to confirm the validity of the resident's claims made about the significance of the olive street tree proposed to be retained for personal reasons File name: 210521 RE__EXT__RE_ RCR Stage 1 - ASB - Landscape Design Pack - Feedback _ Sign Off Request (12)</li> <li>1 Jun 21 – Further LLB response to RCC feedback Emailed response from Aspect on suggestion to consider if it may be more beneficial to install the trees on the north side of Magill Street, to the east of the main entrance centrally within the verge File name: 210601 RE__EXT__RE_ RCR Stage 1 - ASB - Landscape Design Pack - Feedback _ Sign Off Request (11)</li> <li>2 Jun 21 – LLB Email to RCC - landscape doc update "Please find attached the updated landscape plans - For Construction issue – for the Randwick Campus Redevelopment Stage 1 (Integrated Acute Services Building) Project. <u>Email 1/7</u>. This update reflects further coordination of details (furniture &amp; wayfinding signage internal to the site, minor line marking and level clash resolution, kerb alignment as per civil plans submitted to Council, etc.). Note that the planting strategy, including tree removal as per the Letter issued in February and arborist report attachments, and tree planting (species, numbers, principles for placement/spacing) is unchanged. A summary of our response to Council's comments received 17 May 2020 is as follows: <ul style="list-style-type: none"> <li>Aspect Studios and Lendlease have reviewed the set out of the Magill Street north trees and seek that the trees be retained in their current position due to streetscape and pedestrian/cyclist safety considerations.</li> <li>The Magill Street south trees have been spaced as evenly as possible while working around the services</li> </ul> </li> </ul>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<p>constraints. However when carrying out the works we can aim to achieve as equidistant spacing from the driveways as possible.</p> <ul style="list-style-type: none"> <li>- We request Council reconsider the request for the removal of the Olive Tree on the southern side of Magill Street due to its significance to residents of the street.</li> <li>- Lendlease agree to commit to a 12 month maintenance period including over the first summer post-completion and handover to Council.</li> </ul> <p>File name: 210602 RCR Stage 1 - ASB - Landscape Design Pack - Feedback _ Sign Off Request (DRAWINGS-Email 1_7) through to (Email 7_7)</p> <p>Attachment: RCR-LANDSCAPE-1.zip</p> <ul style="list-style-type: none"> <li>• 2 Jun 21 – RCC Monthly Project Update Meeting: File name: RCC Monthly Update_210601 Notes: DA close out item</li> <li>• 9 Jun 21 – RCC Ok to retaining Magill St Olive Tree “We’re happy to accommodate its retention for the reasons you’ve detailed, and should be done so by implementing the recommendations of the Tree IQ report.” File name:</li> <li>• 9 Jun 21 – LLB Follow up email &amp; RCC reply Confirmed docs still under review by RCC Filenames: 210609 RE_ _EXT_ RE_ RCR Stage 1 - ASB - Landscape Design Pack - Feedback _ Sign Off Request (5) 210609 RE_ _EXT_ RE_ RCR Stage 1 - ASB - Landscape Design Pack - Feedback _ Sign Off Request (6) 210609 RE_ _EXT_ RE_ RCR Stage 1 - ASB - Landscape Design Pack - Feedback _ Sign Off Request (7)</li> <li>• 10 Jun 21 – Response rom RCC re Magill St planting</li> </ul>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<p><i>"...our preference would be to pursue their location in the middle of the northern side of the Magill Street verge. As detailed previously, we're satisfied with all other elements of the designs/plans that have been provided."</i></p> <p>File name: 210609 RE_ _EXT_ RE_ RCR Stage 1 - ASB - Landscape Design Pack - Feedback _ Sign Off Request (8)</p> <ul style="list-style-type: none"> <li>11 Jun 21 – LLB response to RCC re Magill St planting Outlined services constraints to planting position &amp; confirmed <i>"We are amenable to centring the trees inside the verge as much as possible when carrying out the works. We can work to this principle when the services are exposed if that will work for you. We can also facilitate a Council inspection (e.g. a contractor hold point) prior to planting if required."</i> File name: 210611 RE_ RCR Stage 1 - ASB - Landscape Design Pack - Feedback _ Sign Off Request (3)</li> <li>28 Jun 21 – LLB follow up to RCC on doc review Filename: 210628 RE_ RCR Stage 1 - ASB - Landscape Design Pack - Feedback _ Sign Off Request (2)</li> <li>1 Jul 21 – Email LLB to RCC clarifying doc updates Filename: 210701 RE RCR Stage 1 - ASB - Landscape Design Pack - Feedback Sign Off</li> <li>1 Jul 21 – RCC to LLB confirming agreement Email from David Meredith (RCC) to Clare Hall (LLB) <i>"As those changes you've highlighted relate more to civil matters, I've forwarded them onto John Flanigan for a quick review, who will provide comments/feedback as necessary. In regards to that outstanding issue of the planting locations of the new street trees on the northern side of Magill Street, I'm happy to finalise it on-site; like you've said, once all the services etc have been uncovered &amp; we know what's where."</i></li> </ul>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<p><i>In this regard, please make sure that you/your contractor keep me informed regarding this aspect of the works to ensure we have the required level of input. I believe that should close-out all the matters that I need to advise you on?"</i></p> <ul style="list-style-type: none"> <li>1 Jul 21 – LLB confirmation of agreement w RCC Email from Clare Hall (LLB) to David Meredith (RCC) "Yes, we agree all matters should be closed now in relation to Consent Conditions relating to the landscape plans. Confirming we will make it a hold point that we will finalise the tree locations for Magill Street north on-site when the services are exposed with the principal of moving them northwards, as close to the centre of the verge as possible and keep yourself in the loop. Mark / Arie – Please note this as an action for implementation with contractors. " File name: 210701 RE__EXT__RE_ RCR Stage 1 - ASB - Landscape Design Pack - Feedback _ Sign Off Request (1)</li> <li>1 Jul 21 – RCC confirmed close out of conditions Email from David Meredith (RCC) to Clare Hall (LLB) – "noted &amp; appreciated" File name: "210701 RE__EXT__RE_ RCR Stage 1 - ASB - Landscape Design Pack - Feedback _ Sign Off Request - Agreement Jul 21"</li> </ul> <p>The above evidence was submitted to PCA for SSC9113 C6 on 5 Jul 21 via LL-GCOR-040737.</p> <p><b><u>Crown Certificate 6 (CC6) – External works, patient and public bridge structure, services and part facade Submitted to PCA</u></b> Via aconex LL-GCOR-041668 Ref in particular: External works, public and patient bridges structure and services</p> <p><b>Approval from PCA</b> Crown Certificate 6 – Referenced documentation No 21/124846-11 Issued 26 July 2021</p>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
<b>Construction and Demolition Waste Management</b>							
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.	Prior to waste removal from site.		Contractor	Record keeping of communications with RMS Traffic Management Centre.	CPTMP has been endorsed by TfNSW and prepared / updated in consultation with RMS (note-RMS has merged with TfNSW). The CPTMP presents truck route(s) to be followed by the project.  Refer to Conditions B35 & B36 for document references.	Compliant
<b>Mechanical Ventilation</b>							
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.	Prior to installation of mechanical ventilation.		Contractor	Record Keeping for communications with the certifier.	<p><b><u>Crown Certificate 3</u></b>  <b>Issued to PCA</b>  Document Title: Design Compliance Intent Certificate – Mechanical SSD9113 (Construction Certificate CC3)  File name: <i>SSD9113 CC3 Mechanical Compliance Certificate 5 June 20</i>  Date: 5 June 2020</p> <p><b>Approval from PCA</b>  Crown Certificate 3 – Referenced documentation  No 19/124846-6  Issued 20 June 2020</p> <p><b><u>Crown Certificate 4</u></b>  <b>Issued to PCA</b>  Document Title: Design Certificate for Mechanical Works by Fredon Air &amp; referenced documents  File name: <i>SSD9113 CC4 Mechanical Compliance CertificateLA 8.10.20 MGC-GCOR-000614</i>  Date: 7<sup>th</sup> October 2020</p> <p><b>Approval from PCA</b>  Crown Certificate 4 – Referenced documentation  No 20/124846-8  Issued 9 November 2020</p>	Compliant
<b>Rainwater Harvesting</b>							
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	Within 6 months of commencement of construction		Contractor	Rainwater harvesting design	Rainwater harvesting & reuse design certificate and design drawings forms part of Stages 3 & 4 and is relevant to CC3. Design Compliance Certification has been issued for Stages 1 – 3.	Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
	site. A rainwater re-use plan for the irrigation of landscaped areas must be prepared and certified by an experienced hydraulic engineer.				<p>Certification by an experienced hydraulic engineer.</p> <p>Record Keeping for communications with the certifier.</p>	<p>File Ref: <i>B60 CC1 Compliance - Hydraulic Design Certificate - Central Plumbers</i> Date: 19 November 2019</p> <p>File Ref: <i>B60 CC2 - Hydraulic Design Certificate - Central Plumbers 190923</i> Date: 19 Sept 2019</p> <p><b><u>Crown Certificate 3</u></b> <b>Issued to PCA</b> Issued to PCA via Aconex LL-GCOR-019150 26 May 2020 Document: Hydraulic Design Certificate File Ref: <i>SSD9113 CC3 Hydraulic Design Certificate 200526</i> Date 26 May 2020</p> <p><b>Approval from PCA</b> Crown Certificate 3 – Referenced documentation No 19/124846-6 Issued 20 June 2020</p> <p><b><u>Crown Certificate 6</u></b> <b>Issued to PCA</b> Issued to PCA via Aconex LL-GCOR-040731 on 5 Jul 21 File name: <i>SSD9113 CC6 SY180115_Hydraulic Design Certificate_210510</i></p> <p><i>Pending issue of Crown Certificate by PCA</i></p> <p>Furthermore, the Randwick Hospital Campus Landscape Technical Specification prepared by Aspect Studios page 61 requires irrigation from a recycled water source.</p>	
<b>Operational Noise</b>							
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	Within six months of commencement of construction Above ground Construction		Contractor	<p>Revised operational noise modelling</p> <p>Record Keeping for communications with the certifier, Planning</p>	<p>Modelling Letter prepared by Acoustic Engineer: Acoustic Logic Date: 28/01/2020 File Name: <i>20200128 SNA_RO_CC2_Condition_B61</i> Issued to PCA via Aconex corro Ref# LL-GCOR-018746 on 18 May 2020</p>	Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
	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.				Secretary, affected residences if applicable.	<p>In summary: modelling study: compliant with nominated emergence levels criteria presented in the Noise and Vibration Impact Assessment prepared by Acoustic Studio</p> <p><b>Non-Compliance in IA#2</b>  <b>Document:</b> Independent Audit Report Randwick Campus Redevelopment SSD 9113 July 2020 Audit Number 3  <b>Issue:</b> Notify DPIE (through Condition C48) of non-compliance. Complete the revised Operational Noise Modelling.  <b>Outcome:</b> DPIE was notified through the submission of the Independent Audit Report Operational Noise Modelling has been completed.</p> <p><b>Non -Compliance Status : CLOSED</b></p>	
<b>Car Parking and Service Vehicle Layout</b>							
B62	<p>Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority within six months of commencement of construction:</p> <ul style="list-style-type: none"> <li>(a) all vehicles must enter and leave the Site in a forward direction;</li> <li>(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;</li> <li>(c) the swept path of the longest vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with AUSTROADS;</li> <li>(d) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed;</li> <li>(e) all internal access driveways must be designed and constructed in</li> </ul>	Within 6 months of commencement		Contractor	<p>Engineer design drawings</p> <p>Record Keeping for communications with the certifier.</p>	<p>Review of drawings by Traffic Engineer confirming that design achieves parts a) – f) as specified in this condition as described in B62.</p> <p>Issued to PCA  Aconex: LL-GCOR-014319  Date 28 Jan 2020  File name: <i>B62 compliance – Arup Traffic</i>  Prepared by Arup Traffic  Dated 4<sup>th</sup> Dec 2019</p> <p>Accepted by PCA as satisfactory  Aconex: MGC-GCOR-00361 &amp; LL-GCOR-018235.  Dated 29<sup>th</sup> Jan 2020</p> <p><b>Non-Compliance in IA#2</b>  <b>Document:</b> Independent Audit Report Randwick Campus Redevelopment SSD 9113 July 2020 Audit Number 3  <b>Issue:</b> Notify DPIE (through Condition C48) of non-compliance.  <b>Outcome:</b> DPIE was notified through the submission of the Independent Audit Report</p> <p><b>Non -Compliance Status : CLOSED</b></p>	Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
	<p>accordance with AS 2890.1 (2004)</p> <ul style="list-style-type: none"> <li>– Off Street Car Parking and the levels of the driveway must match the alignment levels at the property boundary (as specified by Council); and</li> <li>(f) all internal driveways and carpark areas must be designed for two-way traffic movements.</li> </ul>					Note: Civil design compliance certificates issued with each CC to-date have also covered off compliance with the relevant Australian Standards.	
<b>Bicycle Parking and End of Trip Facilities</b>							
<b>B63</b>	<p>Compliance with the following requirements for secure bicycle parking and end-of-trip facilities within the <b>site basement level (B3) of the adjacent main hospital carpark</b>, must be submitted to the satisfaction of the Certifying Authority prior to the commencement of <b>Façade and Landscaping works</b>: above ground construction work:</p> <ul style="list-style-type: none"> <li>(a) the provision of a minimum 50 staff and 20 visitor bicycle parking spaces;</li> <li>(b) 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;</li> <li>(c) the provision of end-of-trip facilities for staff in accordance with the requirements contained in the current, relevant version of Green Star;</li> <li>(d) appropriate pedestrian and cyclist advisory signs are to be provided; and</li> <li>(e) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant road's authority.</li> </ul>	Prior to above ground construction		Contractor	Record Keeping for communications with the certifier.	<p>Design Certificate supplied by external architect: Team2 Architects who were engaged direct by HI</p> <p><b>Issued to PCA</b> Aconex: LL-GCOR-011482 <i>Design Certification letter was issued by Team2 Architects which addressed the Greenstar requirement</i> File Name: L-01 Planning Condition Certificate rev 3 – dated 25 Sept 2019</p> <p><i>Letter from NSW/H1: stating that the EoT Facility is no longer required to form part of the ASB but should be in the <b>main campus facility car park</b> and will form part of <b>future CC submission</b></i> File Name: RCR-ASB-SSD 9113 Modification Request 002 – B63(1)</p> <p><b>Approval from PCA of above documents</b> Crown Certificate 3 – Referenced documentation items 39 &amp; 40 No 19/124846-6 Issued 20 June 2020</p> <p><b>Issued to PCA (update / re-confirmation)</b> Reiteration of the design compliance issued by letter dated 23 April 2021 titled "<i>Design Verification Statement, Project No: 868, Project Name: Prince of Wales Hospital End of Trip Facilities, Hospital Road, Randwick NSW 2031</i>" File ref: 868 Prince of Wale EOT Design Verification Statement_210423.pdf</p> <p><b>Approval from PCA of above documents</b></p>	Compliant



Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
						<p>Email dated 29 April 2021 confirming the design statement satisfies Condition B63 Ref: <i>RE: [EXT]:Re: SSD9113 - Condition B63.msg</i></p> <p><i>Note, Independent Audit 4 recorded the project as non-compliant against this condition due to the time</i></p>	
<b>Public Domain Works</b>							
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.	Above ground Construction		Contractor	Record Keeping for communications with the certifier, Council, Planning Secretary and other agencies as relevant.	<p><b><u>Crown Certificate 6 (CC6) – External works, patient and public bridge structure, services and part facade Submitted to PCA</u></b> Via aconex LL-GCOR-041668 Ref in particular: External works, public and patient bridges structure and services</p> <p><b>Approval from PCA</b> Crown Certificate 6 – Referenced documentation No 21/124846-11 Issued 26 July 2021</p> <p>Final design was endorsed by RCC via email from Peter Cormican (Coordinator Engineering Services) on 4 February 2022. Email: Civil Works – Premises 49-101 Botany Street, Randwick and 2-14 Magill Street, Randwick - LA/45/2022 Dated: 4 February 2022</p> <p>Refer to approved Staging Report.</p>	Compliant
<b>Compliance Reporting</b>							
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.	Pre-Construction Phase		Contractor	<p>Compliance Monitoring and Reporting Program</p> <p>Record Keeping System for communications with the Certifying Authority</p>	<p><u>B65 &amp; C40 - Pre-Construction Compliance Program (Compliance &amp; Audits) Rev 1</u> Document: Independent Auditor's Compliance Program Report, prepared by NGH (Independent Auditor) File name: <i>Audit Program POW Stage 1</i> File date: May 2019</p> <p><u>B65 &amp; C40 - Pre-Construction Compliance Program (Compliance &amp; Audits) Rev 2</u> Document: Compliance Monitoring and Reporting Schedule File Name: <i>Prince of Wales CMR Programme Rev 0 prepared by LLB dated 12/06/2019 (amended 18/5/2019) – NO COPY</i> Date: 12 June 2019</p>	Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<p>Submitted by HI to DPIE:13 June 2019 (email - Refer to: <i>PwC Mail - FW_ SSD 9113 Prince of Wales Hospital- PCCR submission to DPIE</i>)</p> <p><u>B65 &amp; C40 - Pre-Construction Compliance Program (Compliance &amp; Audits) Rev 3</u> Document: Compliance Monitoring and Reporting Schedule - Letter from LL to DPIE dated 14 June confirming program File Name: <i>190614_ Compliance Monitoring and Reporting Schedule</i> File date: 14 June 2019 Issued to PCA: Issued for CC1 (Aconex Ref LL-GOCR-009287 Correspondence file name: <i>Issue of Pre-Construction Compliance Program &amp; Report to PCA for CC1</i>)</p> <p><u>B65 &amp; C40 - Pre-Construction Compliance Program (Compliance &amp; Audits) Rev 4</u> Document: Compliance Monitoring and Reporting Schedule – combining SSD9113 &amp; SSD10339, including DPIE Acceptance File name: RE SSD9113 SSD10339 IEA Program Acceptance from DPIE Submitted to DPIE: 6 Feb 2020 (Email from C Muir (HI) SSD9113 &amp; SSD10339 IEA Program. Online submission: DPIE Ref SSD-10339-PA2. File name: <i>Audit Program POW Stage 1 Lodgement to DPIE 6 Feb SSD9113 &amp; SSD10339</i>) Response received from DPIE: 28 May 2020 (Email from E. Williamson (DPIE) <i>RE: SSD9113 &amp; SSD10339 IEA Program</i>)</p> <p><u>B65 &amp; C40 – DPIE Agreement to Compliance Program</u> Agreement received by email from DPIE Email date: 28 May 2020 (Email from E. Williamson (DPIE) <i>RE: SSD9113 &amp; SSD10339 IEA Program</i>)</p>	
B66	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	At all times		Note	As above	<p><u>B66 - Applicant Pre-Construction Compliance Report v3: 14 June 2019</u> ASB Pre-Construction Compliance Report v3 Report Title: Randwick Campus Redevelopment Development Consent DA Number: SSD9113 Pre-Construction Compliance Report Report Date: 14 June 2019 File Name: <i>190714_Pre-Construction Compliance Report V3</i></p>	Non-Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<p>Report submitted to PCA: Version 3 of report dated 14 June 2019 issued to PCA for CC1 (File name. Aconex Ref LL-GOCR-009287 Correspondence file name: <i>Issue of Pre-Construction Compliance Program &amp; Report to PCA for CC1</i>)</p> <p><u>B66 - Applicant Pre-Construction Compliance Report v5: 18 July 2019</u>  ASB Pre-Construction Compliance Report v5  Report Title: Randwick Campus Redevelopment  Development Consent DA Number: SSD9113 Pre-Construction Compliance Report  Report Date: 19 July 2019 (assume revision date error as submitted to DPIE 18 July 20)  File Name: <i>190708_Pre-Construction Compliance Report V5</i>  Report Submitted to HI/PWC (for record): 19 July 2019  Date: 21 Jan 2020 (Email from E Williamson (DPIE)  Subject: Prince of Wales Hospital (SSD 9113) - Independent Audit Report / PCCR non-compliances. This email confirms date of receipt of Pre-Construction Compliance Report. Aconex Ref PWCAU-GCOR-006142)</p> <p><u>B66 &amp; C43 - Applicant Response to DPIE regarding Non-Compliances raised by Audit 1 Sept/ Oct 2019</u>  Document Title: Proponent Response to Independent Audit Findings Randwick Campus Redevelopment Project State Significant Development (SSD) 9113 Version 2.0, prepared by PWC  File name: <i>Sep 19 RCR - ASB - Proponent Response to Independent Audit (R2)</i>  Date: 27 Sep 2019  Original Audit Report &amp; Applicant Response submitted by HI to DPIE by email: 23 Oct 2019 (email: SSD9113 Prince of Wales Independent Audit, Response &amp; Crown Certificate. File name: <i>PwC Mail - SSD9113 Prince of Wales Independent Audit, Response &amp; Crown Certificate_</i>)  Record of Submission to DPIE: 21 Jan 2020 (Email from E Williamson (DPIE) Subject: Prince of Wales Hospital (SSD 9113) - Independent Audit Report / PCCR non-compliances. This email confirms date of receipt of Report to DPIE. Aconex Ref PWCAU-GCOR-006142)</p>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<p>B66 &amp; C43 - DPIE Comments on Independent Audit Report &amp; Pre-Construction Compliance Report: 21 January 2020 Document: Letter from DPIE outlining current non-compliances – Pre-Construction Compliance Report &amp; Construction Compliance Report 1 File name: <i>PwC Mail - Fwd_ FW_ Prince of Wales Hospital (SSD 9113) - Independent Audit Report _ PCCR non-compliances</i> Date: 21 Jan 2020 (Email from E Williamson (DPIE) Subject: Prince of Wales Hospital (SSD 9113) - Independent Audit Report / PCCR non-compliances. Aconex Ref PWCAU-GCOR-006142)</p> <p><b><u>Non-Compliance in IA#2 – Non-completion of CCR#1 &amp; Issue to DPIE</u></b> <b>Issue:</b> Independent Audit Report Randwick Campus Redevelopment SSD 9113 July 2020 Audit Number 3 noted that the Construction Compliance Report for the project had not been completed. <b>Outcome:</b> DPIE was notified of the non-compliance through the submission of the Independent Audit Report. The Construction Compliance Report 1 was issued to DPIE on 16 Mar 20 (Rev 2). Ref: SSD-9113-PA-8. <b>Non-Compliance Status from IA#2: CLOSED</b></p> <p><b><u>Construction Compliance Report # 1 – Initial Report</u></b> Document Title: Randwick Campus Redevelopment Development Acute Services Building SSDA Number: SSD9113 Construction Compliance Report #1, Rev 2 File Name: SSDA 9113 - Construction Compliance Report#1 ( rev 2) Date: 10 March 2020 Submitted to DPIE: 16 March 2020 (file ref: <i>PoW - Post Approval Document Received - (SSD-9113-PA-7)</i>)</p> <p><b><u>Non-Compliance - Construction Compliance Report #1 Format</u></b> A non-compliance was previously recorded due to the need to reformat CCR#1. CCR#1 was resubmitted on 2 Jun 20 response to DPIE comments. Ref: SSD-9113-PA-9 <b>This non-compliance is now considered closed.</b></p> <p><b><u>Construction Compliance Report # 1 – Updated Report (post DPIE feedback)</u></b></p>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<p>Document Title: Randwick Campus Redevelopment Development Acute Services Building SSDA Number: SSD9113 Construction Compliance Report #1, Rev 3 File Name: 29 May 2020 - 9113- Construction Compliance Report #1 - Rev 3 Date: 29 May 2020 Submitted to DPIE: 2 June 2020 (file refs: PoW - Post Approval Document Received - (SSD-9113-PA-9) and PoW - Post Approval Document Received - (SSD-9113-PA-9) #2)</p> <p><u>Construction Compliance Report #2</u> Document Title: Randwick Campus Redevelopment Development Acute Services Building SSDA Number: SSD9113 Construction Compliance Report #2, rev 1 File name: 200611 -9113- Construction Compliance Report #2 (rev1) Submitted to DPIE on 11 Jun 20 - Ref: SSD-9113-PA13.</p> <p><b><u>Non-Compliance - Construction Compliance Report #2 Format</u></b> A non-compliance was previously recorded due to the need to reformat CCR#2. CCR#2 was resubmitted on 30 Jul 20 response to DPIE comments. Ref: SSD-9113-PA-21 This non-compliance is now <b>considered closed</b>.</p> <p><u>Construction Compliance Report #2 – updated report</u> Document Title: Randwick Campus Redevelopment Development Acute Services Building SSDA Number: SSD9113 Construction Compliance Report #2, rev 2 Revised report in response to DPIE feedback on the format of the reports. File name: 200730 -9113- Construction Compliance Report #2 (rev2) Submitted to DPIE on 30 Jul 20 - SSD-9113-PA-21</p> <p><u>Construction Compliance Report #3</u> Document Title: Randwick Campus Redevelopment Development Acute Services Building SSDA Number: SSD9113 Construction Compliance Report #3 rev 3 Submitted to DPIE 17 Dec 20 – File name: SSD-9113-PA-24 - CCR#3 17 Dec 20 Resubmitted 11 Jan 21, by error – File name: SSD-9113-PA-24 - Amended CCR#3 11 Jan 21</p>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<p><b><u>Non-Compliance (current period) – CCR#4 Timing</u></b> Construction Compliance Report #4 has not been prepared in time for the 17 Jun 21 due date. It was commenced in advance of this date to this however it's completion was held off until the Independent Audit was held 8-9 Jun 21 and subsequently Lendlease's compliance manager on the project was absent from work due to illness (medical certificates can be provided if requested).</p> <p><b>Action to be taken:</b> HI to notify DPIE of the non-compliance and submit the outstanding CCR ASAP.</p> <p><b><u>Non-compliance status (previous period): Closed</u></b></p> <p><b><u>Current Period (CCR#5):</u></b> <b><u>CCR #5 was not submitted in accordance with the approved preconstruction compliance report which was required to be submitted Dec-21. This was due to the ongoing COVID-19 Pandemic.</u></b></p> <p><b><u>Non-compliance stats: Open</u></b></p>	
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.	60 days after submission		Note	CCR report on website	<p>Pre-Construction and Construction Compliance Reports 1-3 have been published and are currently on the Project website. However a non-compliance has been recorded – details below.</p> <p><b>Non-Compliance –</b> Construction Compliance Report #2 rev 1, dated 11 Jun 20 has been uploaded to the project website. This report was however superseded by an update revision 2, which was submitted to DPIE on 30 July 20, which has not been uploaded to the website. Refer to notes against Condition B66 above.</p> <p>Additionally CCR#3 (revised to respond to DPIE comments), dated 11 Jan 21 and submitted to DPIE under SSD-9113-PA-24, had not been uploaded when the project was Audited (Audit 4) in early June 21.</p> <p><b>Actions to be taken:</b></p> <ul style="list-style-type: none"> <li>• HI to notify DPIE of the non-compliance</li> <li>• HI to upload current documentation to the website – specifically, supersede CCR#2 (rev 1) with CCR#2(rev).</li> </ul>	Non-Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
						<b>Current Period (CCR #5):</b>  <b>Non-compliance status: Open</b>  <b>CCR #4 has not been made available to the project website.</b>  <b>Actions to be taken:</b> <ul style="list-style-type: none"> <li>• HI to notify DPIE of the non-compliance</li> <li>• HI to upload current documentation to the website</li> </ul>	
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.	Operation	the Planning Secretary may approve a request	Note	Record Keeping System for communications with the Department	Noted	Not triggered
<b>PART C During Construction</b>							
<b>Approved Plans to be On-site</b>							
C1	A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.	Construction		Contractor		Plans are kept on site and are readily available.	Compliant
<b>Site Notice</b>							
C2	A site notice(s): (a) must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer. (b) is to satisfy all but not be limited to, the following requirements:	Construction		Contractor	Observation	Items a) though to e) contained on site notice board.  Notice Board erected on east boundary on Hospital Road at primary site entrance High Street  <b><u>Non-Compliance in IA#1</u></b> <b>Document:</b> Independent Audit Report Randwick Campus Redevelopment SSD 9113 July 2020 Audit Number 3 <b>Issue:</b> Update the site noticeboards <b>Outcome:</b> The notice board complies with this Condition.	Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
	(i) 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; (ii) the notice is to be durable and weatherproof and is to be displayed throughout the works period; (iii) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and (iv) the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.					<b>Non -Compliance Status : CLOSED</b>	
<b>Operation of Plant and Equipment</b>							
C3	All plant and equipment used on site, or to monitor the performance of the development must be: (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner.	Construction		Contractor	Plant on boarding processes	Plant operators' tickets/licences are presented at the point of site induction and photocopied as part of the individual's induction record.  Onsite checks are also conducted to see if the operator is suitably ticketed.  Random plant pre-start checks are normally conducted on the site safety walk	Compliant
<b>Construction Hours</b>							
C4	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and	Construction		Note	Observation  Inductions and training  Management Plans	Recorded in daily diaries Forms part of the Contractor Induction Management Plan/s – i.e. is stated in the CEMP  Toolbox attendance records	Compliant



Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
	(b) between 8am and 5pm, Saturdays. No work may be carried out on Sundays or public holidays.				Site inspections		
C5	Activities may be undertaken outside of the hours in condition C4 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works.	Construction		Note	Works planning / programming  Out of Hours permit/ Approval system  Out of Hours Noise assessments  Management Plans  Record keeping of Planning Secretary approval.	Out of hours works to be nominated as required. Record keeping would include: <ul style="list-style-type: none"> <li>Out of Hours Works permit Approval</li> <li>Latest Management Plan/s with C6 requirements included</li> <li>Out of Hours Noise assessments</li> <li>Community Notification</li> <li>Communications with Planning Secretary as required</li> </ul> Out of hours works will be associated with Botany and intersection works which have been prepared and submitted to DPIE for approval.  Post Approval Receipt: PA39 Date: 6/05/2022	Compliant
C6	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Construction		Note	Community consultation record keeping system	Community Notification has been as per the Stakeholders Engagement Strategy and is ongoing and reviewed fortnightly and at a greater frequency as required. Reference: Construction Communications Schedule of Activity via Community notices and on Project Website Filename: <i>Construction Communications- Schedule of Activity</i>	Compliant
C7	Rock breaking, rock hammering, sheet piling, pile driving, and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	Construction		Note	Observation Inductions and training Management Plans Site inspections	Record keeping of all site activities, including those referenced by Condition C7 includes: <ul style="list-style-type: none"> <li>Daily diaries</li> <li>Contractor Induction &amp; induction attendance records</li> <li>Latest Management Plan/s</li> <li>Toolbox attendance records</li> </ul> These are too numerous to reference here. These have been sighted by the Independent Auditor during Audits of the project.	Compliant
<b>Implementation of Management Plans</b>							
C8	The Applicant must carry out the construction of the development in accordance with the most recent version of	Construction		Note	Observation  Inductions and training	Latest Construction Management Subplans are frequently reviewed and updated by Lendlease (minimum quarterly, but on occasion more frequently to address an identified	Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
	the approved CEMP (including Sub-Plans).				<p>Management Plans</p> <p>Site inspections</p>	<p>issue or update requirement). These are implemented by the project team during the carrying out of works.</p> <p>A tracking register is maintained by Lendlease to record reviews and iterations of the management plans, as well as notifications of review and approval status.</p> <p>Other record keeping regarding their implementation includes:</p> <ul style="list-style-type: none"> <li>Daily diaries</li> <li>Latest Induction with C5 requirements included</li> <li>Induction attendance records</li> <li>Latest Management Plan/s with C5 requirements included</li> <li>Toolbox attendance records</li> <li>Current Site Inspection Checklist</li> </ul> <p>Management plans have been intermittently uploaded to Project website.</p>	
<b>Construction Traffic</b>							
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.	Construction		Note	<p>Observation</p> <p>Management Plans</p> <p>Inductions and training</p>	<p>CTPMP identifies gate access/egress and approved loading zones. Vehicles are either unloaded within the site or at the loading zone nominated on Botany Street.</p> <p>Management plans were issued to subcontractors. LL-TRANSMIT-004608 Date 23 March 2021</p>	Compliant
<b>Construction Vehicle Access</b>							
C10	Construction vehicles shall not use High Street without prior approval of the Sydney Coordination Office within TfNSW and Roads and Maritime Services.	Construction		Note	<p>Observation</p> <p>Management Plans</p> <p>Inductions and training</p> <p>Record keeping of Approval from Sydney Coordination Office</p>	<p>This is detailed in the CTPMP.</p> <p>To date no complaints have been received from Sydney Light Rail.</p>	Compliant
<b>Road Occupancy Licence</b>							

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
C11	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	Construction		Contractor	Works planning / programming	Council has provided approval fir Magill Street works via  Approval provided via Civil Works application LA/45/2022. Letter from RCC dated 4/02/2022.  Road Occupancy Licences will be obtained for outside of SSD9113 for Botany Street works.	Compliant
<b>Safe Work Requirements</b>							
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.	Construction		Contractor	Works planning / programming  Observation  Surveillance	Controls on-site include: <ul style="list-style-type: none"> <li>Construction management plans</li> <li>Safe work method statements</li> <li>Lendlease induction</li> <li>Strategically placed warning signage</li> <li>Site wide lighting to code</li> <li>A full A class hoarding around the entire site perimeter</li> <li>Electronic turnstiles fitted with swipe card security</li> </ul>	Compliant
<b>Hoarding Requirements</b>							
C13	The following hoarding requirements must be complied with: <ul style="list-style-type: none"> <li>(a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing;</li> <li>(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</li> <li>(c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.</li> </ul>	Construction		Contractor	Works planning / programming Observation	Hoarding approval <ul style="list-style-type: none"> <li>a) noted</li> <li>b) any graffiti to date has been removed within the 48-hour window</li> <li>c) to date all hoardings are located within the site boundary – no application has been required.</li> </ul>	Compliant
<b>No Obstruction of Public Way</b>							
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	Construction		Note	Works planning / programming TCP TMP Observation	No materials or equipment have obscured the public way  Refer to Complaints register (live document) Filename: <i>RCR Community Contact and Complaints_Total 05.2022</i>	Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
	notice by the relevant Authority to stop all works on site.						
<b>Construction Noise Limits</b>							
C15	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	Construction		Note	Processes set out in the CNVMSP	<p>All works are managed in accordance with the conditions and requirements in the Construction Noise &amp; Vibration Management Sub Plan. CVNVMSPP) as prepared by Acoustic Logic.</p> <p>Monitoring includes</p> <ul style="list-style-type: none"> <li>Monitoring records maintained</li> <li>Noise assessments undertaken where required</li> <li>Complaints register maintained</li> </ul> <p>Management measures include:</p> <ul style="list-style-type: none"> <li>Early notification of noisy activities to residents</li> <li>Where monitoring indicates an exceedance the site team are notified and adjust the work methodology to reduce noise, if possible</li> <li>Review of exceedances and activities by the acoustic consultant, and updated to the CNVMP if required.</li> </ul> <p>Refer to Condition B37 for document references.</p> <p><b>Non-Compliance in IA#2</b>  <b>Document:</b> Independent Audit Report Randwick Campus Redevelopment SSD 9113 July 2020 Audit Number 3  <b>Issue:</b></p> <ul style="list-style-type: none"> <li>Notify DPIE (through Condition C48) of non-compliance.</li> <li>Review the CNVMP mitigation measures.</li> </ul> <p><b>Outcome:</b></p> <ul style="list-style-type: none"> <li>DPIE was notified through the submission of the Independent Audit Report</li> </ul> <p><b>Non -Compliance Status : CLOSED</b></p> <ul style="list-style-type: none"> <li>DPIE requested further information on 27 April 2020 in relation to these exceedances. Advice from the applicant's Acoustic Consultant suggests that the noise exceedances are not non-compliant with the ICNG. This audit has further investigated this non compliance and has made further recommendations:  <u>1. DPIE review the appropriateness of Condition C15 in relation to the ICNG and the nature of the project.</u></li> </ul>	Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
						<p>2. The project document and detail in full the noise management and mitigation measures being implemented for each construction activity, so that verification of measures can be more easily achieved.</p> <p>3. Internal noise impact verification be conducted to determine the level of compliance with the predicted internal NML's.</p> <p>The project team have implemented the above-listed measures.</p> <p>Noise Exceedance register is being maintained and project is in compliance with the CNVMP</p> <p><b>Non-Compliance in IA#3 and IA#4</b> Note the Auditor has noted that they consider the above-described non-compliances as remaining open due to the absence of a response from DPIE confirming otherwise.</p> <p>For the purposes of this Compliance Report, the compliance status is considered compliant and the non-compliances are considered closed. _Refer to comments against Condition B28 for further details.</p> <p><b>Non -Compliance Status: Closed</b></p> <p><b>Current Period (CCR#5):</b> <b>No exceedances</b></p>	
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.	Construction		Note	Observation Inductions and training Inspections	<p>All vehicle &amp; truck movements to be in accordance with the Construction Traffic &amp; Pedestrian Management Sub Plan. (CTPMSP)</p> <p>Monitoring includes</p> <ul style="list-style-type: none"> <li>• Daily diaries</li> <li>• Inspection checklists</li> <li>• Induction and records</li> <li>• Toolboxes and records</li> </ul>	Compliant
C17	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	Construction		Note	Plant onboarding process Observation	Travel alarms & site beacon installed for reversing vehicles	Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
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.	Construction		Note	Processes set out in the CNVMSP	<p>Monitoring includes</p> <ul style="list-style-type: none"> <li>• Monitoring records</li> <li>• Inspection reports</li> <li>• Noise assessments</li> <li>• Complaints register</li> </ul> <p>Noise generated by the project has been in accordance with the Interim Construction Noise Guideline and the approved Noise and Vibration Assessment Report referenced in the consent.</p>	Compliant
<b>Vibration Criteria</b>							
C19	<p>Vibration caused by construction at any residence or structure outside the site must be limited to:</p> <p>(a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and</p> <p>(b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC 2006) (as may be updated or replaced from time to time).</p>	Construction		Note	Processes set out in the CNVMSP	<p>All works are managed in accordance with the conditions and requirements in the Construction Noise &amp; Vibration Management Sub Plan. CVNVMS) as prepared by Acoustic Logic.</p> <p>Monitoring includes</p> <ul style="list-style-type: none"> <li>• Monitoring records maintained and issued to HI/PwC.</li> <li>• Noise assessments undertaken where required</li> <li>• Complaints register maintained</li> </ul> <p>Refer to Condition B37 for document references.</p> <p><b>Non-Compliance in IA#1</b>  <b>Document:</b> Independent Audit Report Randwick Campus Redevelopment SSD 9113 July 2020 Audit Number 3  <b>Issue:</b> DPIE should be notified of the vibration non compliances  <b>Outcome:</b> DPIE were notified  <b>Non -Compliance Status : CLOSED</b></p> <p><b>Current Period (CCR#5):</b>  <b>No exceedances</b></p>	Compliant
C20	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C19.	Construction		Note	Works planning / programming Observation	No vibratory compactors have been used with specified distance in condition or requirements described in C19	Compliant
C21	The limits in conditions C19 and C20 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan,	Construction		Note	Processes set out in the CNVMSP	<p>Noted – refer to CNVMSP.</p> <p>Current Period CCR5: Works are progressing where the project is compliant.</p>	Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
	approved as part of the CEMP required by condition B37 of this consent.						
<b>Tree Protection</b>							
C22	<p>For the duration of the construction works:</p> <p>(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;</p> <p>(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 of Council;</p> <p>(c) all trees on the site that are not approved for removal must be suitably protected during construction; and</p> <p>(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.</p>	Construction		Contractor	<p>Works planning / programming</p> <p>Environmental constraint mapping</p> <p>Observation</p>	<p>a) All trees for SSD 9113 were removed as part of the early works.</p> <p>b) condition is noted</p> <p>c) no trees exist on the site – not applicable</p> <p>d) Lendlease engage the services of Tree IQ who are qualified arborists</p> <p>Any adjacent trees which require trimming would be subject to inspection by qualified arborist report and approval by Planning Secretary and or Council.</p>	Compliant
<b>Dust Minimisation</b>							
C23	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Construction		Note	<p>Weather monitoring</p> <p>Works planning / programming</p> <p>Observation</p>	All works are managed in accordance with the conditions and requirements in the Air Quality Management Sub Plan (AQMSP) as prepared by Lendlease.	Compliant

<b>Item No.</b>	<b>Compliance Requirement</b>	<b>Timing Of Compliance</b>	<b>Secretary Approval Required?</b>	<b>Res'ibility</b>	<b>Monitoring Methodology</b>	<b>Evidence/Comments</b>	<b>Compliance Status</b>
<b>2.2.1.1</b>	<b>2.2.1.2</b>	<b>2.2.1.3</b>			<b>2.2.1.4</b>	<b>2.2.1.5</b>	<b>2.3.2</b>
<b>SSDA 9113: Acute Services Building</b>							
					Inspection	Water dust suppression policy and apparatus in place to control any potential dust events <ul style="list-style-type: none"> <li>Weather alerts</li> <li>Inspection reports</li> </ul>	
C24	During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Construction		Contractor	Works planning / programming Observation Inspection	a) All stockpiles are regularly suppressed by watering b) All trucks entering or leaving site have loads covered c) cattle grid and truck wash positioned at site access point. d) Acknowledged by placement of cattlegrids and wheel washing points at exit points e) Land stabilisation is carried out.to exposed surfaces – use of dust binders  Monitoring & records include: <ul style="list-style-type: none"> <li>Inspection reports</li> <li>Construction Phase activity</li> <li>Toolbox talks / daily tasks</li> </ul>	Compliant
<b>Air Quality Discharges</b>							
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.	Construction		Contractor	Equipment on board review Observation	All works are managed in accordance with the conditions and requirements in the Air Quality Management Sub Plan (AQMSP) as prepared by Lendlease. Records maintained include: <ul style="list-style-type: none"> <li>Equipment specification sheets and manuals</li> <li>Installation and maintenance records</li> <li>Plant inspection list</li> <li>Construction site worthiness testing</li> </ul>	Compliant
<b>Erosion of Sediment Control</b>							
C26	All erosion and sediment control measures, must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment.	Construction		Contractor	Erosion and Sediment Control Plan Observation Inspection	All works are managed in accordance with the conditions and requirements in the Stormwater & Erosion Management Plan prepared by Lendlease. Inspection and maintenance records are maintained, as well as Daily Site Diaries.	Compliant
<b>Imported Soil</b>							



Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
C27	<p>The Applicant must:</p> <ul style="list-style-type: none"> <li>(a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;</li> <li>(b) keep accurate records of the volume and type of fill to be used; and</li> <li>(c) make these records available to the [Department/Certifying Authority] upon request.</li> </ul>	Construction		Contractor	Material tracking system Observation	<p>a) &amp; b) An imported materials register is maintained for the project.</p> <p>c) request acknowledged</p>	Compliant
<b>Disposal of Seepage and Stormwater</b>							
C28	<p><del>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.</del></p> <p>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. (Mod 1)</p>	Construction		Contractor	<p>Off-site water Discharge/ de-watering Procedure</p> <p>Water quality test results</p> <p>EPA approvals</p>	<p>Stormwater run-off during construction is managed in accordance with the Soil and Erosion Management Subplan.</p> <p>Stormwater run-off during construction is managed in accordance with the Soil and Erosion Management Subplan. This has been repeatedly issued to Randwick City Council (RCC).</p> <p>Stormwater design documentation completed as part of the Early and Enabling works (REF works) provided to Council by email 16 September 2020.</p> <p>Reference: Email From: Christopher Mazza (AU) &lt;christopher.l.mazza@pwc.com&gt; Sent: Monday, 16 September 2019 11:27 AM To: John Flanigan &lt;john.flanigan@randwick.nsw.gov.au&gt;; Stephen Audet &lt;stephen.audet@randwick.nsw.gov.au&gt;; Simon Brender &lt;Simon.Brender1@health.nsw.gov.au&gt;; Kirrilee Drew (AU) &lt;kirrilee.drew@pwc.com&gt;; Yarad, Richard &lt;Richard.Yarad@lendlease.com&gt;; Matt Ellis (AU) &lt;matt.ellis@pwc.com&gt;; Jeremy Williams (AU) &lt;jeremy.j.williams@pwc.com&gt; Subject: [EXT]:RCR - EEW - Stormwater For Construction Documentation</p> <p>The Project team issued Randwick City Council (RCC) the project Stormwater and Erosion Management plan by email on the 18th Sept 2019. The management plan shows an On Site Detention tank as well as a temporary connection to Council's stormwater system. After heavy rain events water quality is subject to quality testing.</p>	Non-Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<p>Ref: Email from Richard Yarad, Construction Manager, LLB to John Flanigan, Development Engineer Coordinator, RCC &amp; Stephen Audet RCC dated 18 September 2019 Email subject: <i>RE: [EXT]:RCC - EEW - Stormwater For Construction Documentation.</i></p> <p><b><u>PCA Satisfaction - Crown Certificate 2</u></b>  <b>Issue to PCA</b>  Email Letter issued to PCA  Titled: CC2: Condition B26  Issued by Lendlease  Dated 27<sup>th</sup> Sept 2019  Email contained 1 attachment – file name: <i>190926 Letter-A11_B26:</i>  Attachment provides evidence of meetings and communications between RCC, HI NSW, &amp; Lendlease also contains a series of associated drainage drawings</p> <p><b>Approval from PCA</b>  Crown Certificate 2 (CC2)  No 19/124846-4  Issued 14 Oct 2019</p> <p><b><u>Ongoing Engagement with Council</u></b>  The Project team engages with Council via monthly meetings, which includes discussion regarding the disposal of stormwater from the construction site amongst other matters. Meeting minutes record no objection to the plan.</p> <p>Reference: Monthly meeting minutes (example reference below, further references available in the project Communications Register)  Reference: Email From: Yarad, Richard  Sent: Wednesday, 18 September 2019 1:05 PM  To: Christopher Mazza (AU)  &lt;christopher.l.mazza@pwc.com&gt;; John Flanigan  &lt;john.flanigan@randwick.nsw.gov.au&gt;; Stephen Audet  &lt;stephen.audet@randwick.nsw.gov.au&gt;  Cc: Simon Brender &lt;Simon.Brender1@health.nsw.gov.au&gt;; Kirrilee Drew (AU) &lt;kirrilee.drew@pwc.com&gt;; Matt Ellis (AU) &lt;matt.ellis@pwc.com&gt;; Jeremy Williams (AU) &lt;jeremy.j.williams@pwc.com&gt;</p>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<p>Subject: RE: [EXT]:RCR - EEW - Stormwater For Construction Documentation</p> <p>On 10 Feb 20, Modification 1 to SSD9113 Condition C28 (which works together with this condition) introduced a requirement for prior written approval of Council before discharge of Stormwater into Council's system.</p> <p><b><u>Discharge Incidents</u></b></p> <p>On 15 Feb 20 and on 17-23 March 21 stormwater discharges occurred during major rain events.</p> <p><b><u>Non-Compliance – 15 Feb 20 discharge</u></b></p> <p>The Independent Auditor confirmed in its Audit Report dated 22 June 2020 that the project had a non-compliance against Condition C28:  <i>"The Stormwater and Erosion Management Plan has been approved by the Certifier.  A discharge of stormwater into council's stormwater was required on 15th February (this modified Condition is dated 10 February) during a large rain event. This was required as an emergency measure to protect the site.  No prior written approval from Council was obtained."</i></p> <p><b>Actions taken:</b></p> <p>The Incident was reported to DPIE on 24 Feb 20 – ref: SSD-9113-PA-5.</p> <p>Post approval document was confirmed received by DPIE on 17<sup>th</sup> June 2020 for Conditions C26, 27 and 28 providing evidence of consultation with Council  Filename: <i>_EXT_Fwd_FW_Prince of Wales Hospital - Redevelopment - Post Approval Document Received - (SSD-9113-PA-14)</i></p> <p>Lendlease reissued the previously issued Soil and Water Management Plan to Council by email on 15 July 2020 requesting Council approval with reference to this approved Modification in order to comply with Condition C28.</p>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<p>Ref: Email from Richard Yarad, Construction Manager, LLB to John Flanigan, Development Engineer Coordinator, RCC Sent: Wednesday, 15 July 2020 6:15 AM Email subject &amp; filename: <i>Lendlease RCR project - Stormwater Management plan</i></p> <p>DPIE was notified (through Condition C48) of non-compliance by letter dated 29 July 2020 (i.e. within 7 days of the Independent Audit Report confirming these non-compliances). This letter also related to Conditions A12, C28, C51 and C52 File ref: <i>[EXT]:Fwd: Notifications of Non-Compliances SSD9113 &amp; SSD10339</i> File ref: <i>SSD-9113-PA-20 - Condition C48 - Non-Compliance Notification 29 July 20</i></p> <p><b><u>Non-Compliance –17-23 March 21 discharge</u></b></p> <p>Due to the discharge event that occurred in March 21 and the absence of a relevant Council approval, the Independent Auditor has noted a continued non-compliance against this Condition.</p> <p><b>Actions taken:</b></p> <p>HI was requested to report the discharge as an incident to DPIE on 29 March 21. It is not clear if this was actioned. Ref filename: <i>SSD-9113- Condition C46 Incident Reported to HI - Stormwater Mar 21.pdf</i></p> <p>An updated Soil and Water Management Plan prepared by Lendlease for the construction works, dated 18 May 21 (Rev 2.11 – an update to the March iteration, for RCC submission) was submitted to Council by email on 25 May 21, again with a request for approval. Ref: Email from Richard Yarad, Construction Manager, LLB to John Flanigan, Development Engineer Coordinator, RCC Email subject: RE: Lendlease RCR project - Stormwater Management plan Filename: <i>_EXT__RE_ Actions from RCR Meeting.msg</i></p> <p><b>Ongoing actions</b></p>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
						<p>Lendlease and PwC follow up with RCC regarding their approval by email and at monthly meetings.</p> <p><b>Status of Council review / approval:</b> Awaiting response from RCC</p> <p><b>Non- Compliance Status: Open</b></p>	
<b>Unexpected Finds Protocol – Aboriginal Heritage</b>							
<b>C29</b>	<p>In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects.</p> <p>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.</p> <p>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.</p>	Construction		Contractor	<p>Observation Inductions and training Inspections</p>	<p>Protocol for unexpected finds refer to <b>Randwick Campus Redevelopment – Management Plan – Heritage and Archaeological</b> File Name: <i>Management Plan – Heritage and Archaeological_RCR_2.5 18.03</i> Date: 18/03/2020 Rev no 2.5 Prepared by Lendlease and includes Aboriginal Cultural Assessment Report – Oct 2018 prepared by MDCA.</p> <p>Refer to Aboriginal Cultural Assessment Report – Oct 2018 prepared by MDC for details if AHIMS Register – Appendix B</p> <p>The Applicant has engaged Mary Dallas of MDCA qualified aboriginal expert who has consulted with the Aboriginal community representatives, the archaeologists and OEH to develop management strategies for all objects/sites as described in the document Refer also to MDCA Sub-Management Plan 2018 – June recommendations Included - prepared by MDCA (and cross signed by representative of LaPLALA)</p> <p>Works were taken in accordance with Aboriginal Cultural Heritage Assessment Report New Acute Services Building for the Prince of Wales Hospital Randwick NSW prepared by Mary Dallas Consulting Archaeologists dated October 2018</p> <p>Aboriginal Cultural Heritage Management Sub-Plan prepared by Mary Dallas Consulting Archaeologists with reference to Condition B40 of SSD9113 (undated), and Office of Environment &amp; Heritage [OEH] Aboriginal Heritage Impact Permit [AHIP] # C004536.</p>	Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
						Note Mary Dalla has repeatedly been requested to issue the final Aboriginal Archaeology Report for the project, however it has not been issued.	
<b>Unexpected Finds Protocol - Heritage</b>							
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.	Construction		Contractor	Observation Inductions and training Inspections	PoW Hospital Randwick Camus Redevelopment – Historical Archaeology Excavation Report – date May 2020  Refer to Table 1.2 item 6 – no substantial intact archaeological deposits and or state significant relics not identified in the report were encountered - status closed	Not Triggered
<b>Waste Storage and Processing</b>							
C31	Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Construction		Note	Observation Inspections	For implementation stagey refer to Construction Waste Management Subplan (CWMSP). Refer to CEMP section 5.3.14 Waste Management & appendix 13.6 CWMSP No complaints registered to date.	Compliant
C32	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Construction		Note	Works planning / programming CWMSP Waste tracking system	For implementation strategy refer to Construction Waste Management Subplan (CWMSP). Refer to section 2.0 – implementation of the Subplan which states policy is to be in accordance with Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	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.	Construction		Note	Works planning / programming Observation Inspection	Project site has installed cattle grids and truck wash stations at all exit points from site to avoid any material from being transported onto public highways Project has not received any complaints to date.	Compliant
C34	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from	Construction		Note	Works planning / programming	For details refer to the Construction Waste Management Subplan (CWMSP) in particular appendix 1 - Key Waste Streams” & “Control Measures”	Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
	entering any natural or artificial watercourse.				Erosion and Sediment Control Plan Observation Inspection		
<b>Handling Asbestos</b>							
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.	Construction		Contractor	Hazmat Report CWMSP	<p>Procedure for handling and disposing of asbestos will follow:</p> <ul style="list-style-type: none"> <li>Code of Practice for Safe Removal of asbestos (NOHSC:2002 (2005))</li> </ul> <p>And</p> <ul style="list-style-type: none"> <li>Guide to the Control of Asbestos Hazards in Buildings &amp; Structures (NOHSC: 3002 (1988))</li> </ul> <p>These are stated in the CEMP – section 8.0: authorities</p>	Compliant
<b>Consultation during Construction</b>							
C36	<p>The Applicant must attend Traffic and Transport Construction Coordination meetings during construction as required by the Sydney Coordination Office, and present the following information:</p> <ol style="list-style-type: none"> <li>an update of construction activities;</li> <li>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;</li> <li>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;</li> <li>an update of the CPTMP if any changes to the original CPTMP is required;</li> <li>safety incidents as a result of construction activities associated with pedestrian and public transport movements surrounding the site;</li> <li>the details of the coordination of work activities to manage cumulative construction traffic from developments under construction</li> </ol>	Construction		Note	<p>Record keeping of meetings with Sydney Coordination Office</p> <p>CPTMP updates if required</p>	<p>Email received from TfNSW Dated 16<sup>th</sup> Aug 2019 Feedback to applicants CTPMSP outlining necessary updates before being endorsed Response Email letter issued to TfNSW From: Lendlease Dated 20<sup>th</sup> Aug 2019 Attachment: CTMSP July Version File name: CTPM Subplan _ Main Works_ July 2019 version 2 _ v08 Purpose of letter:</p> <ul style="list-style-type: none"> <li>to confirm the updating of report was in accordance with email received from TfNSW i.e. addressing comments</li> <li>To have the CTPMSP endorsed by TfNSW</li> </ul> <p>As CTPMSP was updated as per comments and no further feedback was received from TfNSW Applicant has taken this as endorsed.</p> <p>Lendlease attended meetings with TfNSW on the following dates</p> <ul style="list-style-type: none"> <li>15<sup>th</sup> July 2019</li> <li>12<sup>th</sup> Dec 2019</li> <li>20<sup>th</sup> Feb 2020</li> <li>19 March 2020</li> <li>12 June 2020 (focused on ISAB SD10339)</li> </ul>	Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
	<p>within the precinct to minimise impacts on the road network; and</p> <p>(g) actions by the Applicant for the safety and traffic management issues raised by TfNSW and its internal stakeholders and Roads and Maritime Services.</p> <p>The Applicant maintain minutes and actions of meetings for distribution to all attendees.</p>					<ul style="list-style-type: none"> <li>4<sup>th</sup> Sept 2020</li> </ul> <p>Updated CTPMP_ASB_Sept 2020 V5 was issued to cover CC2,3 &amp;4 and was endorsed by TfNSW on 1 Oct 20 email: Filename: <i>FW_ _EXT_ _RE_ Randwick Campus Redevelopment - Proposed Gate 7</i></p> <p>Record of TfNSW approval for Botany/ Hospital road changes Email from TfNSW to Richard Yarad (LLB) dated 17 Nov 20 Subject and file name: <i>FW: [EXT]:RE: RCR Project - Botany St/Hospital Road traffic changes</i></p> <p>Updated CTPMP issued to TfNSW incorporating comments discussed for review dated 7 May 21 Ref: Email from Richard Yarad (LLB) to George Mobayed (TfNSW) Subject and file name: <i>RE: Randwick Campus Redevelopment - CTPMP update</i></p> <p>Record of TfNSW approval for updated CTPMP Email from TfNSW to Richard Yarad (LLB) dated 6 July 2021 Subject and file name: <i>[EXT]:FW: Randwick Campus redevelopment - CTPMP update</i></p>	
<b>Builders Details</b>							
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.	Construction		Note	Record keeping of corresponding with Transport Management Centre and Sydney Coordination Office within Transport for NSW	<p>Email correspondence with Sydney Coordination Office provided date 31/05/2019</p> <p>Telephone and email numbers from Lendlease Construction Manager ( i.e. point of contact for Applicant) were included in the email correspondence – as per C36</p> <p>Response Email letter issued to TfNSW From: Lendlease Dated 20<sup>th</sup> Aug 2019</p>	Compliant
<b>Community Engagement</b>							
C38	The Applicant must consult with the community regularly throughout construction, including consultation with the nearby sensitive receivers, relevant	Construction		Contractor / Principal/ LHD	Record Keeping of evidence of consulting with community in	Refer to CNVMSP for details of community engagement process. – Condition B37	Compliant



Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
	regulatory authorities, Registered Aboriginal Parties and other interested stakeholders.				accordance with CCS	<p>Refer to Community Communications Strategy – Condition B14</p> <ul style="list-style-type: none"> <li>Letter box drops proceeding</li> <li>Regular community notices issued.</li> <li>Face to face to meetings held where required</li> </ul> <p>Example: email 27 Feb 20 from Lendlease Stakeholder Manager (LH) re distribution of Flyers to community advising extended working hours and street investigation works</p> <p>Regular ongoing engagement with key stakeholders is on a fortnightly basis through the Hospital Road and Construction Interface meeting. Monthly meetings are held with TfNSW (SCO) and meetings with Council Planning, Project Management &amp; Traffic Committee are held frequently, as needed. Registers record details of engagement including:</p> <ul style="list-style-type: none"> <li>Record of Key engagement activities with Authorities (draft) - File name: <i>Consultation, Meeting &amp; Correspondence Register (v1)</i></li> <li>Record of complaints - File name : <i>201211 RCR Community Contact and Complaints (2)</i></li> <li>Record of engagement activities with community &amp; key stakeholders (e.g. neighbours &amp; adjacent hospital) - File name: <i>Construction Communications- Schedule of Activity - November 2020</i></li> </ul>	
<b>Independent Environmental Audit</b>							
C39	Proposed 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.	Prior to Audit work, prior to commencement of Construction	must be agreed to in writing by the Planning Secretary		Record Keeping System for communications with the Certifying Authority.	<p>Submission seeking agreement of suitable audit team made to Planning Secretary 14 May 19</p> <p>Approval and date by Planning Secretary Letter received from Planning and Environment approving proposed audit team. File name: Agreement of Auditor – Prince of Wales Hospital. Document Name: Prince of Wales Hospital Expansion Stage 1 (SSD 9113) Condition C39 Prepared by nominee of the Secretary for Planning and Environment Dated:27/05/2019</p> <p>Independent Audit Report #2 Issued to PCA Aconex LL-GCOR-017294</p>	Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<p>16 Apr 2020</p> <p>Independent Audit Report #3 Filename: <i>ASB Audit Report 3 July 2020 Final Rev0</i> Issued to PCA Aconex LL-GCOR-022228 30 July 2020</p> <p>Independent Audit Report #4 Filename: <i>ASB Audit Report June 2021 Final Rev1 - IA#4</i> 18 Jun 21</p>	
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.	Prior to works and during Construction	must be submitted to the Department and the Certifying Authority.	Contractor	Independent Audit Program Record Keeping System for communications with the Certifying Authority. Record Keeping System for communications with the Department	<p>First Audit: 30 July 2019 Independent Audit Program File Name: <i>Audit Program POW Stage 1</i> <i>Document Name: Independent Audit Program</i> Prepared by: ngh environmental Dated May 2019 Version: FINAL</p> <p>Date of submission to Certifying Authority: 14/05/2019 -----</p> <p>Second Audit: 23 Jan 2020 Independent Audit Issued to PCA Aconex LL-GCOR-017294 16 Apr 2020 Prepared by NGH File Name: <i>RCR Audit Report January 2020 Rev 1(3)</i></p> <p>Date of submission to Certifying Authority: 15<sup>th</sup> April 2020 – refer to aconex LL-GCOR-017236 -----</p> <p>Third Audit: 3<sup>rd</sup> July 2020 Independent Audit Issued to PCA Aconex LL-GCOR-022228 30<sup>th</sup> July 2020 Prepared by NGH File Name: <i>ASB Audit Report 3 July 2020 Final Rev0</i></p>	Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
						Date of submission to Certifying Authority: 27 <sup>th</sup> July 2020 – refer to email filename: <i>EXTFwd FW Prince of Wales Hospital - Redevelopment - Post Approval Document Received - (SSD-9113-PA-19)</i>	
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: (a) An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and (b) A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.	Construction		Note	Independent Audit Program	Independent Audit Program submitted to DPIE: 22/05/2019.  NGH Environmental Independent Audit Schedule 2.1 Audit Schedule <ul style="list-style-type: none"> <li>Construction Commences – 17 June 2019</li> <li>Initial Construction Independent Audit – 17 June 2019</li> <li>Second Audit - 23 Jan 2020</li> <li>Third Audit – 3<sup>rd</sup> July 2020</li> <li>Fourth Audit – desktop – 7 June 2021 (held 8=9 June based on availability of parties)</li> </ul> Reference made to request by Independent Auditor and supported by PwC to combine the programme of Independent Audits so SSDA 9113 & SSDA 10339 are conducted simultaneously  Email letter from DPIE to HI Planning dated 28 <sup>th</sup> May – titled – RE: SSD9113 & SSD10339 IEA Program May 2020 – which stated that DPIE agree to combining the audits (with further dual audits being subject to review) File ref: <i>RE SSD9113 SSD10339 IEA Program Acceptance from DPIE</i> Filename: RE SSD9113 SSD10339 IEA Program Acceptance from DPIE	Compliant
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.	Construction	The Planning Secretary may require the initial and subsequent Independent Audits	Note	Independent Audit Program  Independent Audit	Issued to First Audit: 30 July 2019 Independent Audit File Name: <i>Audit Program POW Stage 1</i> Document Name: <i>Independent Audit Program</i> Prepared by: NGH environmental  Second Audit: 23 Jan 2020 Independent Audit File Name: <i>RCR Audit Report January 2020 Rev 1(3)</i> Prepared by NGH environmental  Third Audit: 3 <sup>rd</sup> July 2020	Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<p>Independent Audit Prepared by NGH File Name: <i>ASB Audit Report 3 July 2020 Final Rev0</i></p> <p>Fourth Audit: 18<sup>th</sup> June 2021 Independent Audit Prepared by NGH File Name: <i>ASB Audit Report 4 June 2021 Final Rev1</i></p>	
C43	<p>Independent Audits of the development must be carried out in accordance with:</p> <p>(a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C40 of this consent; and</p> <p>(b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).</p>	Construction	submitted to the Department and the Certifying Authority	Contractor	<p>Independent Audit Program</p> <p>Independent Audit</p>	<p><u>C43 - Independent Audit 1: July/ Aug 2019</u> Audit Date: 30-31 July 2019 Document Title: Independent Audit Report Randwick Campus Redevelopment Report Date: 26 August 2019 File Name: <i>RCR Audit Report August 2019</i> Submitted by HI to DPIE by email, together with Applicant Response: 23 Oct 2019 (email: SSD9113 Prince of Wales Independent Audit, Response &amp; Crown Certificate. File name: <i>PwC Mail - SSD9113 Prince of Wales Independent Audit, Response &amp; Crown Certificate</i>) Updated Report submitted by HI to DPIE: 15 Jan 2020 (Department ref: SSD-9113-PA-1. Email confirmation from HI file name: <i>PwC Mail - FW_ Prince of Wales Hospital - Redevelopment - Post Approval Document Received - (SSD-9113-PA-1)</i>) Report submitted by PWC to PCA under C44B: 12 Feb 2020 (Aconex ref PWCAU-GCOR-006292 File name: <i>Submission of IA Rev 1 to Certifier</i>)</p> <p><u>C43 - Applicant Response to Audit 1 (Update) – Auditor's Action Plan (Updated) 14 Jan 2020</u> Document Title &amp; File Name: <i>200114 - Compliance Audit Report 19-317 - Action Plan (UPDATED)</i> File Date: 14 Jan 2020 Updated Report submitted by HI to DPIE: 15 Jan 2020 (Department ref: SSD-9113-PA-1. Email confirmation from HI file name: <i>PwC Mail - FW_ Prince of Wales Hospital - Redevelopment - Post Approval Document Received - (SSD-9113-PA-1)</i>). Noted in Aconex Ref PWCAU-GCOR-0061242)</p> <p><u>C43 - Independent Audit 2: 23 January 2020</u></p>	Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<p>Audit Dates: 23 January 2020 Independent Audit 2 : Report submitted to DPIE 05 Feb 2020 - PWCAU-GCOR-006408 Report submitted to PCA 16 April 2020 via Aconex - LL-GCOR-01729</p> <p>Health Infrastructure NSW obtained an extension for audit #3 to align with dates scheduled with the IA Ref: Confirmation email that the Department accepts the IEA Programs for SSD 9113 and SSD 10339. File name: <i>RE SSD9113 SSD10339 IEA Program Acceptance from DPIE</i> Date: 28 May 2020</p> <p><u>C43 - Independent Audit 3: 23-24 June 2020</u> Audit Dates: 23-24 June 2020 Independent Audit Report dated 22 July 2020 File name : <i>ASB Audit Report 3 July 2020 Final Rev0</i> Report submitted to DPIE 22 July 2020 (Ref: SSD-9113-PA-19, File name: <i>[EXT]:Fwd: FW: Prince of Wales Hospital - Redevelopment - Post Approval Document Received - (SSD-9113-PA-19)</i>) Submitted to PCA 30 July 2020 via Aconex (Ref: LL-GCOR-022228)</p> <p><u>Independent Audit 4: 8-9 Jun 2021</u> Audit date 8-9 Jun 21 Independent Audit Report Randwick Campus Redevelopment SSD 9113 June 2021 Filename: <i>ASB Audit Report June 2021 Final Rev1 - IA#4</i> 18 Jun 21</p> <p>Post Approval PA34</p>	
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 C38 of this consent;	Construction		Note	<p>Compliance reporting</p> <p>Independent Audit</p> <p>Website periodic review</p>	<p>It is noted that the Audit Post Approval Requirements requires: "Submission of the Independent Audit Report and the proponent's response to the audit findings is required to be submitted to the Department no later than 2 months of undertaking the independent audit site inspection in accordance with the frequency in Table 1 or as otherwise outlined in the project's conditions of consent."</p>	Non-Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
	<p>(b) submit the response to the Department and the Certifying Authority; and</p> <p>(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.</p>					<p>Part a) it would be the Applicants understanding that the C44 refers to C38 – we assume this is a typo and that it should refer to c43 – question has been raised if this requires a modification</p> <p>Part b) Cross reference to table 8 above in Construction all non-compliances raised both by the IA &amp; DPIE to IA no.3.</p> <p>Refer to letter submitted to DPIE issued via Aconex – LL-GCOR-014709 – tilted – “RCR - ASB - Compliance IA Response to DPIE” and sent on the 6<sup>th</sup> Feb 2020</p> <p>For non-compliances raised in the Preconstruction Compliance Report dated 19<sup>th</sup> July 2019. (published) table 2.4.2 Refer to table 8 of this report for non- compliances and current status.</p> <p>Refer to initial Construction Compliance #1 Report 1 submission: refer to table 2.7 (now superseded by Construction Compliance #1 Report (table 7 in this report) and Section 5: Compliance Matrix for status of non-compliant conditions.</p> <p>Proponent Draft Response to IA3 issued to PWC on 24<sup>th</sup> July 2020.</p> <p>Part c) Issued to PCA Independent Audit#1 Dated 14 Jan 20 Aconex: PWCAU-GCOR-006048</p> <p>Issued to PCA Independent Audit #2: Revision 1 Date: 23<sup>rd</sup> Jan 2020 Aconex: PWCAU-GCOR-006149</p> <p>Issued to PCA Independent Audit #3:</p>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
						<p>Dated: 3<sup>rd</sup> July 2020 Aconex LL-GCOR-022228</p> <p>Issued to DPIE on 27<sup>th</sup> July 2020 ref Post Approval Document SSD-9113-PA-19 and uploaded to Project website.  <a href="http://randwickcampusredevelopment.health.nsw.gov.au/projects/acute-services-building/ssd-documentation">http://randwickcampusredevelopment.health.nsw.gov.au/projects/acute-services-building/ssd-documentation</a></p> <p>Independent Audit #4 PA34 Not made publicly available on the project website Not submitted to the PCA</p> <p>Non-compliance status: Open</p> <p>Actions to be taken:</p> <ul style="list-style-type: none"> <li>• HI to make available on the website</li> <li>• LL to submit to PCA</li> </ul>	
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.	Construction	the Planning Secretary may approve a request	Contractor	Record Keeping System for communications with the Department	No request received	Not Triggered
<b>Incident Notification, Reporting and Response</b>							
C46	The Department must be notified in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.	Construction		Contractor / Principal/ LHD	Compliance reports Observation Inspections Audits	<p>On 15 Feb 20 and on 17-23 March 21 stormwater discharges occurred during major rain events.</p> <p>The 15 Feb 20 incident was reported to DPIE on 24 Feb 20 – ref: SSD-9113-PA-5.</p> <p>The March 21 incident does not appear to have been reported to DPIE – summary below.</p> <p><b>Non-Compliance –17-23 March 21 discharge</b> Due to the discharge event that occurred in March 21 and the absence of a relevant Council approval, the Independent</p>	Non-compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
						<p>Auditor has noted a continued non-compliance against this Condition.</p> <p><b>Actions taken:</b>  HI was requested to report the discharge as an incident to DPIE on 29 March 21. It is not clear if this was actioned.  Ref filename: <i>SSD-9113- Condition C46 Incident Reported to HI - Stormwater Mar 21.pdf</i>  Hence this has been recorded as a non-compliance.</p> <p><b>Action to be taken:</b> HI to notify DPIE of the incident.</p> <p>For further details refer to comments against Condition C28.</p>	
C47	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 1.	Construction		Contractor / Principal/ LHD	Compliance reports Observation Inspections Audits	Condition acknowledged	Not Triggered
<b>Non-Compliance Notification</b>							
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.	At all times		Note	Compliance reports Observation Inspections Audits	<p><b>Notification of Non-compliance for Conditions A12 C51 C52 C28.</b>  Filename: <i>SSD9113 - Conditions A12 C51 C52 C28 - Non-Compliance Notification</i>  Dated 29<sup>th</sup> July 2020  Issued to DPIE on 29<sup>th</sup> July 2020  Filename ref: EXTfwd Notifications of Non-Compliances  SSD9113 SSD10339</p> <p><b>Non-Compliance in IA#1</b>  <b>Document:</b> Independent Audit Report Randwick Campus Redevelopment SSD 9113 July 2020 Audit Number 3  <b>Issue:</b> Non compliances must be notified to DPIE as per this condition. It is recommended that awareness of this requirement be raised within the project team  <b>Outcome:</b> All non compliances raised during the previous audit have been notified to DPIE</p> <p><b>Non -Compliance Status : CLOSED</b></p> <p><b>Non-Compliance in IA#2</b>  <b>Document:</b> Independent Audit Report Randwick Campus Redevelopment SSD 9113 July 2020 Audit Number 3</p>	Compliant



Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
						<b>Issue:</b> Notify DPIE (through Condition C48) of non-compliance. Review the procedure for notifying DPIE of non-compliances <b>Outcome:</b> DPIE was notified through the submission of the Independent Audit Report  <b>Non -Compliance Status : CLOSED.</b>	
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.	At all times		Note	Compliance reports	Refer to response against C48	Compliant
C50	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	At all times		Note	Compliance reports	Non-compliance notifications	Not Triggered
<b>Revision of Strategies, Plans and Programs</b>							
C51	Within three months of: (a) the submission of a compliance report under condition B65; (b) the submission of an incident report under condition C46; (c) the submission of an Independent Audit under condition C43; or (d) the issue of a direction of the Planning Secretary under condition A2 which requires a review, The strategies, plans and programs required under this consent must be reviewed, and the Department and the Certifying Authority must be notified in writing that a review is being carried out.	At all times		Contractor	Compliance reporting and reviews	<b>Historical comments:</b> The Independent Auditor confirmed in its Audit Report dated 22 June 2020 that the project had a non-compliance against Condition C51: <i>"Notification to DPIE and the Certifying Authority did not occur prior to the March management review."</i> This conclusion was based on information provided to the Auditor following the Audit meeting on 23- 24 June 2020, which included: <ul style="list-style-type: none"> <li>Copies of approvals issued by the Certifier for some updated management plans; and</li> <li>A register of management plans and strategies that was prepared by Lendlease to profile the extent of compliance against Condition A12(c), C51 and C51 of SSD9113.</li> </ul> Analysis of the timing for previous management plan updates indicates that: <ul style="list-style-type: none"> <li>Reviews of management plans have been undertaken on a regular basis since the start of the project, with regular updates as required to keep them relevant and</li> </ul>	Non-Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<p>effective to the project, the legislative (e.g. EHS) context) and the site context.</p> <ul style="list-style-type: none"> <li>A comparison of the timing for past reviews and updates with the required triggered review periods under Condition C51 shows that the project's regular reviews have generally been carried out within the Condition C51-triggered review periods (with some exceptions).</li> </ul> <p>However these past reviews have not been notified to DPIE and the PCA consistently under Condition C51.</p> <p><b>Actions undertaken:</b></p> <ul style="list-style-type: none"> <li>DPIE was notified (through Condition C48) of non-compliance by letter dated 29 July 2020 (i.e. within 7 days of the Independent Audit Report confirming these non-compliances).</li> <li>A register of management plans and strategies has been prepared by Lendlease to profile the extent of compliance against Condition A12(c), C51 and C51 of SSD9113.</li> <li>The register of management plans and strategies prepared by Lendlease is used track ongoing compliance for future required reviews, notifications of reviews and approvals of any updated plans, strategies and programs.</li> </ul> <p>The PCA and DPIE are generally notified of future management plan reviews to be undertaken in line with the triggers set out in Condition C51 and as part of Lendlease Building's regular review process.</p> <p><i>(Note: Future reviews are to be undertaken inside triggered review periods and also align with Lendlease quarterly reviews. The project's tracking register will be maintained by the project to assist with ensuring ongoing compliance with the timing for and notifications of reviews triggered by Condition C51.)</i></p> <p>Documents: Management Plans and Cover letter File name: SSD9113 20201023 Ltr to DPIE Conditions A12 C51 &amp; C52 Sept Update.pdf</p>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<p>Issued : ACONEX LL-GCOR-027257 Dated: 30<sup>th</sup> October 2020</p> <p>Notification of December Review issued to PCA via ACONEX LL-GCOR-029580 dated 10th December 2020. Notification sent to PWC for DPIE advisement on 14<sup>th</sup> December 2020. LL-GCOR-029744</p> <p><b>Non-compliance Status previous reporting period: CLOSED</b></p> <p><b>Last Period:</b> Notifications to the PCA have continued. However, Analysis of notifications submitted to the PCA and DPIE regarding the review of management plans under SSD9113 indicate that DPIE was not notified by HI of the review of management plans being undertaken by Lendlease (regular quarterly review) for Dec 20 and Jun 21.</p> <p><b>Non-Compliance Status: Open</b> <b>Actions to be taken:</b> HI to notify DPIE of management plan updates in future</p> <p>Current Period (CCR#5): Management plans not submitted to DPIE</p> <p>Non-compliance status: Open</p> <p>Actions to be taken:</p> <ul style="list-style-type: none"> <li>HI to submit updated management plans to DPIE submitted by LL on LL-GCOR-052116</li> </ul>	
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.	At all times	the revised document must be submitted to the Planning Secretary Certifying Authority	Contractor	Compliance reporting and reviews	<p>The Independent Auditor confirmed in its Audit Report dated 22 June 2020 that the project had a non-compliance against Condition C52:</p> <p><i>"A quarterly review of the management plans was conducted in March 2020. The updated CEMP, CWTS, NVMP, SWM and WMP were issued with CC3 and</i></p>	Non-Compliant

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
	<p>Where revisions are required, the revised document must be submitted to the Planning Secretary Certifying Authority for approval within six weeks of the review.</p> <p><i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i></p>					<p><i>approved by the Certifier. They are yet to be approved by DPIE."</i></p> <p>This conclusion was based on information provided to the Auditor following the Audit meeting on 23- 24 June 2020, which included:</p> <ul style="list-style-type: none"> <li>Copies of approvals issued by the Certifier for some updated management plans; and</li> <li>A register of management plans and strategies that was prepared by Lendlease to profile the extent of compliance against Condition A12(c), C51 and C51 of SSD9113.</li> </ul> <p>Analysis of the update and approvals history for management plans and strategies indicates there has been an excellent history of regular reviews of management plans, and updates as required to keep them relevant and effective. However there have been non-compliances associated with notifications and approvals required by the Conditions of Consent, and specifically, DPIE and Certifying Authority approvals have not been consistently obtained under Condition C52 for all updates that have occurred to plans and strategies.</p> <p>Also in relation to the Construction Noise &amp; Vibration Management Plan – refer to comments against Condition B37 &amp; C19 in Table 9 and this Matrix in Section 5.</p> <p><b>Actions undertaken:</b></p> <ul style="list-style-type: none"> <li>A register of management plans and strategies has been prepared and maintained by Lendlease to profile the extent of compliance against Condition A12(c), C51 and C51 of SSD9113.</li> <li>On 25 June 2020 updated management plans prepared in association with Stage 3 works (and submitted to the PCA in support of the application for CC3 via Aconex correspondence LL-GCOR-018175) were issued to DPIE.</li> </ul> <p>Reference: Email From: no-reply@majorprojects.planning.nsw.gov.au &lt;no-reply@majorprojects.planning.nsw.gov.au&gt; Sent: Thursday, 25 June 2020 3:06 PM To: Claire Muir (Health Infrastructure)</p>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<p>&lt;Claire.Muir@health.nsw.gov.au&gt; Cc: Jenny.Chu@planning.nsw.gov.au; Claire Muir (Health Infrastructure) &lt;Claire.Muir@health.nsw.gov.au&gt; Subject: Prince of Wale's Hospital - Redevelopment – CEMP Summary of content: "This email is to acknowledge receipt of the CEMP for the Prince of Wales Hospital - Redevelopment . <b>The Department has no comments on the document at this time.</b> If you have any enquiries, please contact Jenny Chu at <a href="mailto:Jenny.Chu@planning.nsw.gov.au">Jenny.Chu@planning.nsw.gov.au</a>."</p> <ul style="list-style-type: none"> <li>• <b>Request for approval from PCA – July 2020:</b> On 9 July 2020 via Aconex correspondence LL-GCOR-021263 PCA (McKenzie Group) approval was expressly requested for plans submitted by Lendlease Building in support of the application for CC3 under Aconex Correspondence under earlier correspondence LL-GCOR-018175.</li> <li>• <b>Approval by PCA July 2020:</b> In a reply received on 13 July 2020 the PCA (McKenzie Group) confirmed they have approved the submitted management plans via Aconex correspondence MGC-GCOR-000517.</li> <li>• <b>Notification of Non-Compliance:</b> DPIE was notified (through Condition C48) of non- compliance by letter dated 29 July 2020 (i.e. within 7 days of the Independent Audit Report confirming these non-compliances).</li> <li>• Since then, a register of management plans and strategies has been prepared by Lendlease and used track ongoing compliance for reviews, notifications of reviews and approvals of any updated plans, strategies and programs.</li> <li>• <b>June 2020 Management Plans issued to PCA:</b> Documents: Management Plans and Cover letter File name: SSD9113 20201023 Ltr to DPIE Conditions A12 C51 &amp; C52 Sept Update.pdf Issued : ACONEX LL-GCOR-027257 Dated: 30th October 2020</li> </ul>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
						<ul style="list-style-type: none"> <li>• <b>September 2020 Management Plans Review issued to PCA:</b> Documents: Management Plans and Cover letter File name: SSD9113 20201023 Ltr to DPIE Conditions A12 C51 &amp; C52 Sept Update.pdf Issued : ACONEX LL-GCOR-027257 Dated: 30th October 2020</li> <li>• <b>Follow up with PCA:</b> ACONEX follow-up on 2<sup>nd</sup> December to PCA for response on September issue of Management plans. Ref ACONEX LL-GCOR-029154 &amp; LL-GCOR-029151</li> <li>• <b>December 2020 Review Period issued to PCA:</b> Issued to PCA 22 Dec 2020 via both LL-GCOR-030301 &amp; LL-GCOR-030302 &amp; on 21 Jan 2021 LL-GCOR-031285</li> <li>• <b>December 2020 Updates approved by PCA:</b> None</li> <li>• <b>March 2021 Review Period issued to PCA:</b> Issued to PCA 5 May 21 - LL-GCOR-036942 under corro title: "Management plans for reference in CC5 to SSD9113"</li> <li>• <b>March 2021 Updates approved by PCA:</b> CC5 Crown Certificate 21/124846-10 (attachment)</li> <li>• <b>June 2021 Updates for issue to DPIE:</b> Submitted to HI on 30 June 2 via LL-GCOR-040381 and to be actioned.</li> </ul> <p><b>Issue:</b> inconsistent submission to DPIE and no approval issued by DPIE for those submitted</p> <p><b>Actions to be undertaken</b></p> <ul style="list-style-type: none"> <li>• Environmental Management Plans and strategies approved by the PCA should be resubmitted to DPIE by HI with a request for approval under Condition 52, further to the earlier-issued confirmation email that the Department had no comments.</li> <li>• DPIE to assess and approve management plans submitted</li> <li>• Evidence of Approval by DPIE to be recorded</li> </ul> <p><b>Non-Compliance Status : Open</b></p>	

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
						<p>Current Period (CCR#5): Management plans not submitted to DPIE</p> <p>Non-compliance status: Open</p> <p>Actions to be taken:</p> <ul style="list-style-type: none"> <li>HI to submit updated management plans to DPIE submitted by LL on LL-GCOR-052116</li> </ul>	
<b>Intersection Works – Upgrade of Botany Street Magill Street</b>							
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.	Within 12 months of commencement of construction	written evidence to the satisfaction of the Planning Secretary	Contractor	<p>Record keeping of agreement with Council and RMS</p> <p>Design / Payment as required by CoC B47</p>	<p><b>Issued to PCA for CC3</b> Traffic Committee Minutes dated 10<sup>th</sup> March 2020 item TR40/10 recommended approval of the no stopping control at the Botany St intersection by RCC. Filename: <i>Council Traffic Committee Minutes 10 March 2020</i></p> <p>Email from Acor Consultants to RMS dated 2<sup>nd</sup> June 2020 with a link to the detailed drawings of the works to satisfy this condition and automated receipt issued by Development Sydney on same date. Filename: <i>200602 1456 Nathan Pearce - WAD process - Botany Rd-Samuels Rd new signalised intersection for POW Hospital</i></p> <p>Refer to comments against Condition B47.</p> <p>Current Period CCR5: WAD has been executed 16/03/2022 by TfNSW</p>	Compliant
<b>PART D Prior to Occupation or Commencement of use</b>							
<b>Notification of Occupation</b>							
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	<p>Prior to occupation</p> <p>If occupation is to be staged 1 month prior to each stage</p>		Contractor / Principal/ LHD	Pre operations compliance report	Notice of commencement to the Department (and date)	Not Triggered

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
	of commencement and the development to be carried out in that stage. s						
<b>External Walls and Cladding</b>							
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 aluminium composite panels comply with the requirements of the BCA.	Prior to occupation		Contractor	Submission of information for occupation certificate	Reference CC4 for documentation list.	Not Triggered
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.	Prior to occupation	copy of the documentation given to the Certifying Authority to the Planning Secretary	Contractor	Submission of information for occupation certificate	Issuance of Occupation Certificate (and date) Submission of information for occupation certificate to the Department (and date)	Not Triggered
<b>Post-Construction Dilapidation Report</b>							
D4	<p>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:</p> <ul style="list-style-type: none"> <li>(a) to ascertain whether the construction created any structural damage to adjoining and nearby buildings or infrastructure including those referenced in condition B6.</li> <li>(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: <ul style="list-style-type: none"> <li>(i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and</li> <li>(ii) have written confirmation from the relevant authority/owner that</li> </ul> </li> </ul>	Prior to occupation		Contractor	Works planning / programming	Post dilapidation reports Submission of reports to Certifying Authority and Council Certifying Authority statement of review and written confirmation on damage.	Not Triggered



Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
	there is no adverse structural damage to their infrastructure, roads and/or property. (c) to be forwarded to Council.						
<b>Protection of Public Infrastructure</b>							
D5	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (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.	Prior to operation		Contractor	Submission of information for occupation certificate Pre operations compliance report Dilapidation reporting	Pre and post dilapidation reports Damage payment records Occupation certificate issuance	Not Triggered
<b>Protection of Property</b>							
D6	Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.	Prior to operation		Contractor	Submission of information for occupation certificate Pre operations compliance report Dilapidation reporting	Pre and post dilapidation reports Damage payment records Occupation certificate issuance	Not Triggered
<b>Utilities and Services</b>							
D7	Prior to the commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.	Prior to commencement of operation		Contractor	Works planning / programming	Compliance Certificate	
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	Prior to commencement of operation	Evidence is to be to be submitted to the satisfaction of the Certifying Authority.	Contractor	Works planning / programming	Record of approval with Provider	Not triggered

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
	is to be to be submitted to the satisfaction of the Certifying Authority.						
<b>Travel Demand Management Strategy and Green Travel Plan</b>							
<b>D9</b>	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 existing Randwick Health Campus. 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.	Prior to operation	consultation with the Sydney Coordination Office within TfNSW and RMS, Council,	Principal/ LHD	Submission of information for occupation certificate Pre operations compliance report	GTP Consultation records with TfNSW, RMS, Council and stakeholders within the Randwick Health and Education Precinct.	Not Triggered
<b>D10</b>	The TDS and GTP required by condition D9 must: (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 an 8 per cent 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; 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 (d) include details regarding the methodology and monitoring/review program to measure the	Prior to operation		Principal/ LHD	Submission of information for occupation certificate Pre operations compliance report	GTP Consultation records with TfNSW, RMS, Council and stakeholders within the Randwick Health and Education Precinct.	Not triggered

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
	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 behaviours of staff and visitor to and from the site and existing Randwick Health Campus.						
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.	Prior to operation	copy submitted to the Planning Secretary	Principal	Submission of information for occupation certificate Pre operations compliance report	GTP Consultation records with TfNSW	Not Triggered
<b>Heritage Interception Plan</b>							
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.	Prior to operation		Note	Submission of information for occupation certificate Pre operations compliance report	Heritage Inception Plan	Not Triggered
<b>Mechanical Ventilation</b>							
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:	Prior to the final occupation	the satisfaction of the Certifying Authority	Contractor	Submission of information for occupation certificate Pre operations compliance report	Mechanical plant installation report Occupation certificate issuance	Not Triggered

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
	(a) the BCA; (b) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; (c) the development consent and any relevant modifications; and (d) any dispensation granted by the NSW Fire Brigade.						
<b>Car Parking</b>							
<b>D14</b>	Prior to the commencement of operation: (a) 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 (b) 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 demonstrate that parking demand has reduced (consistent with the mode share shift of an eight per cent reduction in the use of private vehicles by staff across the Randwick Health Campus as forecast in Supplementary Information received from Arup, dated 20 February 2019) 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; or (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 to satisfy the parking demand of the development. The	Prior to operation		Principal/LHD		Parking strategy for the entire Randwick Health and Education Precinct is to have been developed in collaboration with the Randwick Collaboration Area partners  Demonstrated parking demand shift  Temporary car park	Not Triggered

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
	temporary car parking would be required to operate from occupation 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.	Prior to operation		LHD		Demonstrated adjusted visitor car parking	Not Triggered
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.	Prior to operation	parking strategy is to be submitted to the Planning Secretary and Council	LHD		Parking Strategy  Parking Strategy submitted to Council and Planning Secretary	Not Triggered
<b>Infrastructure Upgrades</b>							
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.	Prior to operation	evidence is to be submitted to the Certifying Authority.	Contractor	Submission of information for occupation certificate Pre operations compliance report Design plan review	Design plans Occupation certificate issuance Planning approval for deviation (if any)	Not Triggered
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.	Prior to operation	to be submitted to the Certifying Authority.	Contractor	Submission of information for occupation certificate Pre operations compliance report Design plan review	Design plans Occupation certificate issuance Planning approval for deviation (if any)	Not Triggered
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	Prior to operation	to the satisfaction of Council, and evidence is	Contractor	Submission of information for occupation certificate	Design plans Occupation certificate issuance Planning approval for deviation (if any)	Not Triggered

[illegible]

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
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.	Prior to occupation		Contractor	Submission of information for occupation certificate Pre operations compliance report Design plan review	Fire Safety Certificate	Not Triggered
<b>Stormwater, Drainage and Flooding</b>							
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.	Prior to operation	must be completed to Council's satisfaction prior to the commencement of operation.	Contractor	Submission of information for occupation certificate Pre operations compliance report Design plan review	Design plans Occupation certificate issuance Council approval for deviation (if any)	Not Triggered
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	Prior to operation	evidence is to be submitted to the Certifying Authority	Contractor	Submission of information for occupation certificate Pre operations compliance report Design plan review	88B instrument	Not Triggered

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
	be released, varied or modified without the consent of the Council.						
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.	Prior to operation		Contractor	Submission of information for occupation certificate Pre operations compliance report Design plan review	Submission of works-as-executed drawing signed by a registered surveyor to certifier	Not Triggered
D27	<p>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:</p> <p>(a) the stormwater must be discharged (by gravity) directly into Council's reconstructed underground drainage system located within the development site;</p> <p>(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;</p>	Prior to operation	satisfaction of the Certifying Authority	Contractor	Submission of information for occupation certificate Pre operations compliance report Design plan review	Design plans Occupation certificate issuance	Not Triggered



Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
	<p>(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;</p> <p>(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 metres of the base of the tank;</p> <p>(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;</p> <p>(f) the pump system must also be designed and installed strictly in accordance with Randwick City Council's Private Stormwater Code;</p> <p>(g) should a charged system be required to drain any portion of the site, the charged system must be designed such that:</p> <p>(i) there are suitable clear-outs/inspection points at pipe bends and junctions; and</p> <p>(ii) the maximum depth of the charged line does not exceed 1m below the gutter outlet;</p>						

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
	<p>(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;</p> <p>(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 150 mm 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;</p> <p>(j) a sediment/silt arrestor pit must be provided within the site prior to discharge of the stormwater to Council's drainage system;</p> <p>(k) sketch details of a standard sediment/silt arrestor pit may be obtained from Council's Drainage Engineer;</p> <p>(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 waterproof barrier is to be provided;</p> <p>(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):</p>						

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
SSDA 9113: Acute Services Building							
	(i) 150mm in uncovered open car parking areas (with an isolated maximum depth of 200mm permissible at the low point pit within the detention area); (ii) 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); (iii) 600mm in landscaped areas where the side slopes of the detention area have a maximum grade of 1 in 10; (iv) 1200mm in landscaped areas where a safety fence is provided around the outside of the detention area; and (v) 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 favour of Council, to Council for approval.	Prior to operation	to Council for approval.	Contractor	Submission of information for occupation certificate Pre operations compliance report Design plan review	Agreement of Council in regard to the required easements.	Not triggered
Groundwater							

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
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.	Prior to operation	must be submitted to the Certifying Authority and Council,	Contractor	Submission of information for occupation certificate Pre operations compliance report Design plan review	Certification regarding basement design.	Not Triggered
<b>Structural Inspection Certificate</b>							
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: (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; (b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s; and (c) person/s authorised to, for the life of the development.	Prior to operation	to the satisfaction of the Certifying Authority	Contractor	Submission of information for occupation certificate Pre operations compliance report Design plan review	Structural Inspection Certificate or a Compliance Certificate  Occupation certificate issuance  Statement of satisfaction from Certifying Authority Submission to Certifying Authority and Council	Not Triggered
<b>Compliance with Food Code</b>							
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.	Prior to operation	to the satisfaction of the Certifying Authority	Contractor	Submission of information for occupation certificate	Evidence of qualification of tradesperson Installation report Issuance of occupation certificate	Not Triggered

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
	The Applicant must provide evidence of receipt of the certificate to the satisfaction of the Certifying Authority prior to the commencement of operation.				Pre operations compliance report		
<b>Stormwater Quality Management Plan</b>							
D32	Prior to the commencement of operation, an Operation and Maintenance Plan (OMP) is to be prepared and submitted to the satisfaction of the Certifying Authority, to ensure proposed stormwater quality measures remain effective. The OMP must contain the following: (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.	Prior to operation	to the satisfaction of the Certifying Authority	Contractor	Submission of information for occupation certificate Pre operations compliance report	Structural Inspection Certificate or a Compliance Certificate Occupation certificate issuance Statement of satisfaction from Certifying Authority Submission to Certifying Authority and Council	Not Triggered
<b>Rainwater Harvesting</b>							
D33	A signed works-as-executed Rainwater Re-use Plan must be provided to the Certifying Authority prior to the commencement of operation.	Prior to operation	provided to the Certifying Authority	Contractor	Submission of information for occupation certificate Pre operations compliance report	As executed Rainwater Re-Use Plan	Not triggered
<b>Warm Water Systems and Cooling Systems</b>							
D34	The installation, operation and maintenance of water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and the relevant parts of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	Prior to and during operation		Contractor	Submission of information for occupation certificate Pre operations compliance report Maintenance programming	Installation and maintenance records	Not triggered
<b>Outdoor Lighting</b>							

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
D35	<p>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:</p> <ul style="list-style-type: none"> <li>(a) comply with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and</li> <li>(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.</li> </ul> <p>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.</p>	Prior to operation	to the Certifier	Contractor	<p>Submission of information for occupation certificate</p> <p>Pre operations compliance report</p>	<p>Lighting strategy</p> <p>Occupation certificate issuance</p> <p>Submission to Department and Council</p>	Not triggered
<b>Signage</b>							
D36	Way-finding signage and signage identifying the location of staff car parking must be installed prior to the commencement of operation.	Prior to operation		Contractor	<p>Lighting design review</p> <p>Submission of information for occupation certificate</p> <p>Pre operations compliance report</p>	Issuance of occupation certificate	Not Triggered
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	Prior to operation		Contractor	<p>Submission of information for occupation certificate</p> <p>Pre operations compliance report</p>	Issuance of occupation certificate	Not Triggered
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.	Prior to operation		Contractor	Submission of information for occupation certificate	Issuance of occupation certificate	Not Triggered

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'ibility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
					Pre operations compliance report		
<b>Operational Waste Management</b>							
D39	<p>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:</p> <ul style="list-style-type: none"> <li>(a) detail the type and quantity of waste to be generated during operation of the development;</li> <li>(b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline Department of Environment, Climate Change and Water, 2009); and</li> <li>(c) detail the materials to be reused or recycled, either on or off site.</li> </ul>	Prior to operation	submit it to the Department/Certifying Authority.	LHD	<p>Submission of information for occupation certificate</p> <p>Pre operations compliance report</p> <p>Observation</p> <p>Unexpected finds protocol</p>	<p>OWMP</p> <p>Issuance of occupation certificate</p> <p>Submission to Certifying Authority and Department</p>	Not Triggered
<b>Ecologically Sustainable Development</b>							
D40	<p>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.</p>	Prior to operation	must be provided to the Certifying Authority and the Planning Secretary	Contractor	Submission	<p>Green Star Certification / agreed approach with Planning Secretary</p> <p>Issuance of occupation certificate</p>	Not Triggered
<b>Landscaping</b>							

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
D41	Prior to the commencement of operation, the Applicant must submit a Landscape Management Plan (LMP) prepared by a suitably qualified person, to manage the revegetation and Landscaping works on-site. The LMP must: (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.	Prior to operation		Contractor	Submission of information for occupation certificate Pre operations compliance report	Landscape management plan Issuance of occupation certificate	Not Triggered
D42	The Applicant must not commence operation until the LMP is submitted to the satisfaction of the Certifying Authority.	Prior to operation	submitted to the satisfaction of the Certifying Authority.	Note	Submission of information for occupation certificate Pre operations compliance report	Landscape management plan Issuance of occupation certificate Construction lot close out	Not Triggered
<b>Street Trees</b>							
D43	Prior to the commencement of operation, the Applicant is to complete all planting outlined in the street tree planting strategy required by condition B57.	Prior to operation		Contractor	Submission of information for occupation certificate Pre operations compliance report	Issuance of occupation certificate	Not Triggered
<b>Site Audit Report and Site Audit Statement</b>							
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.	Prior to operation		Contractor	Unexpected Finds Protocol	Incident reports Validation reports SAR SAS	Not Triggered
<b>Consolidation of Lots</b>							
D45	Prior to commencement of operation, the lots which form the subject site are to be consolidated into one lot. Evidence of the	Prior to operation	must be provided to the	Principal	Submission of information for	Consolidated Lots – New DP. Issuance of occupation certificate	Not Triggered



Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
	consolidation must be provided to the satisfaction of the Certifying Authority.		satisfaction of the Certifying Authority.		occupation certificate Pre operations compliance report		
<b>PART E Post Occupation</b>							
<b>Operation of Plant and Equipment</b>							
E1	All plant and equipment used on site, or to monitor the performance of the development must be: (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner.	Operation		LHD	TBD	TBD	Not triggered
<b>Community Engagement Strategy</b>							
E2	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.	Operation	as approved by the Planning Secretary,	LHD	TBD	TBD	Not triggered
<b>Operational Noise</b>							
E3	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Noise and Vibration Impact Assessment, dated 8 August 2018 and prepared by Acoustic Studio as revised by condition B61.	Operation		HI/LHD/Contractor	TBD	TBD	Not triggered
E4	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development to verify that operational noise levels do not exceed the	Operation	submitted to the Planning Secretary	Note	TBD	TBD	Not triggered

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
	recommended noise levels for mechanical plant identified in Noise and Vibration Impact Assessment, dated 8 August 2018 and prepared by Acoustic Studio. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.						
E5	<p>Within 12 months of commencement of operation, the Applicant must undertake operational noise monitoring to compare actual noise performance of the development against the noise performance predicted in the Noise and Vibration Impact Assessment, dated 8 August 2018, prepared by Acoustic Studio as revised by the operational noise modelling required by Condition B61, and prepare an Operational Noise Report to document this monitoring. The Report must include, but not be limited to:</p> <ul style="list-style-type: none"> <li>(a) Noise monitoring to assess compliance with the operational noise levels predicted in the revised operational noise modelling required by Condition B61;</li> <li>(b) A review of the operational noise levels in terms of the criteria and noise goals established in the Noise Policy for Industry (EPA 2017);</li> <li>(c) Sleep disturbance impacts compared to those predicted in the EIS (in full);</li> <li>(d) Methodology, location and frequency of noise monitoring undertaken, including monitoring sites at which project noise levels are ascertained, with specific</li> </ul>	Operation	measured and reported to the Planning Secretary.	Note	TBD	TBD	Not triggered

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
	<p>reference to locations indicative of impacts on sensitive receivers;</p> <p>(e) Details of any complaints and enquiries received in relation to operational noise generated by the development between the date of commencement of operation and the date the report was prepared;</p> <p>(f) Any required recalibrations of the noise model taking into consideration factors such as actual traffic numbers;</p> <p>(g) An assessment of the performance and effectiveness of applied noise mitigation measures together with a review and if necessary, reassessment of all mitigation measures; and</p> <p>(h) Identification of additional mitigation measures to those required following the revised operational noise modelling as required by Condition B61 with the objective of meeting the criteria outlined in the Noise Policy for Industry (EPA 2017), when these measures would be offered and/or implemented and how their effectiveness would be measured and reported to the Planning Secretary.</p>						
E6	The Applicant must provide the Planning Secretary with a copy of the Operational Noise Report referred to in condition E5 and install any additional noise mitigation measures within one month of completing the operational noise monitoring referred to in (a) above		must provide the Planning Secretary with a copy	HI/LHD/Contractor			
<b>Unobstructed Driveways and Parking Areas</b>							
E7	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must	Operation		LHD	TBD	TBD	Not Triggered

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
	not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.						
<b>Loading Dock</b>							
E8	The loading dock hours of operation are limited to between 7am and 6pm daily.	Operation		LHD	TBD	TBD	Not Triggered
<b>Green Travel Plan</b>							
E9	The Green Travel Plan required by condition D9 of this consent must be updated annually and implemented.	Operation		LHD	TBD	Annually updated GTP TBD	Not Triggered
<b>Outdoor Lighting</b>							
E10	Notwithstanding Condition D35, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	Operation		HI/LHD/Contractor	TBD	Complaints were received in relation to lighting on: <ul style="list-style-type: none"> <li>18 Nov 19</li> <li>14 Dec 19</li> </ul> In response: Tower Crane safety lighting is mandated by approving authorities' requirements. In response to the earlier of the two complaints, the project team sought approval of the relevant approving authorities to reduce lighting on the Tower Cranes. Lighting has been reduced on both Tower Cranes consistent with the minimum safety requirements of the approving authorities.  Document: RCR Project Complaints Register (website)	Compliant
<b>Fire Safety Certificate</b>							
E11	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.	Operation	The certificate must be on, or to the effect of, Council's Fire Safety Statement.	LHD	Annual Fire Safety Statement	Annual issue of Fire Safety Statement as required	Not triggered
<b>Landscaping</b>							
E12	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape	Operation		LHD	TBD	TBD	Not Triggered

Item No. 2.2.1.1	Compliance Requirement 2.2.1.2	Timing Of Compliance 2.2.1.3	Secretary Approval Required?	Res'bility	Monitoring Methodology 2.2.1.4	Evidence/Comments 2.2.1.5	Compliance Status 2.3.2
<b>SSDA 9113: Acute Services Building</b>							
	Management Plan required by condition D41 for the duration of occupation of the development.						
<b>Hazards and Risk</b>							
E13	The Applicant must store all chemicals, fuels and oils used on-site in accordance with: (a) the requirements of all relevant Australian Standards; and (b) the NSW EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual' if the chemicals are liquids.	Operation		LHD	TBD	TBD	Not Triggered
E14	In the event of an inconsistency between the requirements of condition E13(a) and E13(b)E13(a), the most stringent requirement must prevail to the extent of the inconsistency.	Operation		LHD	TBD	TBD	Not Triggered
<b>Dangerous Goods</b>							
E15	The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department of Planning's Hazardous and Offensive Development Application Guidelines – Applying SEPP 33 at all times.	Operation		LHD	TBD	TBD	Not Triggered