

HEALTH INFRASTRUCTURE

Independent Audit No. 6 – Proponent Review and Response

SSD-9113 Prince of Wales Hospital Expansion Stage 1 (Acute
Services Building)

RP Infrastructure

Version 3

11 July 2024

Declaration

This Proponent Review and Response has been prepared for NSW Health Infrastructure (HI) in response to an Independent Audit, including the recommendations and opportunities for improvement identified in the final Audit Report. The response to each of the audit findings is included as outlined in the *Independent Audit Post Approval Requirements (May 2020)*.

Declaration	
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Date:	11 July 2024

Document Management, Tracking and Revision History

Version	Date	Author	Description	Note
1	29/05/2024	CB	Independent Audit – Draft Proponent review and response	Draft for HI review
2	24/06/2024	CB	Independent Audit – Proponent review and response	Update; for HI review
3	11/07/2024	CB	Independent Audit – Proponent review and response	Final for submission

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Introduction

Project Application Number and Project Name

SSD-9113, Prince of Wales Hospital Expansion Stage 1 (Acute Services Building)

Site Address

Lot 1 DP870720 (220 Avoca Street, Randwick), Lot 101 DP1282403 (High Street, Randwick).

Project Contact Details

Proponent	Health Infrastructure
Client Representative	RP Infrastructure
Contractor	Lendlease Building

Independent Auditor

NGH Consulting Pty Ltd.

Independent Audit Date

2nd November 2023.

Proponent response

The Independent Audit Report prepared by NGH Consulting Pty Ltd dated 16 April 2024 (v1.3) (received on 2nd May 2024) has been reviewed and the response to the audit findings are listed in the below table. In relation to non-compliances, the response sets out the action and the completion timing. In relation to observations and opportunities identified for improvement, the actions are also set out or the reason for not implementing any measures in response.

Condition of Consent	Requirement (exact wording)	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Proponents Response Action/Timing	Status
Condition A2	The development may only be carried out: (a) in compliance with the conditions of this consent;	Audit findings (2023)	The project is generally being carried out in accordance with the conditions of this consent however several non-compliance with conditions were noted, therefore meaning that the development had not been carried out in compliance with the requirements of the conditions of this consent: A12, A25, A29, A30, B1, B2, B3, B5, B17, B30, B51, B63, B66, B67, C2, C15, C44, C51, C52, D11, D14, D16, D17, D24, D25 and D28. Refer relevant conditions below.	Non-Compliant	Refer relevant conditions below.	Ongoing
	(b) in compliance with the conditions of this consent;	Email from DPIE regarding CCR (1/5/2020). Letter from DPE (SSD-9113-PA-51) -dated 20/07/2023 acknowledging receipt and acceptance of the Parking Strategy	DPE in letter dated 20/07/2023 requested that a redacted copy of the Parking Strategy be made available on the project website. The report was not found on the website at the time of audit #6. Make a redacted version of the Parking Strategy publicly available on the project website.	Non-Compliant	SESLHD is finalising the redacted version of the Parking strategy which will be uploaded to the project website once available. Refer to condition D16.	Ongoing
Condition A25	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.					
	(ii) all current statutory approvals for the development;	Project Website	Modification 5 was not present on the Project website at the time of reporting for Audit 6 in February 2024, Mod 5 approved 17 July 2023. Mod 5 was subsequently uploaded to the website. DPE in letter dated 20/07/2023 requested that a redacted copy of the Parking Strategy be made available on the project website. The report was not located on the website at the time of the audit - upload redacted Parking Strategy to project website.	Non-Compliant	Mod 5 available via project website. No further action required. SESLHD is finalising the redacted version of the Parking strategy which will be uploaded to the project website once available. Refer to condition D16.	Ongoing
	(iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs		(iv) Audit 6 found that Construction Compliance Reports 4 and 5 available on website. Pre-operational compliance report available on website.		Audit reports and pre-operational compliance reports available on the project website.	

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	approved under the conditions of this consent; (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		(ix) Audit Report 1,2 and 3 and Responses are on the website. Audit Report 4 (June 2021) and applicants' response was not on website at the time of Audit 5. Audit Reports 4 and 5 and responses available on website at time of an Audit 6			
Condition A28	A Staging Report prepared in accordance with condition A27 must: (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);	Interview A Fisher DPHI letter: SSD-9113-PA-58	The ASB project is currently occupied and operating on most levels with the exception of Level 1 and Level 6 that were subject to Modification 5 and undergoing/awaiting fit-out at the time of Audit 6. At the time of the audit these aspects of occupation and project construction completion were not correctly addressed in the Staging Report, which notes that all Levels were to be operational by 20 June 2023. The site construction office compound was also still in place, and as such not decommissioned and landscaped in accordance with plans. The updated Construction Staging suggests this will be completed in Q4 2024. The auditor was advised that the offices are proposed to be used by the adjoin construction project to the north. This is not addressed in the Staging Report. The Staging Report was updated and approved by DPE on 18 January 2024, however this was after the commencement and completion of Stage 15 works. As such Audit 6 found that the development was non-compliant with the Staging Report that was available when such works were carried out (i.e. Construction and Operation Staging Report Version 0.2, Rev 0.), dated 17/02/2023. The development was therefore noncompliant with the intent of the requirements of this condition. The Combined Construction and Operations Staging Report (rev 0.5) has been updated to reflect site conditions and was approved (January 2024).	Non-Compliant	As noted, approval for the combined Construction and Operations Staging Report (rev 0.5) was obtained in January 2024. No further action is required.	Closed.
Condition A29	Where a Staging Report is required, the project must be staged in accordance with the	Site inspection Interview Fahad Bari	The project was not completed/operated in accordance with the relevant Staging Report at the time works were completed/operational. Subsequent	Non-Compliant	Refer to Condition A28(b) above.	Closed.

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	Staging Report, as approved by the Planning Secretary.	Staging Report (Rev 5) (15/12/2020) Interview A Fisher	to Stage 15 being completed, a revised Staging report was approved by DPHI 18 January 2024, however this was after the work was completed and therefore non-compliant with the intent of the requirements of this condition. The combined Construction and Operations Staging Report (rev 0.5) has been approved (January 2024) therefore no further action is required.			
Condition A30	Where construction or operation is being staged in accordance with a Staging Report, the terms of this approval that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.	Construction Compliance Report 2 (June 2020) Construction Compliance Report 3 (June 2020) Construction Compliance Report 3 (December 2020) Construction Compliance Report 4 (June 2021) Construction Compliance Report 5 (May 2022) Interview Fahad Bari Staging Report (Rev 5) (15/12/2020) Staging Report (Ver 0.2, Rev 0.3, 14 February 2023 - on project website) Interview A Fisher	The audit found that the project was not completed/operational in accordance with the Staging Report available at the time the works were being completed/ operational. The combined Construction and Operations Staging Report (rev 0.5) has been approved (January 2024) therefore no further action is required.	Non-Compliant	Refer to Condition A28(b) above.	Closed.
Condition B1	The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	Email from HI to DPE 14/6/19 notifying construction commencing on 17th June 2019 Interview A Fisher	Audit 6 could not locate notification in writing of commencement of operation. The Proponent to notify the Department in writing of the date of commencement of operation.	Non-Compliant (Proponent considers not Applicable).	Proponent disagrees with this non-compliance as the Project is staged therefore Condition B1 is not applicable. Refer to condition B2 for project staging notification. Refer to condition D1 for the notification requirements prior to operations.	Closed.
Condition B2	If the construction or operation of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Interview Fahad Bari Interview A Fisher	Refer B28(b) - The project was not completed/operated in accordance with the Staging Report available at the time the works were being completed/ operated (i.e. staging report rev 0.3 and 0.4 were not consistent with the most recent modification nor the works being undertaken as	Non-Compliant (Proponent considers Compliant).	Proponent disagrees with this non-compliance as notifications of construction and operational stages undertaken as per the relevant revision of the project staging.	Ongoing

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			<p>observed November 2023). A later Staging report (Rev 0.5) was approved by DPHI 18 January 2024 to account for what the works were, however, this was after the fact and therefore non-compliant with the requirements of this condition.</p> <p>Proponent to ensure that notifications are made in accordance with the requirements of this condition, prior to occupation of the remaining stages.</p> <p>Further, operation is being staged with regard to occupation and use of levels, and the operation of the final landscaped area in the northwest corner of the site. Hence, further notification will be required for occupation of these stages.</p>		<p>Notification of commencement of construction for Stage 16 submitted to DPHI on 5 March 2024.</p> <p>Stage 14 has not commenced construction and notification of commencement will be provided to DPHI accordingly.</p> <p>The Project will provide appropriate notifications of commencement of operations for Stages 16 and 14 accordingly.</p>	
Condition B17	<p>In accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report, prepared by Mary Dallas Consulting Archaeologists, dated October 2018:</p>	<p>Interview Fahad Bari Interview A Fisher</p>	<p>The auditor was advised the report is in preparation in November 2022. The report was not provided for Audit 6 (November 2023). The Proponent to complete the updated Aboriginal Cultural Heritage Assessment report in accordance with the requirements of this condition.</p>	Non-Complaint	<p>The Project Team is obtaining the updated Aboriginal Cultural Heritage Assessment report.</p>	Ongoing
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>E-Memo from McKenzie Group (7/2/2020)</p>	<p>Drainage system is designed for Integrity Level 4, which is estimated at around 50 years which is noncompliant with the requirements of this condition. The Certifier prepared a letter in support of the design</p>	<p>Non-Compliant (Proponent considers Compliant).</p>	<p>Proponent disagrees with this non-compliance as the certification of compliance</p>	Closed.

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			life. Due to the certifier supporting the design life, no further action is required.		obtained from the certifying authority.	
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-</p> <p>2(2) Guidelines for the establishment and other relevant National and International guidelines. A report summarising the outcome of the review and a Threedimensional Visual Flight Rules Approach and Departure Path and Transitional</p> <p>Surface Survey must be submitted to the satisfaction of Certifying Authority and a copy submitted to the Planning Secretary and Council.</p>	<p>Report - Development Consent B51 (AviPro 15/8/2020) Survey Report - Helicopter Landing Site, PDA Surveyors (23/3/2020)</p> <p>Email correspondence, Avipro (24/3/2020) Report - Development Consent B51 (Avipro, 15/8/2020) Construction Certificate 4 Interview Fahad Bari</p>	<p>Audit 6 found that a 3D survey was completed by PDA Surveyors. Flight paths were identified in the survey report. AviPro conducted a review of the report and deemed that the design exceeds CAAP 92. Consultation with a range of stakeholders was noted in the report.</p> <p>This was submitted to the Certifier as part of CC4. This had not been submitted to DPIE prior to the construction of the helipad and was therefore non-compliant with the requirements of this condition.</p> <p>This has since been submitted to DPIE however was not done prior to the commencement of construction of the helipad, and is therefore non-compliant with the requirements of this condition. No further action required.</p>	Non-Compliant	Confirmed closed as non-compliance relates to timing of the submission. No further action required.	Closed.
B63	<p>Bicycle and End-of-Trip Facilities</p> <p>Evidence of compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority prior to the commencement of Façade and Landscaping works:</p> <p>(a) the provision of a minimum 200 staff bicycle parking spaces within the basement level (B3) of the adjacent main hospital carpark;</p> <p>(b) the provision of a minimum of 64 visitor bicycle parking spaces provided across a minimum of eight easily accessible locations on the hospital campus;</p> <p>(c) the layout, design and security of bicycle facilities must comply with the minimum requirements of AS</p>	<p>Design Verification Certificate, End of Trip Facilities (Team 2 Architects, 23/4/21)</p> <p>Mod 4, Mod 5</p> <p>Site Inspection</p>	<p>Team 2 Architects provided a Design Verification Statement for the Mod 1 End of Trip Facilities. This was provided on 23 April 2021. Note this is after the façade works had commenced and was therefore non-compliant with the requirements of this condition.</p> <p>A new Design Verification Certificate is required to confirm compliance with the Mod 4 modified condition B63. Proponent to obtain a new Design Verification Certificate to confirm compliance with the Mod 4 modified condition B63.</p> <p>Signage for secure bicycle parking was observed in the recent site inspection, advised was implemented at no cost to Council.</p>	Non-Compliant	The Design Verification Certificate complying with Mod4 was provided to the Certifier prior to completion.	Closed.

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	<p>2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance;</p> <p>(d) the provision of end-of-trip facilities for staff in accordance with the relevant provisions of the BCA;</p> <p>(e) the provision of appropriate pedestrian and cyclist advisory signs, including clear wayfinding signage for the visitor bicycle parking areas; and</p> <p>(f) all works/regulatory signposting associated with the proposed facilities are to be at no cost to the relevant roads authority.</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>Preconstruction Compliance Report (22/5/19)</p> <p>Email to DPIE (14/6/19)</p> <p>Construction Compliance Report 1 (29/5/2020)</p> <p>Email to DPIE (16/3/2020 and 2/6/2020)</p> <p>Construction Compliance Report 2 (11/6/2020)</p> <p>Automated Response from DPIE (11/6/2020)</p> <p>Construction Compliance Report 3 (14/12/2020)</p> <p>Automated Response from DPIE (14/12/2020)</p> <p>Construction Compliance Report 4 (15/6/2021)</p> <p>Construction Compliance Report 5 (6/5/2022)</p>	<p>Pre-construction compliance report was completed. It was issued to DPIE on 14/6/19. Construction compliance report 1 was completed and issued to DPIE on 16/3/2020.</p> <p>DPIE noted the non-compliance with the submission date. DPIE requested changes made, and an extension of time was granted to HI (to 29/5/2020) to revise the CCR 1 report. The report was re-issued on 2/6/2020. There is an open non-compliance in relation to not meeting the submission timeframes for CCR 1 Construction Compliance Report 2 was completed and issued to DPIE on 11/6/2020, within the required timeframe. Construction Compliance Report 3 was completed and issued to DPIE on 14/12/2020. However, the wrong report was attached. This was rectified on 11/1/21.</p> <p>The final Compliance report was not prepared in accordance with the stipulated timeframe as per Compliance Reporting Post Approval Requirements (Department 2018).</p> <p>As construction is yet to be completed (Level 1 & 6 fit-out, and landscaping on Northwest corner of site) the proponent should seek confirmation from the Department if another Compliance Report is required.</p>	Non-Compliant	<p>As per audit finding, the final compliance report was prepared and submitted (albeit later than required), therefore no further action is required.</p> <p>Proponent to seek clarification on expectations for future Compliance Reports.</p>	Ongoing

Condition of Consent	Requirement (exact wording)	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Proponents Response Action/Timing	Status
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.	Project Website The Prince of Wales Hospital Expansion Stage 1 Pre-Operation Compliance Report, February 2023 Interview A Fisher	Compliance Report (6) was not prepared at the time of audit 6 reporting and is subsequently not available on the website. A Pre-operational Compliance Report is available on website, however no evidence that it was submitted to the Department 60 days prior to it being made publicly available, could be made. Further, Audit 6 found that there was no evidence to support that the Pre-operational Compliance Report was supplied to the Certifier in accordance with the requirements of this condition. Audit 6 found that as some aspects of the project remain in construction phase at the time of the site inspection component of the audit (Nov 2023). Further Construction Compliance Reporting may therefore be required. The auditor was advised that no further Construction Compliance Reports have been prepared. Proponent should seek confirmation from the Department if another Compliance Report (7) is required to account for the remaining construction works continuing into 2024 (Stage 16 L01OT under CC).	Non-Compliant	The Pre-operational Compliance Report dated February 2023 was submitted to the DPHI on 27 October 2023 (SSD-9113-PA-54). This non-compliance has already been reported to DPHI on 27 October 2023 (SSD-9113-PA-55).- no further action for operational areas within the ASB. The Proponent will make next Compliance Report publicly available via project website.	Ongoing
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.	Site inspection	Site notices were observed at all gates visited by the auditor. The main Botany Street site entrance door had been moved, leaving the sign several meters away from the access, and at the time of the audit #5 it was obscured by temporary fencing. Project signage for SSD 9113 has been removed despite ongoing construction activities (fit-out of levels 1 and 6, and removal of site construction compound and landscaping). The development is therefore non-compliant with the requirements of this condition.	Non-Compliant (Proponent considers Compliant)	Ongoing construction works (Stage 16 for L01 OT) are internal fit out works only. The Project Team disagrees with this non-compliance as construction works as defined in the consent is complete.	Closed.
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	Noise monitoring records (July 2020 to March 2021) Construction Monitoring results, 10 February 2023	NMLs exceeded multiple time from July 2021 through to 31 Jan (2023) as reported in Construction Monitoring Results (up to 10 February 2023). These exceedances were however recorded when works were located adjacent to the noise monitor, therefore causing the noise exceedances. Sensitive	Non-Compliant	Construction Monitoring Report (as at 10 February 2023) available via project website. Stage 16 (L01 OT) works is internal fitout with localised noise monitoring being managed.	Closed.

Condition of Consent	Requirement (exact wording)	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Proponents Response Action/Timing	Status
		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>receivers were notified of the works prior to commencement, via the Stakeholder Disruptive Works Notification, and the noisy works were monitored.</p> <p>No complaints were made in relation to these recorded noisy works.</p> <p>Noise Monitoring has been undertaken up to the commencement of the Staged Operation, however as construction is not completed further noise monitoring may still be triggered (landscaping works). The Proponent should seek confirmation from the Department regarding ongoing noise monitoring.</p>		The Project will comply with the noise monitoring requirements for Stage 14 (landscape works) which is yet to commence.	
C51	<p>Within three months of:</p> <p>(c) the submission of a compliance report under condition C44;</p>	Management Plan Register (July 2021, June 2022)	The fifth audit was conducted in November 2022, therefore management plans were required to be reviewed by February 2023. Audit 6 found that the CEMP has not been revised since 2020. No evidence was provided to the auditor to demonstrate that the CEMP and the suite of management plans required under the conditions of this consent underwent the required review and therefore is considered non-compliant with the requirement of this condition. No notification of review to the Certifying Authority or Department was sighted by the auditor.	Non-Compliant (Proponent considers Compliant)	<p>Environmental Audit No. 5 submitted to DPHI and available via Project website. HI disagrees with this non-compliance noting that the construction works were completed within 3 months of IEA5 and as such the project does not need to review CEMP package as it is no longer required.</p> <p>New CEMP was submitted (SSD-9113-PA-65) to DPHI 20 May 2024 for Stage 16 – Level 1 OT Fit out works (separate scope, new contractor).</p>	Closed.
C52	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Certifying Authority. Where revisions are required, the revised document must be submitted to the Planning Secretary and	Interview A Fisher	The Staging Report was not revised to reflect requisite changes from Mod 5 at the time of the audit. The Staging report has since been updated - no further action required.	Non-Compliant	<p>Updated Staging Plan v4 was submitted to DPHI 1 December 2023 (SSD-9113-PA-58). RFI and further updated (V5). Approved 23 January 2024.</p> <p>This matter is closed and requires no further action.</p>	Closed.

Condition of Consent	Requirement (exact wording)	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Proponents Response Action/Timing	Status
	Certifying Authority for approval within six weeks of the review.					
D1	The date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before occupation. If the operation of the development is to be staged, the Department must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	<p>Combined Construction and Operational Staging Report 17/11/2023</p> <p>Non-compliance Notification dated 27 October 2023, re; D1. D1 Notice of Occupation DPE lodgement receipt - SSD-9113-PA-58</p>	Notification that Notice of Occupation sent to DPE on 9 March 2023 - 3 weeks before date of commencement.	Non-Compliant	<p>Notification of occupation was made on 14 September 2022 of commencement of commissioning activities from 5 October 2022 with occupation of services from January 2023 (SSD-9113-PA-42).</p> <p>This matter is closed and no further action is required.</p>	Closed.
D11	The Applicant shall submit a copy of the final strategy and plan required by condition D9 to the Coordinator General, Transport Coordination for endorsement, and a copy submitted to the Planning Secretary prior to the commencement of operation.	Site Interview A Fisher	<p>No evidence was provided to demonstrate the GTP was endorsed by the Coordinator General, Transport Coordination or provided to the Planning Secretary prior to the commencement of operation on the ASB.</p> <p>Proponent to ensure the Green Travel Plan gets endorsed by the Coordinator General, Transport Coordination and is provided to the Planning Secretary.</p>	Non-Compliant	<p>GTP submitted to DPHI.</p> <p>Project Team currently organising an updated Travel Demand Strategy (TDS) and updated GTP following DPHI clarifications via SSD-9113-PA-59. The updated GTP and TDS is to be submitted by end Q4 2024.</p>	Ongoing
D14	(a) Prior to commencement of operation a parking strategy for the entire Randwick Health and Education Precinct is to have been developed in collaboration with the Randwick Collaboration Area partners, which includes measures to meet the parking demand for the development;	<p>Randwick Campus - Business Rule / Policy Parking, Health, July 2022</p> <p>Interview A Fisher</p> <p>Letter from Health Infrastructure - dated 12 July 2023 - submission of D16 Parking Strategy</p> <p>Letter from DPE (SSD-9113-PA-51) - dated 20/07/2023 acknowledging receipt and acceptance of the Parking Strategy.</p>	<p>The auditor was advised that the Parking Strategy was still under development at the time of audit 6. However, the auditor was provided evidence that the Randwick Campus - Business Rule / Policy Parking, Health, July 2022 was submitted and subsequently accepted by the Planning Secretary as the Parking Strategy required under this condition. It was not however submitted within 6 months of the commencement of operation. No audit evidence provided in relation to annual (starting 2023) demonstrating mode sharing targets achievement. No evidence provided to demonstrate the Parking Strategy was developed in collaboration with Randwick Collaboration Area partners.</p> <p>It is noted that DPE in letter dated 20/07/2023 requested that a redacted copy of the Parking Strategy be made available on the project website. The report was not located on the website at the time of the audit.</p>	Non-Compliant	<p>Parking Strategy submitted and accepted by DPHI. This parking Strategy was undertaken in collaboration with the RCA Area, The LHD is finalising the redacted version of the Parking strategy and will be uploaded to the project website.</p>	Ongoing

Condition of Consent	Requirement (exact wording)	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Proponents Response Action/Timing	Status
D16	Prior to the commencement of operation, a parking strategy for the management of parking on the existing Randwick Health Campus is required to better manage allocation of parking and demand of shift rotations. A copy of the parking strategy is to be submitted to the Planning Secretary and Council for information.	Randwick Campus - Business Rule / Policy Parking, Health, July 2022	<p>The auditor was advised that the Parking Strategy was still under development at the time of audit 6. However, the auditor was provided evidence that the Randwick Campus – Business Rule / Policy Parking, Health, July 2022 was submitted and subsequently accepted by the Planning Secretary as the Parking Strategy required under this condition. It was not however submitted within 6 months of the commencement of operation. No audit evidence provided in relation to annual (staring 2023) demonstrating mode sharing targets achievement. No evidence provided that the Parking Strategy was submitted to Council.</p> <p>It is noted that DPE in letter dated 20/07/2023 requested that a redacted copy of the Parking Strategy be made available on the project website. The report was not located on the website at the time of the audit.</p>	Non-Compliant	<p>This Parking Strategy was provided to Council.</p> <p>The LHD is finalising the redacted version of the Parking strategy and will be uploaded to the project website.</p>	Ongoing
D17	Prior to the commencement of operation, the Applicant must complete the construction of a Traffic Control Signal at the intersection of Botany Street and the ASB access as required by condition B45 to the satisfaction of RMS, and evidence is to be submitted to the Certifying Authority.	Plan of Easements Affecting Lot 101 DP 1282403 DEPOSITED PLAN ADMINISTRATION SHEET Email correspondence (2/11/2023) UNSW TfNSW S88B Easement for TfNSW - Easement Document Site Inspection	<p>Tensaw's verifier Sydney Connect has inspected and validated this intersection and has provided written evidence that the observed signal is fit for purpose. The Certifying Authority requires evidence directly from TfNSW once the intersection is fully operational and all relevant easement documentation has been registered with NSW Land Registry Services.</p> <p>At the time of audit 6 the Project was awaiting executed documents from UNSW in order to lodge this easement. As staged operation has commenced this is technically non-compliant.</p>	Non-Compliant	<p>Project Team is obtaining executed drawings from UNSW and Register to NSW Land Registry Services.</p> <p>DPHI confirmed via communications dated 6/02/2024 (via SSD-9113-PA-55) that it has determined not to take further enforcement actions further however requested HI to notify NSW Planning via the Major Projects website as soon as compliance with conditions D17 is achieved.</p>	Ongoing
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	Site Interview Audit 5 (2022) Randwick Campus Redevelopment - Drainage Construction and Maintenance Deed INSTALLATION CERTIFICATE HYDRAULIC SERVICES (Central Plumbing, 3.6.2022) Interview A Fisher	Health Infrastructure (HI) and the project team have been in negotiations with Council since 2019. The stormwater drainage works have been completed to Council and evidence of this has been provided to the Certifying Authority. However, fully satisfying this condition is contingent on a stormwater management deed being signed between Council and Health Administration Corporation. This deed has been drafted and executed by Health Infrastructure. Once	Non-Compliant	The executed Stormwater management Deed and Easement has been obtained.	Closed.

Condition of Consent	Requirement (exact wording)	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Proponents Response Action/Timing	Status
	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.		<p>executed by Council the easement will be created and lodged with the NSW Land Registry Services.</p> <p>The deed provided as evidence has not yet been executed by Council. As staged operation has commenced this constitutes a noncompliance.</p>			
D25	Prior to the commencement of operation, evidence is to be submitted to the Certifying Authority demonstrating that a "restriction on the use of land" and "positive covenant" (under section 88E of the Conveyancing Act 1919) has been placed on the title of the subject property to ensure that all of the onsite detention systems (both for site stormwater drainage and compensatory detention associated with blockages to predevelopment overland flow Paths) are maintained and that no works which could affect the design function of the detention/infiltration system are undertaken without the prior consent (in writing) from Council. Such restriction and positive covenant shall not be released, varied or modified without the consent of the Council.	HAS Executed Easement Documen	<p>HI and the project team have been in negotiations with Council since 2019. Satisfying this condition is contingent on Instrument of Setting out Terms of Easement, signed between Council and Health Administration Corporation. Easement Documentation has been drafted and executed by HI and is currently being progressed for execution by all parties. Once executed the easement will be created and lodged with the NSW Land Registry Services.</p> <p>The Easement documentation provided as evidence has not yet been executed by Council. As staged operation has commenced this constitutes a non-compliance.</p>	Non-Compliant	As per above Condition D24, Stormwater management Deed and Easement has been executed.	Closed.
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.	Site interview Randwick Campus Redevelopment Drainage Construction and Maintenance Deed - fully executed 2 November 2023	<p>HI and the project team have been in negotiations with Council since 2019. Satisfying this condition is contingent on a stormwater management deed being signed between Council and Health Administration Corporation. This deed has been drafted and was executed with the easement being created and lodged with the NSW Land Registry Services. The deed was executed after the commencement of operation as at the time of Audit 6.</p> <p>The Drainage Construction and Maintenance Deed was fully executed 2 November 2023, however this was done after the commencement of operation</p>	Non-Compliant	As per above Condition D24, the Stormwater management Deed and Easement has been executed.	Closed.
Opportunity for Improvement (OFI)		Complaints Register via Project Website	The audit found that five complaints remain unresolved (refer Section 3.9 above). It is recommended that these be progressed through to close out.	Opportunity for Improvement		

Condition of Consent	Requirement (exact wording)	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Proponents Response Action/Timing	Status
			<ul style="list-style-type: none"> A mechanical noise complaint was received via project inbox (6 June 2023). Initial response provided, with commitment to investigate in collaboration with South Eastern Sydney Local Health District through noise monitoring and other methods to identify and assess impacts and minimise further disruption where possible. Refer Section 3.8 above for more detail also ☐ Follow-up complaint received from community member on Magill Street about amenity disruption caused by operational lighting, via project inbox (9 January 2023). Complaint assessed by project team with hospital management. Community member advised of additional measures being implemented to minimise future disruption, including installation of 'No Standing' signage. A complaint was received from community member on Magill Street about vehicle movements on Hospital Road impacting amenity. received via project inbox (23 January 2023). Community member updated of progress of mitigation measures for operational lighting, including installation of shrouds and lighting level review. Follow-up complaint received from community member on Magill Street about amenity disruption caused by operational lighting, via project inbox (13 December 2022). Lighting levels reviewed and light spill mitigation measures being investigated, including installation of shrouds. Community member being updated on progress of mitigation measures <p>Follow-up complaint received from community member on Magill Street about disruption caused by operational footpath lighting, received via project inbox (12 December 2022). Temporary mitigation measures implemented and communicated to stakeholder, with ongoing investigation underway to enable more permanent mitigation solution.</p>		<ul style="list-style-type: none"> No further complaints received following previous discussions with Resident. The Team is obtaining the final noise audit report to formally close. This item has been closed; updated Complaints register available via project website. This item has been closed; updated Complaints register available via project website. This item has been closed; updated Complaints register available via project website. This item has been closed; updated Complaints register available via project website. 	<p>Ongoing</p> <p>Closed.</p> <p>Closed</p> <p>Closed.</p> <p>Closed.</p>