

Prepared for Health Infrastructure

Independent Audit Report

Randwick Campus Redevelopment SSD 10339 Operational Audit: #1

Randwick, NSW

April 2024

Project Number: 190317

Document verification

Project Title: Randwick Campus Redevelopment SSD 10339 Operational Audit: #1

Project Number: 190317

Project File Name: 190317_IASB Audit Report_20230415_Final V1.3

Revision	Date	Prepared by	Reviewed by	Approved by
Draft	13/12/2023	Will Weir	Olivia Merrick	Will Weir
Final V1.3	22/02/2024	Will Weir	Olivia Merrick	Erwin Budde
Final V1.3	15/04/2024	Will Weir	Erwin Budde	Erwin Budde

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Acronyms and Abbreviations

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

1. Introduction

1.1. Background

As part of the Randwick Campus Redevelopment, the approved Prince of Wales Acute Services Building is proposed to be extended over Hospital Road. This will enable clinical innovation and research, biomedical engineering, and clinical translational research laboratories to be collocated directly alongside clinical staff providing acute healthcare services.

The proposed Integrated Acute Services Building (IASB) Addition provides around 5,000 square metres of additional space over ten floors. The IASB Addition is approximately ten per cent of the size of the approved Acute Services Building and would accommodate clinical research, education and training alongside health services.

The IASB Addition comprises the following core elements:

- UNSW Eastern Extension (excluding internal fit-out)
- Associated modifications within the approved ASB
- Lowering of Hospital Road
- Landscaping

The project is approval as a State Significant Development (SSD 10339) obtained from the NSW Minister for Planning. A modification for this Approval was issued on 6th March 2020 (Mod 1).

1.2. Audit team

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

1.3. Audit objectives

The objectives of the audit were to conduct an independent review of compliance with the Conditions of Approval SSD 10339 as Modified relevant to operations phase, which were issued by the Minister for Planning on the 6th March 2020, and in accordance with the requirements of the Independent Audit Post Approval Requirements, June 2018 (DPE 2018).

1.4. Audit scope

This is first Operational Audit for SSD 10339. The scope of this audit was generally in accordance with Section 3.3 of the Independent Audit Post Approval Requirements (Department 2018) The scope in general included:

- Consolidated Consent (as modified) applicable to the phase of the development that is being audited i.e. operations (refer Appendix B for Audit Protocol)
- Any post approval documents required by operations conditions of consent [e.g. Operational Environmental Management Plan (OEMP)]
- All environmental licences and approvals applicable to operations [excluding Environmental Protection License (EPL)]
- An assessment of the environmental performance of the development

- A high-level review of the project's Environmental Management System (EMS)

1.5. Audit period

This is the first Post-construction / Pre-operational Audit for the project. Operational audits are required to be conducted within 52 weeks of commencement of operation. The audit period covers the date of commencement of Operation (30 March 2023) until site inspection component, 2 November 2023. It is noted that at the time of the audit #5 the IASB building was a completed empty shell awaiting fit out, and subsequently was not fully operational.

2. Audit methodology

2.1. Audit methodology

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

2.2. Scope development

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

- Reviewing the SSD 10339 Conditions
- Reviewing the DPE Independent Audit – Post Approval requirements
- Consultation with DPHI
- Undertaking a desktop review of the approved Operational Environmental Management Plan
- Reviewing the Audit Protocol (Table).

2.3. Audit process

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

The Audit program was submitted to the Auditee indicating the dates of the site audit, scope, criteria, audit details and required project representatives.

An Opening Meeting was held on 2 November 2023 at 9.00am on site. Present at the opening meeting were:

- Anna Fisher, Project Manager, Price WaterHouse Coopers

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

- Anna Fisher, Project Manager, Price WaterHouse Coopers

2.4. Audit interviews

Interviews were held with project staff were:

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

All interview requests were granted.

2.5. Site inspection

A site inspection was conducted on 2 November 2023 (10:00am). The purpose of site visit was to undertake: an inspection of completed exterior works on site, view the empty shell levels for fit-out, view the site signage and access arrangements and gain an understanding of the current scope of the works. No restrictions to access occurred during the site visit. The interior of the IASB completed shell building was only observed via viewing at an access point from the ASB.

2.6. Consultation

Email consultation was undertaken with:

- Department of Planning, Infrastructure and Environment
- Transport for NSW,
- Randwick City Council

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

2.7. Compliance status descriptions

The compliance descriptors used in this report are:

Compliant	Requirement has been met
Non-Compliant	Requirement has not been met
Not Triggered	Requirement not relevant to the current stage of work

3. Audit findings

3.1. Approval and document list

The list below shows all documentation used as evidence. New evidence provided during the current audit is identified underlined.

- Consolidate Consent SSD 10339 (Mod 1) (6/3/2020)
- EIA Documentation including:
 - Response to Submissions Report (1/11/2020)
 - Appendix P Civil Report
- <http://randwickcampusredevelopment.health.nsw.gov.au/projects/integrated-acute-services-building-addition>
- Crown Certificate 1 Application (18/12/2019)
- Crown Certificate 1 (18/3/2020)
- Crown Certificate 2
- Crown Certificate 3
- Crown Certificate 4
- Crown Certificate 5
- Management Plans, Strategies and Programs:
 - Construction Environmental Management Plan (Rev 6) (Sept 2021)
 - Construction Traffic and Pedestrian Management Plan (Rev 6) (Sept 2021)
 - Construction Worker Transportation Strategy (Rev 4) (May 2020)
 - Noise and Vibration Management Sub Plan (Rev 14) (June 2022)
 - Air Quality Management Sub Plan (Rev 2.11) (Dec 2020)
 - Groundwater Management Sub Plan, Douglas Partners, (Rev 2) (March 2020)
 - Stormwater and Erosion Management Sub Plan (Rev 15) (17/2/2022)
 - Remediation Action Plan (Rev 9) (17/9/2019)
 - Waste Management Sub Plan (Rev 16) (17/6.2022)
- Management Plan Review Schedule
- Staging Report
- Pre-construction Compliance Report (11/3/2020)
- Construction Compliance Report 1 (3/11/2020)
- Construction Compliance Report 2
- Construction Compliance Report 3
- Construction Compliance Report 4
- 1st Independent Environmental Audit Report
- Proponent Response to the first Independent Audit Findings (24/7/2020)
- 2nd Independent Environmental Audit Report
- Proponent Response to the second Independent Audit Findings (11/12/2020)
- Trial Period Works, Noise and Vibration Measurements (Acoustic Logic, 23/12/2020, Rev 4)

- Pre-clearing Survey Report Narla Environmental (March 2020)
- Site Auditor Statement (20/9/2020)
- Monthly Construction Notices
- Drawings:
 - General Arrangement Sheet 1 (RCR-ACR-CV-00-DWG-00-101 Rev 3)
 - General Arrangement Sheet 1 (RCR-ACR-CV-00-DWG-00-501-503 Rev 3)
 - General Arrangement Sheet 1 (RCR-ACR-CV-00-DWG-00-950 Rev 2)
- Design Guidance Note No. 058 - ESD (3/3/2020)
- DPIE Approvals
 - Letter from DPIE (10/2/2020) regarding the ESD Framework
- Certifications and Endorsements:
 - Structural Design Certificate, Enstruct (23/1/2020) certifying structural drawings for CC1
 - Structural Design Certificate, Enstruct (28/7/2020) certifying structural drawings for CC2
 - Structural Design Certificate, Enstruct (18/12/2020) certifying structural drawings for CC3
 - Structural Design Certificate, Enstruct (5/4/2021) certifying structural drawings for CC4
 - Structural Design Certificate, Enstruct (17/6/2022) certifying structural drawings for CC5
 - Structural Piling Design Certificate, Pile Design Solutions (28/7/2020)
 - Amended Shoring and Foundation Piles Design Certificate (Pile Design Solutions, 16/12/2020)
 - Email, TfNSW (19/2/2020), endorsing the CTPMP
 - Email from TfNSW endorsing the revised CTPMP (14/7/2020)
 - Civil Design Certificate Rev 2 (Acor)
 - Civil Design Certificate for CC3 (16/12/2020)
 - Civil Design Certificate for CC4 (23/8/2021)
 - Site Audit Statement JC-NSW26b (20/9/2020)
 - External Wall System Disclosure Statement prepared by FES Consulting Engineers, 12/5/2022
 - Design Certificate for Landscaping prepared by Aspect Studios, 17/5/2022
 - CC4 Design Statement – Architectural – BVN Architects Pty Limited, 28/06/21
 - Mechanical Design Compliance Certificate prepared by Fredon, 16/08/2022
 - Plans for Mechanical Works prepared by BVN Terroir provided with CC4
- National Engineering Registry Search, James Reynolds (21/2/2020)
- Deed Poll 180989, Sydney Water (20/1/2020)
- Dilapidation Survey Report for Botany Street, Magill Street, High Street (Kensington) (20/9/2018)
- Dilapidation Survey Report for Barker Street, High Street (Randwick) (15/2/2020)
- EP&A (Covid-19 Health Facilities) Order 2020
- Letter Report from Acoustic Logic regarding sleep disturbance criteria (24/1/2020)
- Records
 - Complaints Register (October 2020)
 - Complaints Register (June 2021-July 2022)
 - Cherrie Engineering Pre-commencement Meeting Record (1/4/2020)
 - Email meeting record with TfNSW from C Mazza (20/3/2020)

- Share File Record sending Dilapidation Reports to Council (27/2/2020)
- Automated Receipt from DPIE submitting the PCCR (16/3/2020)
- Automated Receipt from DPIE resubmitting the PCCR (2/6/2020)
- Automated Receipt from DPIE submitting the Dilapidation Reports (26/2/2020)
- Automated Receipt from DPIE submitting the CEMP, CNVMP, CWMP, CSWMP, RAP (16/3/2020)
- Automated Receipt from DPIE relating to unexpected ACM find (8/5/2020)
- Automated Receipt from DPIE submitting the CCR (SSD-10339-PA-17)
- Automated Response from DPIE submitting the second Audit Report and Responses (SSD-10339-PA-18)
- Automated Response from DPIE submitting the notification of December Out of Hours Validation Trial dates (10/12/2020)
- Automated Response from DPIE submitting notice of MP review (31/3/2021)
- Douglas Partners Response to Site Auditor Comments on the GMP (4/3/2020)
- Tax Invoice from LPLALC SS20-022 (9/6/2020)
- TfNSW Meeting Minutes (12/6/2020)
- Toolbox Record (25/5/2020)
- Certificate of Analysis for Asbestos testing, Eurofins (various)
- Asbestos Clearance Certificate, including the SafeWork Notice to Remove Asbestos (20/5/2020).
- Asbestos Clearance Certificate, including the SafeWork Notice to Remove Asbestos (2/9/2020).
- Asbestos Clearance Certificate, including the SafeWork Notice to Remove Asbestos (7/12/2020).
- Asbestos Clearance Certificate, including the SafeWork Notice to Remove Asbestos (24/5/2021).
- Bingo Monthly Waste Report (May 2021)
- RCR Community Contacts and Complaints Register
- Hospital Road Control Group Meeting Minutes (16/6/2020, 2/6/2020, 1/6/2021)
- Consultation, Meeting and Correspondence Register
- Unexpected Finds Register (June 2021)
- Material Import Register (7/6/2021)
- HRL Disruption Work Method Statement #43 (27/4/2021)
- **Monitoring Reports**
 - Noise and Vibration Monitoring Report, Acoustic Logic (March 2020 – April 2021)
 - Dust monitoring Report, Property Risk Australia Pty Ltd (March 2020 – May 2021)
- **Correspondence**
 - Email exchange between Certifier and Lend Lease (9/12/2019) relating to B6
 - Email from HI to DPIE notifying commencement of work (20/3/2020)
 - Email from DPIE comments on the PCCR (1/5/2020)
 - Email of Dilapidation Reports to Certifier (4/2/2020)
 - Email from Richard Yarad to TfNSW (31/1/2020)

- Aconex Correspondence to Certifier submitting the PCCR LL-GCOR-0161125 (17/3/2020)
- Email from HI to DPIE submitting the Independent Audit Program (6/2/2020)
- Email from HI to PWC regarding Health Engineering Services Guidelines for ESD (7/7/2020)
- Letter to DPIE notifying of potential non-compliance related to B5 (1/9/2020)
- Email minutes of meeting with TfNSW (12/6/2020)
- Email to TfNSW submitting revised CTPMP (6/7/2020)
- Email to DPIE of Audit Responses (27/7/2020)
- Emails to DPIE reporting non-compliances (29/7/2020, 7/8/2020)
- Letters to DPIE reporting non-compliances (8/12/2020 and 9/12/2020)
- Email to TfNSW notifying the traffic switch on Hospital Road (15/12/2020)
- Email to Certifier submitting the Second Audit Report and Responses (15/12/2020)
- Letter to DPIE responding to RFI in relation to the Out of Hours Noise Trial (12/2/2021)
- Letter to DPIE notifying the Out of Hours Validation Trial (9/11/2020)
- DPIE approval of Staging Report (30/8/2021)
- Sept 21 - DPIE receipt via Project Portal for management plans.
- Letter to DPIE 1/4/2021 – non-compliance report
- DPIE Out of Hours works approval 27/05/2022
- Pre-operation Compliance Report (March 2023, Version 1.0)
- Staging Report (August 2021, Rev 0.4)
- DPIE approval of Staging Report (letter), 30/08/2021
- Complaints Register (January 2024)
- Crown Building Work Certificate No 19/124846-3 (CC1), McKenzie Group (31/5/19)
- Waste Management Plan (December 2020, Rev 2.10)
- Landscape Maintenance Manual, Fresh Landscapes (12/09/2022)
- Traffic Management Plan (Magill street) Rev 4, Arup, May 2023)
- Proponent Response to Independent Audit 4 Findings Randwick Campus Redevelopment Project State Significant Development (SSD) 10339 (February 2023)

3.2. Compliance performance

The project was found to be non-compliant with 18 Conditions from a total of 158 Conditions of Consent (Table 3-1). Nine (9) of these are new non-compliances.

For the purposes of Table 3-1, if a Condition contained a part which is relevant, the whole Condition is counted as being relevant. Similarly, where a non-compliance was found with part of a Condition, the entire condition is considered non-compliant.

Table 3-1 Summary of Compliance

	Compliant	Non-compliant	Not-triggered
Part A (32)	16	4 (1 new, 3 ongoing)	12
Part B (41)	34	4 (1 new, 1 ongoing, 2 old)	3
Part C (45)	33	5 (2 new, 3 ongoing)	8
Part D (23)	14	5 (5 new)	4
Part E (17)	-	-	17

3.3. Notices, orders or prosecutions

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

3.4. Non-compliances

Eighteen (18) non-compliant findings were identified during the Audit and are detailed below in

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Table 3-2.

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Table 3-2 Summary of Non-compliances

Condition	Requirement	Details of non-compliance	Recommendations
A2	The development may only be carried out: a) in compliance with the conditions of this consent;	Non-compliances have been noted in this Audit, therefore the project is not being carried out in compliance with the conditions of this consent. (Ongoing)	Refer below
A22	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: (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; * Refer Appendix B for expanded condition	Construction monitoring results on website did not include any data for 2023, last entry was from 15 November 2022. (Ongoing)	Proponent to update the website in accordance with the requirements of this condition
A26	The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Department in writing to	Non-compliance against B28, the final Construction Compliance Report was not prepared or submitted.	Proponent to notify the Planning Secretary in accordance with the requirements of this condition.

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Condition	Requirement	Details of non-compliance	Recommendations
	compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	The Pre-operational Compliance report was not provided to the Planning Secretary prior to the completion of construction. Non-compliance against condition D1 for late notification to the Department of date of Occupation. (New)	
A29	Within three months of*: c) the submission of an Independent Audit under condition C41; the strategies, plans and programs required under this consent must be reviewed, and the Department and the Certifier must be notified in writing that a review is being carried out. * Refer Appendix B for expanded condition	No evidence of review of Management Plan documentation or notification following Independent Audit No. 4 (November 2022) (Ongoing)	Proponent to review and where necessary update Management Plans in accordance with the requirements of this condition
B28	Table 1 of the Compliance Reporting Post Approval Requirements (Department 2018, or as amended) is amended so that the Compliance Monitoring and Reporting Schedule, minimum frequency of Compliance Reports required is*: b) a Pre-Operational Compliance Report must be submitted to the Planning Secretary prior to commencement of operation and/or use; * Refer Appendix B for expanded condition	The Pre-Operation Compliance Report was not provided to the Planning Secretary prior to commencement of Operation. (New)	The proponent to submit Pre-Operation Compliance Report to the Planning Secretary
B30	Compliance Reports of the development must be submitted to the Planning Secretary in accordance with timing outlined in the Compliance Monitoring and Reporting Schedule.	The final Construction Compliance Report (5) was not prepared or submitted. (Ongoing)	The Proponent to prepare and submit a Construction Compliance Report and submit to Planning Secretary.

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Condition	Requirement	Details of non-compliance	Recommendations
B31	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	<p>The Construction Compliance Report was not previously available on the website</p> <p>CCR1, CCR2 and CCR4 are on website CCR3 was not on the website for audit 4, since actioned.</p> <p>(Old)</p> <p>Pre-Operaiton Compliance Report (POCR) was on the projects website at the time of Audit 5.</p>	No further action required.
B35	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 B11 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.	<p>An Unexpected Finds Protocol for contamination is included in the RAP and CEMP.</p> <p>Five unexpected contaminated finds have occurred since the start of construction (15/5/2020, 29/7/2020, 1/9/2020, 30/9/2020, 18/11/2020 and 14/5/21).</p> <p>DPIE were notified of the UF 15/5/2020 and issued with the waste classification report. DPIE were notified of the finds 29/7-18/11/2020 after the last IEA.</p> <p>PWC were notified on 14/5/21 with test results sent on 20/5/2021. DPIE notification had not occurred prior to the material being removed from site and is therefore non-compliant (and remains non-compliant for the duration of the</p>	No further action required

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Condition	Requirement	Details of non-compliance	Recommendations
		project, however no further action is required). (Old)	
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	Numerous enquiries and complaints registered with regard to out of hours works during the audit 5 reporting period, mostly confirmed as notified works, while some were not notified, hence requiring reinforcement of obligations for hours of work. (Ongoing)	No further action required
C18	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.	NML data not provided for the current audit period. (New)	Ensure all requisite monitoring has occurred and is documented.
C21	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	Vibration data wasn't provided for July 2021 to June 2022, with the then auditor (Audit 3) being advised that the Vibration Monitoring report had not yet been completed for that period. As data had not been provided from the vibration monitors, the audit could not confirm that vibration caused by	Proponent to retain vibration monitoring data in accordance with the requirements of this condition

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Condition	Requirement	Details of non-compliance	Recommendations
	Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	construction was limited to the requirements of this condition. (Ongoing)	
C37	Table 1 of the Independent Audit Post Approval Requirements (Department 2018, or as amended) is amended so that the Independent Audit Schedule frequency of Independent Audits required in the construction phase is*: (b) subsequent Independent Audits of construction must be undertaken at intervals, no greater than 26 weeks from the date of the initial construction Independent Audit. * Refer Appendix B for expanded condition	The fifth audit (this audit) was conducted greater than 26 weeks from the fourth audit (Ongoing)	Proponent to ensure audit requirements are adhered to and commission the next audit as per the requirements of this condition
C41	Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Department within 21 days of the date referenced in the Independent Audit Schedule, unless otherwise agreed by the Planning Secretary.	The fourth Audit Response to findings was prepared dated 4 February 2023 and submitted. This is greater than 21 days of the Final Audit Report (4 November 2022) (New)	Proponent to submit future response(s) to audit findings in accordance with the requirements of this condition
D1	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary 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.	A notice of occupation was sent to DPE on 9 March 2023. Notification in writing occurred three weeks before date of commencement, rather than one month. (New)	No further action required

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Condition	Requirement	Details of non-compliance	Recommendations
D13	Prior to commencement of 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.	The Fire Safety Certificate was obtained for all the Essential Fire or Other Safety Measures forming part of this consent, however evidence that a copy of the Fire Safety Certificate was submitted to the relevant authority and Council was not provided as evidence. (New)	Proponent to submit a copy of the Fire Safety Certificate to the relevant authority and Council in accordance with the requirements of this condition.
D18	Prior to commencement of operation, the Applicant must prepare a Traffic Management Plan to the satisfaction of the Planning Secretary in relation to the operation of the Hospital Road/Magill Street intersection*. * Refer Appendix B for expanded condition	The audit found that a TMP was prepared prior to the commencement of Operations, however evidence the TMP was prepared to the satisfaction of the Department was not provided. (New)	Proponent to submit the Traffic Management Plan to the satisfaction of the Planning Secretary
D20	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(s).	Site Audit Statement and Report were not available at the time of Operational Audit reporting (February 2023). (New)	Proponent to 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(s).
D21	Prior to the commencement of operation, the Applicant must prepare an Operational Landscape Management Plan to manage the landscaping on-site, to the satisfaction of the Certifier. The plan must describe the ongoing monitoring and maintenance measures to manage landscaping.	Landscape Maintenance Manual was prepared prior to commencement of operation, however evidence could not be sourced to confirm this was to the satisfaction of the Certifier. (New)	Proponent to submit Landscape Maintenance Manual to the satisfaction of the Certifier.

3.5. Previous audit follow-up

The Previous independent audit identified 6 non-conformances. The status of these non-conformances and any required management action recommendations are listed below:

Table 3-3 Status of previous (construction phase) Independent Audit non compliances

Condition of Approval	Requirement	Details of Non-compliance	Recommended Action
A22	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: 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; b) keep such information up to date, to the satisfaction of the Planning Secretary.	CCR 3 not on website Not all up to date revisions of management plans are on website. Construction monitoring results to 30 June 2021. Last 12 months reporting not yet summarised and reported.	Update website Complete noise and vibration monitoring report and provide information of website. Ongoing
C4	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:	Three complaints were received in relation to deliveries being undertaken out of hours: 26/06/20221- concrete delivery after 10:30pm 28/06/2021 - float out of piling rig at 3:30am	Complaints closed out - no further action

Condition of Approval	Requirement	Details of Non-compliance	Recommended Action
		19/02/2022 - road furniture reinstatement at 4am	
C15	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 unless directed by traffic control. A construction zone is not permitted on High Street.	One complaint received: 28/06/2021 - float out tuck parked on Hospital Road from 2:30am to 3:30am	Complaint closed out – no further action
C18	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.	NML data not provided for current audit period.	Complete Noise and Vibration Monitoring Report Ongoing
C19	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 conditions C4 and C7.	Refer C4 and C15	Ensure vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work.. Closed
C21	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	Vibration data not provided for July 2021 to June 2022. The auditor was advised that the Vibration Monitoring report had not yet been completed for this period.	Complete Noise and Vibration Monitoring Report Ongoing

Condition of Approval	Requirement	Details of Non-compliance	Recommended Action
	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).		

3.6. Environmental Management Plans

The project operates under a Construction Environmental Management Plan and a range of subplans and specialist management plans required by the Conditions of Approval or as a part of the site’s EMS. All plans are being managed by Lend Lease. Some of these plans have been prepared only for the early works stage of construction, as follows:. Several plans have been updated since the last audit and the versions reviewed during the current audit are:

- Construction Environmental Management Plan (Rev 6) (September 2021)
- Construction Traffic and Pedestrian Management Plan (Rev 6) (September 2021)
- Construction Worker Transportation Strategy (Rev 4) (May 2020)
- Noise and Vibration Management Sub Plan (Rev 14) (17/6/2022)
- Air Quality Management Sub Plan (Rev 2.12) (17/3/2021)
- Groundwater Management Sub Plan, Douglas Partners, (Rev 2) (4/3/2020)
- Stormwater and Erosion Management Sub Plan (Rev 15) (17//2022)
- Construction Waste Management Sub Plan (Rev 16) (17/6/2022)
- Remediation Action Plan (Rev 9) (17/9/2019)

This audit has found broad compliance with the implementation of the environmental management plans during the audit period. The plans are comprehensive and in general address the requirements of the Approval and reflect the key risks on site.

3.7. Environmental Management System

Lend Lease operate an AS/NZS ISO 14001:2004 certified Environmental Management System. The project EMS is described in the CEMP and contains the major elements of the corporate EMS including:

- An Environmental Policy
- Project objectives and targets including lead and lag indicators
- Project environmental hazards and risks
- A range of procedures and work instructions, broken into Elements

- Integrated continual improvement mechanisms and feedback processes

The project EMS includes integration and references with other project plans. No deficiencies were noted in the project's EMS.

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

3.8. Consultation

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

Consultation was initiated in October 2023 during the preparatory phase of the IA with DPE, TfNSW and Randwick City Council, prior to the site inspection to obtain feedback and draw attention to any key issues, within the agreed scope of the audit (i.e. SSD-10339). In each case an email was sent to representatives of each agency requesting feedback on those issues considered most relevant by their department at the time of the audit. At the time of reporting, responses had been received from City of Sydney:

- Randwick City Council:
 - one complaint had been received regarding acoustic amenity impact from the operation of the Acute Services Building (ASB) to a nearby affected resident.

As the above complaint relates to the operation of the ASB no further action is recommended in relation to the IASB.

3.9. Complaints

Thirty-eight (38) complaints had been recorded on the complaints register during the audit period from 12 September 2022 to 2 November 2023. The complaints relating to SSD10339 were for the following issues:

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

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

- A mechanical noise complaint was received via project inbox (6 June 2023). Initial response provided, with commitment to investigate in collaboration with South Eastern Sydney Local Health District through noise monitoring and other methods to identify and assess impacts and minimise further disruption where possible. Refer Section 3.8 above for more detail also
- Follow-up complaint received from community member on Magill Street about amenity disruption caused by operational lighting, via project inbox (9 January 2023). Complaint assessed by project team with hospital management. Community member advised of additional measures being implemented to minimise future disruption, including installation of 'No Standing' signage.
- A complaint was received from community member on Magill Street about vehicle movements on Hospital Road impacting amenity. received via project inbox (23 January 2023). Community member updated of progress of mitigation measures for operational lighting, including installation of shrouds and lighting level review.

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

3.10. Incidents

No incidents were reported during the audit period.

3.11. Predicted versus actual impacts

A review of relevant sections of the EIS was undertaken to ascertain the expected impacts during these early work stages of the project. The works fall within the stage of the program identified as 'Lowering of Hospital Road'.

The EIS identified the need to maintain access for deliveries to the loading dock along Hospital Road, as well as access to the underground car park. A 3-stage construction program was included in the EIS for the lowering of Hospital Road. The previous audit has found works are being conducted in accordance with the program, with access to both the loading dock and the underground car park being maintained. The southern part of the work has been completed and access to the loading dock for vehicles is now from the southern part of Hospital Road. Work on the northern section of Hospital Road is underway.

The EIS identified access during the current stage of works to be from Baker Street, via Hospital Road. All traffic movements into and out of the current IASB site occur through the southern gate on Hospital Road. The gate is manned. At the time of the audit, this gate was also used for access to the ASB site (Gate 3). Therefore, traffic at the gate is for both the IASB and the ASB site.

In relation to the IASB site, during the audit period, deliveries to the site have included a wide range of construction and fit out materials. Concrete deliveries have also occurred. No complaints have been received in relation to these deliveries. The audit has not found any issues relating to traffic at the IASB site.

The EIS requires the IASB to meet the 4-star Green Building rating. It is noted that DPIE has agreed the project can adopt the Health Engineering Services Guideline sustainability rating.

The EIS identified possible WWII slit trenches under sections of Hospital Road. Monitoring was recommended to be carried out for works in the vicinity of these trenches. Heritage monitoring was conducted during excavation work, however this appears to have been targeted towards Aboriginal heritage. No monitoring occurred during the current work. No evidence of the WWII trenches have been uncovered.

The EIS predicts some activities will exceed the construction noise management levels by up to 32dB during the day, and 30dB outside normal working hours. Noise monitoring is conducted at 2 locations. The most relevant of these is in the hospital grounds to the north of the IASB site. The monitoring results suggest regular exceedances of the ICNG noise management levels, but not regularly to the extent predicted in the EIS. There are also regular but infrequent exceedance of the Highly Noise Affected level. Given the proximity of the IASB site to the ASB site, it is difficult to attribute the exceedances to the IASB project alone. Given the nature of the work being conducted at the IASB, which is not highly noise generating work for the most part, a significant contribution to construction noise is likely to be derived from the ASB site.

Several noise and out of hours work complaints directly attributable to the IASB project were as received during the audit period, relating to audibility of construction and traffic vehicle/equipment movements.

The EIS predicts some vibration impacts will occur. To date, no exceedances of vibration criteria have occurred, although piling work was ceased at one stage due to vibrations being felt by doctors in the Children's Hospital.

The EIS included approved plans for landscaping that have been adopted and certified for the final landscape plans.

3.12. Site inspections

The site inspection of the IASB was limited to briefly viewing from the shared access points from ASB. The building was completed and an empty shell awaiting full fit out for UNSW. External aspects shared with the ASB were inspected and addressed in the ASB Audit (6) report.

3.13. Actions from previous compliance reports

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

3.14. Key strengths

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

- The project has implemented a Management Plan Tracking Matrix which is working well to ensure management plan updates are recorded, and to ensure the required notifications are occurring.
- Engagement with the community continues to be strong, particularly the adjacent hospital, UNSW and residences.
- Site environmental management practices were being well implemented for operational controls. Operational Noise has been raised as a concern by nearby community receptors, requiring the need for further noise investigation.
- Housekeeping and site cleanliness was generally excellent, with exception of the apparent preferential smoking area along Magill Street where cigarette butts litter the green strip.
- The landscaping works in the Botany Street forecourt are appeared completed in accordance with the Landscape Plans, including the selection of native plant species and art installations.
- Response to any community complaints appears to be taken seriously and enacted in a timely manner.

3.15. Opportunities for improvement

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

4. Recommendations

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

4.1. Recommended actions

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

Table 4-1 Recommended Actions

Condition	Recommendations
A22	Proponent to update the website with construction monitoring results in accordance with the requirements of this condition
A26	Proponent to notify the Department of non-compliance in accordance with the requirements of this condition.
A29	Proponent to review and where necessary update Management Plans in accordance with the requirements of this condition
B28	The proponent to submit Pre-Operation Compliance Report to the Planning Secretary
B30	The Proponent to prepare and submit a Construction Compliance Report and submit to Planning Secretary
C18	Ensure all requisite noise monitoring has been undertaken and documented.
C21	Proponent to retain vibration monitoring data in accordance with the requirements of this condition.
C37	Proponent to ensure audit requirements are adhered to and commission the next audit as per the requirements of this condition
C41	Proponent to submit future response(s) to audit findings in accordance with the requirements oof this condition
D13	Proponent to submit a copy of the Fire Safety Certificate to the relevant authority and Council in accordance with the requirements of this condition.
D18	Proponent to submit the Traffic Management Plan to the satisfaction of the Planning Secretary
D20	Proponent to 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(s).
D21	Proponent to submit Landscape Maintenance Manual to the satisfaction of the Certifier.

Appendix A Independent Environmental Auditor endorsement



Planning & Environment

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

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

Dear Ms Muir

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

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

In accordance with Schedule 2, Part C, Condition C39 and the *Independent Audit Post Approvals Requirements* (Department 2018), the Secretary has agreed to Mr Erwin Budde as Auditor for the Project.

Please ensure this correspondence is appended to the Independent Audit Report.

The Independent Audit must be prepared, undertaken and finalised in accordance with the *Independent Audit Post Approval Requirements* (Department 2018). Failure to meet these requirements will require revision and resubmission.

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


Yours sincerely

Kate Moore

AI Principal Compliance Officer (Social Infrastructure)

As nominee of the Secretary

23/05/2019

Project Name	Prince of Wales Hospital Redevelopment
Consent No.	SSD 10339
Description of Project	Addition to Approved Acute Services Building
Project Address	Hospital Road, Randwick
Proponent	Heath Infrastructure
Construction contractor	Lend Lease
Title of Audit	Independent Audit
Date	16 April 2024
<p>I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge:</p> <ul style="list-style-type: none"> the audit has been undertaken in accordance with relevant condition(s) of consent and the <i>Independent Audit Post Approval Requirements (Department 2018)</i>; the findings of the audit are reported truthfully, accurately and completely; I have exercised due diligence and professional judgement in conducting the audit; I have acted professionally, objectively and in an unbiased manner; I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child; I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child; neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so. <p>Notes:</p> <p>a) Under section 10.6 of the <i>Environmental Planning and Assessment Act 1979</i> a person must not include false or misleading information (or provide information for inclusion in) in a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and</p> <p>b) The <i>Crimes Act 1900</i> contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both)</p>	
Name of Auditor	Erwin Budde
Signature	
Qualification	B. Sc (Hons), Masters of Environmental Engineering Management, Certified Exemplar Global Principal Environmental Auditor.
Email Address	Erwin.b@nghconsulting.com.au
Company	NGH Pty Ltd
Company Address	18/21 Mary Street, Surry Hills, NSW 2010



Appendix B Audit Protocol (table)

Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status	
Part A - Administrative Controls						
Obligation to Minimise Harm to the Environment						
A1.		In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Site inspection Incident Register Complaints Register	The project is implementing reasonable and feasible measures to minimise and prevent material harm to the environment.	Compliant	
Terms of Consent						
A2.	The development may only be carried out:					
	a)		in compliance with the conditions of this consent;	This Audit	Generally, the project is being carried out in accordance with this Consent. Non-compliances have been noted in this Audit however therefore the project is not being carried out in compliance with all conditions of this consent.	Non Compliant
	b)		in accordance with all written directions of the Planning Secretary;		No directives have been issued	
	c)		generally in accordance with the EIS and Response to Submissions;	EIS Appendix P General Arrangement Sheet 1 (RCR-ACR-CV-00-DWG-00-101 Rev G) Crown Certificate 1 Crown Certificate 2 Crown Certificate 3 Crown Certificate 4 Crown Certificate 5 Site Inspection	The current works are contained within the EIS site boundary. There is work planned south of the southern Extent of Work. This work is currently being assessed through an REF.	
	d)		in accordance with the approved plans in the table below:			
			Site inspection	Only the Site Plan is relevant for the current works (services diversion and connection and road civil works). The site is currently contained within the works area shown on the Site Plan, with the exception of stormwater extension work as noted above.		
A3.		Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:	Email from DPIE 1/5/2020 Letter from DPIE 10/2/2020 Interview Fahad Bari	Directives received from DPIE include: - Corrections to the pre-construction compliance report. The PCR was found not to be in the correct format and additional evidence was requested. - ESD Engineering Guidelines, requesting monthly meetings. The ESD guidelines were finalised shortly after the DPIE letter.	Compliant	
	b)	any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and				
	c)	the implementation of any actions or measures contained in any such document referred to in (a) above.	Letter from DPIE (10/2/2020) Design Guidance Note No. 058 ESD (3/3/2020)	DPIE requested the Design Guidance Note No. 058 - ESD be updated as soon as possible in their letter 10/2/2020. The Note was updated on 3/3/2020.		

Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status
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) or A2(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) or A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.		Noted	Not Triggered
Limits of Consent					
A6.		The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Crown Certificate 1 Crown Certificate 2 Crown Certificate 3 Crown Certificate 4 Crown Certificate 5 CEMP Section 3.3.2 Site Inspection Structural Piling Design Certificate (Pile Design Solutions, 28/7/20) Amended Shoring and Foundation Piles Design Certificate (Pile Design Solutions, 16/12/2020) Structural Design Certificate (Enstruct, 28/7/20) Structural Design Certificate (Enstruct, 18/12/20)	Two relevant sections of the Regulations are: 1. 98(1) BCA - the Certifier has issued CC1 and CC2 2. 98E - Shoring and adequacy. No temporary shoring is currently in place. All shoring is permanent and has been certified through the issuing of Pile and Shoring, and Structural Design Certificates.	Compliant
Planning Secretary as Moderator					
A7.		In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Interview Fahad Bari	No disputes to date.	Not Triggered
Evidence of Consultation					
A8.		Where conditions of this consent require consultation with an identified party, the Applicant must:			Compliant
	a)	consult with the relevant party prior to submitting the subject document for information or approval; and	See relevant condition	Consultation required in this consent was noted to have occurred and have been documented in relevant management plans, reports and strategies	
	b)	provide details of the consultation undertaken including:	See relevant condition	Consultation required in this consent was noted to have occurred and have been documented in relevant management plans, reports and strategies	
	i)	the outcome of that consultation, matters resolved and unresolved; and	See relevant condition	Consultation required in this consent was noted to have occurred and have been documented in relevant management plans, reports and strategies	
	ii)	details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	See relevant condition	No matters are currently unresolved	
Staging					
A9.		The project may be constructed and operated in stages. Where staged construction or operation is proposed, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted for the approval of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).		Operations has not been Staged	not triggered
		A Staging Report prepared in accordance with condition A9 must:			

Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status
A10.	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;		Operations has not been Staged	Not Triggered
	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.			
A11.		Where staging is proposed, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.		Operations has not been Staged	Not Triggered
A12.		Where staging is proposed, 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.		Operations has not been Staged	Not Triggered
Staging, Combining and Updating Strategies, Plans or Programs					
A13.		The applicant may:			Compliant
	a)	prepare and submit any strategy, plan (including management plan, architectural or design 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 (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program);			
	b)	combine any strategy, plan (including management plan, architectural or design plan) or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and			
	c)	update any strategy, plan (including management plan, architectural or design plan) or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	Management Plan Review Schedule	Management plans have been updated since the last audit.	
A14.		The Planning Secretary must approve any strategy, plan or program prepared in accordance with condition A13 where previously approved by the Planning Secretary under this consent.	Sept 21 - DPIE receipt via Project Portal.	MPs provided to DPIE	Compliant
A15.		If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design 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.			Not Triggered
A16.		Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	Management Plan Review Schedule	The most recent versions of the MP's are being implemented on site	Compliant
Structural Adequacy					

Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status
A17.		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.	Structural Design Certificate, Enstruct (23/1/2020) Structural Design Certificate, Enstruct (28/7/2020) Structural Design Certificate, Enstruct (18/12/2020) Structural Design Certificate, Enstruct (5/4/2021) Structural Design Certificate, Enstruct (16/3/2022)	Structural designs relevant to works under CC1, CC2 and CC3 have been certified by Enstruct as complying with the BCA. Structural designs relevant to works under CC4 and CC5 have been certified by Enstruct as complying with the BCA.	Compliant
External Walls and Cladding					
A18.		The external walls of all buildings including addition to existing buildings must comply with the relevant requirements of the BCA.			Not triggered
Applicability of Guidelines					
A19.		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.	Structural Design Certificate, Enstruct (23/1/2020, 28/7/2020, 18/12/2020, 5/4/2021, 16,3,2022) Amended Shoring and Foundation Piles Design Certificate (Pile Design Solutions, 16/12/2020) Interview Fahad Bari	Structural certification is in accordance with BCA 2016 (Amendment) The auditor was advised that the NT/C - SAI Global website is regularly accessed to keep up to date with standards	Compliant
A20.		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.			Not Triggered
Monitoring and Environmental Audits					
A21.		Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, noncompliance notification, Site audit report and independent auditing.	Review of Management plans, monitoring records, Compliance tracking program, waste register	Monitoring that is being conducted includes noise and vibration, air quality, complaints and incidents, non compliance tracking.	Compliant
<p><i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i></p>					
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:			The Mod 1 Conditions of Consent and Notice of Decision are not located on the project's website. Mod 1 Conditions of Consent and Notice of Decision are now on website
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;			

Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status
A22.	iii)	all approved strategies, plans and programs required under the conditions of this consent;	Project website: http://randwickcampusredevelopment.health.nsw.gov.au/projects/integrated-acute-services-building-addition/ssd-10339-documentation	All relevant plans, strategies and programs were located on the website including: CEMP, CNVMSP, CWMSP, CSWMP, CTPMP, CWTS, RAP However, the most recent version of the CEMP, CTPMP, CNVMP, CWMP, CSEMP were not available on the website CCR 3 not on website Not all up to date revisions of management plans are on website.	Non Compliant
	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;		Monitoring reports are due to be uploaded every 6 months. No monitoring reports are available on the website. Construction monitoring results to 30 June 2021. Last 12 months reporting not yet summarised and reported. Monitoring data up to February 2023 found on website. The auditor was advised monitoring ceased in early 2023 and no further reports to be issued	
	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;		Monitoring results are uploaded 6-monthly. Only the monitoring report template is on the website. Note, the noise, dust and vibration monitoring being conducted for SSD 10339 are the same as for SSD 9113, which are available on the ASB website. Construction monitoring results to 30 June 2021. Last 12 months reporting not yet summarised and reported. Monitoring data up to February 2023 found on website. The auditor was advised monitoring ceased in early 2023 and no further reports to be issued	
	vi)	a summary of the current stage and progress of the development;		A wide range of information is available on the project website, including construction notices each month and updates to traffic and access arrangements	
	vii)	contact details to enquire about the development or to make a complaint;		Contact details are available on the website.	
	viii)	a complaints register, updated monthly;		The complaints register from October was available on the website. Complaint register to July 21 on website. Up to date complaints register not posted on website.	
	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;		All Audit Reports and Responses were available on the website	
	x)	any other matter required by the Planning Secretary; and			
	b)	keep such information up to date, to the satisfaction of the Planning Secretary.		The most recent version of the Conditions of Consent, Monitoring Reports and Management Plans were not available on the website Mod 1 on website. Not all up to date management plan revisions have been uploaded to website.	
	Compliance				
A23.		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.	Interview R Yarad Cherrie Engineering Precommencement Meeting Record (1/4/2020) Induction	Employees - Employees have access to the Conditions and management plans. Contractors - Contract documentation for subcontractors include relevant Conditions. Inductions are provided to all staff and contractors	Compliant
Incident Notification, Reporting and Response					

Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status
A24.		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.	Interview C Hall Interview A Fisher	No incidents have occurred to date	Not triggered
A25.		Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.	Interview C Hall Interview A Fisher	No incidents have occurred to date	Not triggered
Non-Compliance Notification					
A26.		The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	Letters: Re: Non-Compliance Notification, 27 October 2023) Post Approval Form Interview A Fisher Prince of Wales Hospital – Addition to the approved Acute Services Building Pre-Operation Compliance Report - SSD 10339	The auditor understands that at the time of audit 5 the IASB construction of the empty shell was completed and handed over UNSW for fitout. As such the site was considered to be in operational phase at the time of the audit. Non-compliance notification for condition B28 - the final Construction Compliance Report was not prepared or submitted. Non compliance for condition D1 for late notification to the Department of date of Occupation. The Pre-operational Compliance report was not provided to the Planning Secretary prior to the commencement of operation.	Non compliant
A27.		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.	As above	All notifications conform to these requirements.	Compliant
A28.		A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.		Incident notification for stormwater discharge not required to be submitted as a non-compliance.	Compliant
Revision of Strategies, Plans and Programs					
		Within three months of:			
	a)	the submission of a compliance report under condition B30;	Management Plan Review Schedule Post Approval Receipt (31/3/2021)	Reviews were conducted prior to 15/6/2020 (3 months after PCCR submission) Reviews were conducted during March 2021 (within 3 months of the CCR submission)	
	b)	the submission of an incident report under condition A25;			
	c)	the submission of an Independent Audit under condition C41;	Management Plan Review Schedule	Reviews were conducted prior to 26/10/2020 (3 months after submission of IA #1) Reviews were conducted during March 2021 (within 3 months of the IA #2 submission) Review undertaken in Sept 2021 (within 3months of IA#3). No further evidence of review or updates to plans following Audit #4.	

Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status
A29.	d)	the approval of any modification of the conditions of this consent; or	Modification 1, in particular Appendix E to the RTS	Mod 1 was issued 6/3/2020. It related to changes to B40. As a response to submissions, an update to the ACHMP was provided and referenced in the new Condition B40. It was deemed therefore that further review of the ACHMP was not required. Other management plans were reviewed prior to 5/6/2020 (3 months after approval of Mod 1). No further reviews have been notified.	Non Compliant
	e)	the issue of a direction of the Planning Secretary under condition A2 which requires a review,	Interview A Fisher		
		the strategies, plans and programs required under this consent must be reviewed, and the Department and the Certifier must be notified in writing that a review is being carried out. 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 Certifier. Where revisions are required, the revised document must be submitted to the Certifier for approval within six weeks of the review.	Management Plan Review Schedule The Certifier issued approval through the issuing of CC3	The Management Plan Review Schedule notes that notification to the Department and PCA did not occur prior to the reviews up until December 2020. Notification to the Certifier for the December 2020 reviews was issued 10/12/2020. Notification to DPIE for the December 2020 reviews was issued 17/12/2020 Notification to the Certifier for the March 2021 reviews was issued 25/3/2021. Notification to DPIE for the March 2021 reviews was issued 31/3/2021 Revised management plans were approved by the Certifier in CC3 and CC4.	
		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.			
Noise Mitigation Strategy					
A30.		The Applicant must provide a Noise Mitigation Strategy prepared by a suitably qualified acoustic consultant for the approval of the Planning Secretary identifying mitigation measures, including architectural treatments (if required) to be offered to all residences on the southern side of Magill Street, to ensure the internal noise levels do not exceed the sleep disturbance criteria in accordance with the Noise Policy for Industry (EPA 2017). If accepted the treatments must be installed at no cost to the resident.	Letter report Acoustic Logic (24/1/2020)	A review of external noise emissions was conducted by Acoustic Logic (24/1/2020). The review identified that likely worst-case noise impacts during the night are unlikely to exceed the sleep disturbance criteria. No mitigations are recommended. No Strategy is therefore being prepared	Not Triggered
Transport Network Operation					
A31.		The Applicant must consult with TfNSW, including its Sydney Coordination Office and TfNSW (RMS), to identify measures to mitigate impacts on the surrounding road network associated with the closure of Hospital Road at High Street.	CTPMP Section 1.2 CTPMP Section 3.3 Email TfNSW (19/2/2020) Minutes of meeting with TfNSW (12/6/2020) Email from TfNSW (14/7/2020)	Consultation was carried out with TfNSW, Transdev, SLR and SCO in December 2019. The outcomes are detailed in the CTPMP TfNSW were provided a copy of the CTPMP to review. Endorsement was provided on 19/2/2020 subject to a number of conditions.	Compliant
Amendments to Consent SSD 9113					
A32.		The Applicant must deliver a notice of modification to the consent authority that complies with clause 97 of the Environmental Planning and Assessment Regulation 2000, within six months of the date of this determination. The notice must set out the modifications to conditions in SSD 9113 that are listed in Schedule 3 of this consent.	SSD 9113 Modification	SSD 9113 was modified	Compliant
Part B - Prior to Commencement of Construction					
Notification of Commencement					
B1.		The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates.	Email from HI to DPIE (20/3/2020)	HI notified DPIE on 20/3/2020. Construction started on 23/3/2020	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.			Not Triggered
Certified Drawings					

Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status
B3.		Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with the relevant clauses of the BCA and this development consent.	<p>Crown Certificate 1 Crown Certificate 2 Crown Certificate 3 Crown Certificate 4 Crown Certificate 5</p> <p>Structural Design Certificate, Enstruct (23/1/2020) Structural Design Certificate, Enstruct (28/7/2020) Structural Design Certificate, Enstruct (18/12/2020) Structural Design Certificate, Enstruct (5/4/2021) Structural Design Certificate, Enstruct (16/3/2022) Structural Piling Design Certificate (28/7/2020) Amended Shoring and Foundation Piles Design Certificate (Pile Design Solutions, 16/12/2020) National Engineering Registry Search for James Reynolds and Stephen Hutchings</p>	<p>Crown Certificate 1 was issued by the Certifier. CC1 included the Structural Drawings RCR-ENS-STR-50-DRW-000-00, RCR-ENS-STR-50-DRW-001-00, RCR-ENS-STR-50-DRW-003-37 and RCR-ENS-STR-50-SPC-00001, covering the foundation sections and details. These drawings were certified by James Reynolds from Enstruct as being in accordance with the BCA and Australian standards. The NER search validates James Reynolds as a suitably qualified practising Structural Engineer.</p> <p>Crown Certificate 2 was issued by the Certifier. CC2 included Structural Drawings for a number of elements of the building including piling and retention structures. These drawings were certified by James Reynolds on 28 July 2020. CC2 also included the structural piling design certificate for piling work. These drawings were certified by Stephen Hutchings. The NER search validates Stephen Hutchings as a suitably qualified practising Structural Engineer.</p> <p>Crown Certificate 3 was issued by the Certifier. CC3 included Structural Drawings for a number of elements of the building the patient bridge and Level -01. These drawings were certified by James Reynolds on 18 December 2020.</p> <p>Structural drawings for the remainder of the building have not yet been completed.</p> <p>Crown Certificate 3 was issued by the Certifier. CC3 included Structural Drawings for a number of elements of the building at various levels, including general arrangements, slab and steelwork details. These drawings were certified by James Reynolds on 5 April 2021.</p> <p>Crown Certificate 5 was issued by the Certifier. CC5 included Structural Drawings for a number of elements of the building, along with Façade, Landscaping and public domain works, and utilities. These drawings were certified by Paul Curjak on 16 June 2022.</p>	Compliant
External Walls and Cladding					
B4.		Prior to the commencement of construction of the facade, the Applicant must provide the Certifier 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>CC5</p> <p>External Wall System Disclosure Statement prepared by FES Consulting Engineers, 12/5/2022</p>	CC5 assesses Façade construction products and systems comply with the BCA	Compliant
B5.		The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	CC5		Compliant
Protection of Public and Private Property and Infrastructure					
Prior to the commencement of construction, the Applicant must:					
B6.	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>Deed Poll 180989, Sydney Water (20/1/2020) Correspondence between the Certifier and Lend Lease (9/12/2019)</p>	<p>Assets belonging to Sydney Water (Sewer) and Health infrastructure (stormwater, water supply, fire water supply, medical gas and comms/low voltage) will be affected. No consultation with HI was deemed necessary given they are the proponent of the development. Consultation with SW led to a Deed Poll being executed for works to the sewer.</p>	Compliant
B6.	b)	prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and	Dilapidation Reports (20/9/2018, 15/1/2020)	Dilapidation reports were prepared for: Hospital Road, Botany Street, Magill Street, High Street (Kensington), High Street (Randwick), Barker Street	Compliant

Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status
	c)	submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council.	Email to Certifier (4/2/2020) Automated Receipt from DPIE submitting the Dilapidation Reports (26/2/2020) Share File Record (27/2/2020)	Dilapidation reports were submitted to the Certifier on 4/2/2020, DPIE 26/2/2020, Council 27/2/2020	Compliant
CBD and South East Light Rail					
B7.		Prior to commencement of construction, the Applicant must consult with and obtain written approval from TfNSW, including its Sydney Co-ordination Office and Sydney Light Rail team, in relation to the proposed construction management measures to mitigate any impacts to the operation of the CBD South East Light Rail arising from:			Compliant
	a)	the closure of Hospital Road at High Street; and	CTPMP Section 1.2 CTPMP Section 3.3 Email TfNSW (19/2/2020) Minutes of meeting with TfNSW (12/6/2020) Email from TfNSW (14/7/2020) Email to TfNSW (15/12/2020)	Consultation was carried out with TfNSW, Transdev, SLR and SCO in December 2019. The outcomes are detailed in the CTPMP TfNSW were provided a copy of the CTPMP to review. Endorsement was provided on 19/2/2020 subject to a number of conditions. A meeting with TfNSW was held on 12/6/2020. Changes to the CTPMP were made, and endorsed, by TfNSW on 14/7/2020. TfNSW was notified of the traffic switch on Hospital Road in December 2020.	
	b)	excavation works and any potential flooding impacts due to the proposed development.	CTPMP Appendix 5	BMT provided a flooding assessment in relation to Light Rail and Hospital Road. This was included in the TCPMP endorsed by TfNSW.	
Ecologically Sustainable Development					
B8.	a)	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either: registering for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or			Compliant
	b)	seeking approval from the Planning Secretary for an alternative certification process.	Letter from DPIE (10/2/2020) Email from HI to PWC (7/7/2020) Design Guidance Note No. 058 ESD (3/3/2020)	DPIE approved the use of the Health Engineering Services Guideline. DPIE requested a timeframe be established to finalise the Design Guidance Note for ESD. HI responded on 13/2 and have since finalised the guidelines. Rev A of the ESD Guidelines was issued on 3/3/2020.	
Outdoor Lighting					
B9.		Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Installation Certificate Electrical Services (2/5/2023)	Certifier satisfied that outdoor lighting within the site has been designed to comply with the requirements of this condition.	Compliant
Environmental Management Plan Requirements					
		Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:			Compliant
	a)	detailed baseline data;		Baseline data has been included in relevant plans including the CNVMP and CTPMP.	
		details of:			
	b)	i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);		Legal and other requirements are identified in each plan.	
		ii) any relevant limits or performance measures and criteria; and		Performance criteria are included in relevant plans including CEMP, CNVMP, CWMP, CSWMP, CTPMP and CWTS	
		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;		Performance indicators are included in relevant plans including CEMP, CNVMP, CWMP, CSWMP, CTPMP and CWTS	
	c)	a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;		Mitigation measures and strategies are included in each plan	
		a program to monitor and report on the:	CEMP (see Condition B11) CNVMP (see Condition B12)		

Condition of Consent	Part/Sub-part		Condition	Evidence	Comment	Audit Status
B10	d)	i)	impacts and environmental performance of the development;	CWMP (see Condition B13) CSWMP (see Condition B14) CTPMP (see Condition B15) CWTS (see Condition B16) Management Plan Register 3/12/2020	Specific, quantitative monitoring programs are included in the CEMP (air quality) and the CNVMP. General performance monitoring measures are also include in each plan.	Compliant
		ii)	effectiveness of the management measures set out pursuant to paragraph (c) above;		Specific, quantitative monitoring programs are included in the CEMP (air quality) and the CNVMP. General performance monitoring measures are also include in each plan.	
	e)		a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;		Adaptive management provisions, including responding to performance issues, are included in each plan.	
	f)		a program to investigate and implement ways to improve the environmental performance of the development over time;		Adaptive management provisions, including responding to performance issues, are included in each plan.	
	g)	a protocol for managing and reporting any:				
		i)	incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);		Incident response procedures are included in the CEMP	
		ii)	complaint;		Complaint management procedures are included in relevant plans	
	h)	iii)	failure to comply with statutory requirements; and		Compliance management procedures are included in the CEMP	
			a protocol for periodic review / update of the plan and any updates in response to incidents or matters of non-compliance.		The Management Plan register includes a detailed outline of review procedures.	
			Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans			
Construction Environmental Management Plan						
B11.			Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following:	CEMP Crown Certificate Application (18/12/2019) Automated Receipt from DPIE submitting the CEMP, CNVMP, CWMP, CSWMP, RAP (16/3/2020)	CEMP has been prepared and was submitted to the Certifier It was submitted to DPIE. The CEMP has been revised several times (Current Rev 4, June 2020).	Compliant
	a)		Details of:			
		i)	hours of work;	CEMP Section 2.2	The Hours of Work are Mon-Fri 7-6, Sat 8-5, with special hours on select weekends to maintain operation of the hospital loading dock (Fri 6-10pm, Sat 5-10pm, Sun 8-5 and 5-10pm)	
		ii)	24-hour contact details of site manager;	CEMP Section 2.5	Site contact details are provided for the Site Management	
		iii)	management of dust and odour to protect the amenity of the neighbourhood;	CEMP Section 10 CEMP Appendix 5 Air Quality Management Sub Plan Dust monitoring Report May, Property Risk Australia Pty Ltd Dust monitoring Report April, Property Risk Australia Pty Ltd Dust monitoring Report March, Property Risk Australia Pty Ltd	Dust and odour controls are documented in the AQMSP including using water carts, covering trucks, utilising site screening and airlocks, perimeter dust protection, maintaining site accesses and monitoring for odour during any contaminated material removal. Dust monitoring is occurring. Real-time alerts are issued and monthly reports are generated. To date, dust levels have been generally low with very few exceedances.	
		iv)	stormwater control and discharge;	CEMP Section 9	The CEMP references the Stormwater and Erosion Management Subplan (see below).	
		v)	measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;	CEMP Section 9 CEMP Appendix 4 Soil and Erosion Management Sub Plan	The SEMSP contains measures to prevent tracking of materials onto roadways, including establishing site access points using appropriate material and maintaining a shaker grid or high pressure wheel wash.	
		vi)	groundwater management plan including measures to prevent groundwater contamination;	CEMP Section 11 CEMP Appendix 6 Groundwater Management Plan	Douglas Partners has prepared a Groundwater Management Plan for the project. The GMP estimates 1000-2000L per day of groundwater will requiring dewatering from the IASB construction. A dewatering testing program is provided in Table 5 of the GMP.	
	vii)	external temporary lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;	CEMP Section 13	The CEMP includes a measure to engage a suitable consultant should external temporary lighting be required.		

Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status
	viii)	community consultation and complaints handling;	CEMP Section 6	The CEMP identifies the range of stakeholders for the project, their likely interests and objectives, and methods of engagement with them.	
	b)	Construction Noise and Vibration Management Sub-Plan (see condition B12);	Noise and Vibration Management Sub Plan	A Noise and Vibration Management Sub Plan has been prepared.	
	c)	Construction Waste Management Sub-Plan (see condition B13);	Construction Waste Management Sub-Plan	A Construction Waste Management Sub-Plan has been prepared	
	d)	Construction Soil and Water Management Sub-Plan (see condition B14);	Construction Soil and Water Management Sub-Plan	A Construction Soil and Water Management Sub-Plan has been prepared	
	e)	an unexpected finds protocol for contamination and associated communications procedure;	CEMP Section 12	The Unexpected Finds Protocol covers contamination and heritage finds. It includes communication procedures	
	f)	an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;	CEMP Section 12	The Unexpected Finds Protocol covers contamination and heritage finds. It includes communication procedures	
	g)	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	Waste Management Sub Plan Remediation Action Plan	The Waste Management Sub Plan includes measures to identify contaminated materials including a testing and analysis regime. The Remediation Action Plan includes measures for classification of waste for disposal and re-use offsite.	
			The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:		
B12.	a)	be prepared by a suitably qualified and experienced noise expert;	CNVMSPP	The CNVMSPP was prepared by Acoustic Logic, a specialist consultancy.	Compliant
	b)	describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);	CNVMSPP Section 7 CNVMSPP Section 10	The CNVMSPP identifies the ICNG NMLs. It sets ameliorative measures aimed at meeting these levels.	
	c)	describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;	CNVMSPP Section 10	Specific measures are included for hydraulic hammering, operation of excavators, concrete pumps, concrete vibrator/helicopter, mobile cranes and vibratory compactors	
	d)	include strategies that have been developed with the community for managing high noise generating works;	CNVMSPP Section 12	Strategies that have been developed with the Children's Hospital includes acoustic mats on the hoarding. Bored piling will be adopted to minimise vibration.	
	e)	describe the community consultation undertaken to develop the strategies in condition B12(d);	CEMP Section 7.2	Consultation was done with a range of stakeholders through the Hospital Road Control Group. This is documented in the CEMP.	
	f)	include a complaints management system that would be implemented for the duration of the construction;	CNVMSPP Section 14.3	The CNVMSPP contains a procedure for complaints handling.	
	g)	mitigation measures to minimise impacts of works undertaken outside standard hours	CNVMSPP Section 14.3	The CNVMSPP contains measures to consult with the community for our of standard hours work.	
	h)	adherence to the recommendations of the report titled Noise and Vibration Impact Assessment Issue 5 dated 5 August 2019 and prepared by Acoustic Studio, as modified by the conditions of this consent.	CNVMSPP	The recommendations in the Assessment are general in nature. These have been adopted through the CNVMSPP.	
B13.		The Construction Waste Management Sub-Plan must address, but not be limited to, the following:			Compliant
	a)	detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and	CWMSP Appendix 1	Key waste streams, estimated quantities and reuse/recycle/disposal options are provided in Appendix 1	
	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.	CWMSP Section 2 RAP Section 8	The CWMSP provides reference to engaging a specialist to manage removal of hazardous waste. The RAP contains measures for testing, analysing and disposal of hazardous waste.	
B14.		The Construction Soil and Water Management Sub-Plan must address, but not be limited to the following:			Compliant
	a)	be prepared by a suitably qualified expert, in consultation with Council;	Stormwater and Erosion Management Sub Plan	A copy of the CSWMP was provided to Council	
	b)	describe all erosion and sediment controls to be implemented during construction;	Stormwater and Erosion Management Sub Plan Section 2	Section 2 identifies a range of measures to be implemented during construction.	
	c)	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);	Stormwater and Erosion Management Sub Plan Section 2	Controls to manage wet weather events are detailed in Section 2, and include retaining hardstands, maintaining stabilised access, location of stockpiles away from drains.	
	d)	detail all off-Site flows from the Site; and	Stormwater and Erosion Management Sub Plan Appendix 2	Water flow management is detailed in Appendix 2	
	e)	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.	Stormwater and Erosion Management Sub Plan Section 2 and Appendix 2	The Plan identifies a sediment basin and/or tank system to manage small and large events.	

Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status	
Construction Traffic and Pedestrian Management Plan						
B15.		A Construction Traffic and Pedestrian Management Plan (CTPMP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:	CTPMP		Compliant	
	a)	be prepared by a suitably qualified and experienced person(s);	CTPMP	Lendlease has prepared this Plan. It is considered that Lendlease has suitably qualified personnel.		
	b)	be prepared in consultation with the TfNSW, including its Sydney Coordination Office, Sydney Light Rail Operator team, TfNSW (RMS), and Council;	CTPMP Section 1.2 CTPMP Section 3.3 Email TfNSW (19/2/2020)	Consultation was carried out with TfNSW, Transdev, SLR and SCO in December 2019. The outcomes are detailed in the CTPMP TfNSW were provided a copy of the CTPMP to review. Endorsement was provided on 19/2/2020 subject to a number of conditions. The status of compliance with these conditions is as such: - The ATC has agreed to maintain the parking arrangements for as long as required. - TCPs are included in the CTPMP - Detailed reasons for using High Street are included in the CTPMP (Section 3.3) - Measures to reduce the cumulative impacts (Section 3.3) - Using truck marshalling area for IASB at the bottom of high street, if required - Details of the TTCC - Construction vehicle limits to 9m along High Street. - Management measures for the use of High Street, for Stages 3, 5 and 6 only - Commitment to avoid High Street light rail for tower crane or mobile crane path		
	c)	detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on the CBD and South East Light Rail project and general traffic, cyclists and pedestrians and bus services;	CTPMP Section 4	A range of measures are included to manage potential traffic, pedestrian, cyclist and bus services		
	d)	location of all proposed work zones;	CTPMP Appendix 3	Work zones are identified in Appendix 3 on the TMPs		
	e)	proposed construction hours;	CTPMP Section 2.2	Hours of work are detailed in the CTPMP. These are consistent with the CoC.		
	f)	estimated number and type of construction vehicle movements including volume, time of day, vehicle routes, access and parking arrangements. All construction vehicles are to enter and exit site in a forward direction. No reversing into site should be allowed for pedestrian safety reasons. Construction vehicle movements should be limited during peak periods, AM (7am-9.30am) and PM (4pm-6.30pm) to reduce impacts on any bus operations and traffic flow.	CTPMP Section 3.3 CTPMP Section 3.4	Section 3.3 details the characteristics of vehicle movements associated with each stage of the project. Section 3.4 details the construction programme including estimated vehicle movements for each stage		
	g)	construction program including details of peak construction activities and proposed construction staging;	CTPMP Section 3.3 CTPMP Section 3.4	Section 3.3 details the characteristics of vehicle movements associated with each stage of the project. Section 3.4 details the construction programme including estimated vehicle movements for each stage		
	h)	measures to reduce the likelihood of construction workers driving to the Randwick Hospital Campus site to park, placing further demand on kerbside parking and the road network during construction.	CTPMP Section 4.9	Section 4.9 identifies measures to encourage utilisation of public transport. It also identifies parking arrangements at the ATC. Further detail is provided in the CWTS (See B17)		
	i)		include a Driver Code of Conduct to:	CTPMP Section 5.0		Driver Code of Conduct is included in the CTPMP.
		i)	minimise the impacts of earthworks and construction on the local and regional road network;	CTPMP Section 5.0		The Code of Conduct includes a number of measures to minimise impacts on the local and regional road network.
		ii)	minimise conflicts with other road users;	CTPMP Section 5.0		Road user conflict instructions are included.
		iii)	minimise road traffic noise; and	CTPMP Section 5.0		Noise minimisation instructions are included.
		iv)	ensure truck drivers use specified routes;	CTPMP Section 5.0		Instructions are included to ensure truck drivers use the haulage routes.
j)	include a program to monitor the effectiveness of these measures; and	CTPMP Section 4.11 CTPMP Section 5.0	Monitoring detailed in the CTPMP include: - Complaints register - Cumulative vehicle volume monitoring through gate logs and 2 weekly construction programme - Subcontractor audits of Code of Conduct			
k)	if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.	CTPMP Section 2.1 CTPMP Section 7	TTCC Meetings with stakeholders are to be held during construction (bi monthly) The Disruptive Works Notification (LiveOps) process will be used to communicate works that affect the existing Hospital facility.			

Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status
B16.		A copy of the final CTPMP is to be submitted to the Coordinator General, Transport Coordination at TfNSW for endorsement prior to the commencement of any work.	Email TfNSW (19/2/2020) Email to TfNSW (6/7/2020) Email from TfNSW (14/7/2020)	Endorsement was provided on 19/2/2020 subject to a number of conditions. The CTPMP was modified and re-issued to TfNSW on 6/7/2020. The revised CTPMP was endorsed by TfNSW on 14/7/2020 subject to a number of conditions	Compliant
Construction Worker Transportation Strategy					
B17.		Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy in consultation with the Sydney Coordination Office within Transport for New South Wales to the satisfaction of the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities.	CWTS Crown Certificate Application 1 (18/12/2019) Crown Certificate 1 (18/3/2020)	The CTS includes measures to manage worker travel arrangements including: - No onsite parking - Encourage the use of public transport - Provision of a dedicated parking area at ATC with shuttle bus services to the site	Compliant
Soil and Water					
B18.		Prior to the commencement of construction, the Applicant must:			Compliant
	a)	install erosion and sediment controls on the site to manage wet weather events; and	Site inspection	Erosion controls were in place during the site inspection.	
	b)	divert existing clean surface water around operational areas of the site.	Site inspection	No clean water diversions are currently required.	
B19.		Prior to the commencement of construction, erosion and sediment controls must be installed and maintained, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'.	Site inspection	Erosion controls were in place during the site inspection.	Compliant
Stormwater Management System					
B20		Prior to the commencement of construction above ground, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must:	General Arrangement Sheet 1 (RCR-ACR-CV-00-DWG-00-101 Rev 3) General Arrangement Sheet 1 (RCR-ACR-CV-00-DWG-00-501-503 Rev 3) Construction Certificate 1 Civil Design Certificate Rev 2 (20/7/2020) Civil Design Certificate for CC3 (16/12/2020) Civil Design Certificate for CC4 (23/8/2021)	The stormwater management system has been designed. It was issued to the Certifier as part of CC1 The Civil Design Certificate was reissued (Rev 2) with CC2 which included minor changes to the stormwater system design. A Civil Design Certificate was issued with CC3, CC4 and CCS	Compliant
	a)	be designed by a suitably qualified and experienced person(s);	General Arrangement Sheet 1 (RCR-ACR-CV-00-DWG-00-101 Rev 3) General Arrangement Sheet 1 (RCR-ACR-CV-00-DWG-00-501-503 Rev 3)	Design was conducted by ACOR	
	b)	be generally in accordance with the conceptual design in the EIS;	EIS Appendix P Civil design drawings (Acor) issued with CC2 & CC3	The revised design is generally in accordance with the EIS. Note, the work area has been extended to the south, however this is yet to be approved.	

Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status
	c)	be in accordance with applicable Australian Standards; and	Civil Design Certificate (26/2/2020) Civil Design Certificate Rev 2 (20/7/2020) Civil Design Certificate for CC3 (16/12/2020) Civil Design Certificate for CC4 (23/8/2021)	ACOR certified that the design is in accordance with this requirement	
	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.	Civil Design Certificate (26/2/2020) Civil Design Certificate Rev 2 (20/7/2020) Civil Design Certificate for CC3 (16/12/2020) Civil Design Certificate for CC4 (23/8/2021)	ACOR certified that the design is in accordance with this requirement	
Operational Noise - Design of Mechanical Plant and Equipment					
B21.		Prior to installation of mechanical plant and equipment, the Applicant must incorporate the noise mitigation recommendations in the Noise and Vibration Impact Assessment Issue 5 dated 5 August 2019 and prepared by Acoustic Studio, into the detailed design drawings. The Certifier must verify that all 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 Issue 5 dated 5 August 2019 and prepared by Acoustic Studio.	CC4 Mechanical Design Compliance Certificate prepared by Fredon, 16/08/2022 Plans for Mechanical Works prepared by BVN Terroir provided with CC4	Compliance with this condition confirmed by Certifier	Compliant
B22.		Mechanical plant and equipment must be selected, installed and operated both individually and cumulatively within SSD 10339, so that the operational noise levels from the entire Acute Services Building (SSD 9113 and SSD 10339) do not exceed the Project Noise Trigger levels identified in Table 4 of Section 5.2.1.1.1 of the noise impact assessment.	CC4 Mechanical Design Compliance Certificate prepared by Fredon, 16/08/2022 Plans for Mechanical Works prepared by BVN Terroir provided with CC4	Compliance with this condition confirmed by Certifier	Compliant
Landscaping					
		Prior to the commencement of construction of landscape works, the Applicant must prepare a detailed Landscape Plan to manage the landscaping works on-site, to the satisfaction of the Certifier, and submit a copy to the Planning Secretary. The plan must:	CC4 and CC5 Design Compliance Certificate for Landscaping works for DA Condition SSD 10339 prepared by Aspect Studio, 28 /6/2021 Design Certificate for Landscaping prepared by Aspect Studios,17/5/2022	Landscape plan drawings provided with CC5	

Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status
B23.	a)	detail the location, species, maturity and height at maturity of plants to be planted on-site;	Design Certificate for Landscaping prepared by Aspect Studios,17/5/2022	Planting plan drawings addresses this requirement.	Compliant
	b)	include species (trees, shrubs and groundcovers) indigenous to the local area using a mix of species from the plant families that are found in naturally occurring examples of the vegetation community that is most likely to have occurred on the site and compensate for any loss of foraging habitat for the Grey-headed Flying fox;	Design Certificate for Landscaping prepared by Aspect Studios,17/5/2022	As above	
	c)	include species (trees, shrubs and groundcovers) indigenous to the local area; and	Design Certificate for Landscaping prepared by Aspect Studios,17/5/2022	As above	
	d)	incorporate the details and recommendations outlined in the SSDA Landscape Design Report - Updated 17 October 2019 prepared by Aspect Studios.	Design Certificate for Landscaping prepared by Aspect Studios,17/5/2022	ASPECT Studios confirms that no significant design changes have been made from SSDA Approved Drawings.	
Construction and Demolition Waste Management					
B24.		Prior to the commencement of the removal of any waste material from the site, the Applicant must notify the TfNSW (RMS) Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site.	Email from Richard Yarad to TfNSW 31/1/2020	TfNSW were notified of the haulage route	Compliant
Operational Waste Storage and Processing					
B25.		Prior to the commencement of construction above ground, the Applicant must obtain agreement from Council for the design of the operational waste storage area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, the design of the operational waste storage area must be in accordance with Council's standards and evidence must be provided to the Certifier.	Email dated 3 September 2021 - Certifier closed out.	A modification is being considered to enable works to continue without compliance with this condition, as negotiations with UNSW are ongoing in relation to operational waste management. Draft plan approved by certifier. Email dated 3 September 2021 - Certifier closed out.	Compliant
Crime Prevention Through Environmental Design (CPTED)					
B26.		Prior to the commencement of construction above ground, details must be submitted to the satisfaction of the Certifier that the Crime Prevention Through Environmental Design principles established in the Architectural Design Statement report, prepared by BVN Terroir Revision 10, dated 23 October 2019, have been incorporated into the design to minimise crime risk and ensure the design is generally consistent with the principles in the CPTED principles.	CCR4 CC4 CC4 Design Statement – Architectural – BVN Architects Pty Limited, 28/06/21	The Crime Prevention Through Environmental Design principles established in the Architectural Design Statement report, prepared by BVN Terroir Revision 10, dated 23 October 2019, have been incorporated into the design, as relevant to the landscape scope, in satisfaction of Condition B26.	Compliant
Compliance Reporting					
B27.		No later than 48 hours prior to the commencement of construction, a Compliance Monitoring and Reporting Schedule prepared in accordance with section 2.1 of the Compliance Reporting Post Approval Requirements (Department 2018, or as amended), as amended by condition B28 must be submitted to the Planning Secretary and the Certifier.	PCCR Table 4 Automated Receipt from DPIE submitting the PCCR (16/3/2020) Aconex Correspondence to Certifier LL-GCOR-0161125 (17/3/2020) Automated Receipt from DPIE resubmitting the PCCR (2/6/2020)	The Pre-construction Compliance Report includes the Compliance Reporting Table. It was issued to DPIE and the Certifier 48hrs prior to the commencement of construction. DPIE made comments to this revision (Rev 3) and it was subsequently update (Rev 4, 15/5/2020) and resubmitted to DPIE	Compliant

Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status
B28.		Table 1 of the Compliance Reporting Post Approval Requirements (Department 2018, or as amended) is amended so that the Compliance Monitoring and Reporting Schedule, minimum frequency of Compliance Reports required is: b) Pre-Operational Compliance Report must be submitted to the Planning Secretary prior to commencement of operation and/or use; * Refer Appendix B for expanded condition			Non Compliant
	a)	a Pre-Construction Compliance Report must be submitted to the Planning Secretary prior to commencement of construction;	Pre-construction Compliance Report (11/3/2020) Automated Receipt from DPIE submitting the PCCR (16/3/2020) Automated Receipt from DPIE resubmitting the PCCR (2/6/2020)	Pre-construction compliance report was prepared and submitted to DPIE. DPIE commented on the PCCR and a revised PCCR was submitted to DPIE.	
	b)	a Pre-Operational Compliance Report must be submitted to the Planning Secretary prior to commencement of operation and/or use; and	Pre-Operation Compliance Report March 2023 Version 1.0 Application No. SSD 10339	The Pre-Operation Compliance Report was not provided to the Planning Secretary prior to commencement of Operation.	
	c)	Operation Compliance Reports are required for the duration of operation and must be submitted to the Planning Secretary at intervals, no greater than 52 weeks from the commencement of operation or as otherwise by the Planning Secretary.	Interview A Fisher	The auditor understands that at the time of audit 5 the IASB construction of the empty shell was completed and handed over UNSW for fitout. As such the site was considered to be in the operational phase at the time of the audit.	
B29.		Compliance Reports of the development must be prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018, or as amended)	Pre-construction Compliance Report (11/3/2020) Construction Compliance Report 1 (3/11/2020)	The Pre-construction Compliance Reports 1 - 4 meet the requirements of the PAR	Compliant
B30.		Compliance Reports of the development must be submitted to the Planning Secretary in accordance with timing outlined in the Compliance Monitoring and Reporting Schedule.	Automated Receipt from DPIE submitting the PCCR (16/3/2020) Automated Receipt from DPIE submitting the CCR (11/12/2020) Letters: Re: Non-Compliance Notification, 27 October 2023) Post Approval Form Interview A Fisher Prince of Wales Hospital – Addition to the approved Acute Services Building Pre-Operation Compliance Report - SSD 10339	The Pre-construction Compliance Report was issued within the timeframe stipulated in the Schedule The Construction Compliance Report was not issued in accordance with the timeframe stipulated in the Schedule. The Construction Compliance Report was due in September 2020, but was submitted in December 2020. An RFI was received from DPIE, and an extension to time was granted by DPIE on the response to the RFI to 5/3/2021. Response to the RFI is detailed in B35. The final Construction Compliance Report #5 was not prepared or submitted.	Non Compliant

Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status
B31.		The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	http://randwickcampusredevelopment.health.nsw.gov.au/projects/integrated-acute-services-building-addition/ssd-10339-documentation	The Pre-construction Compliance Report is available on the website The Construction Compliance Report was not available on the website CCR1, CCR2 and CCR4 are on website CCR3 was not on the website for audit 4, since actioned. Pre-Operaiton Compliance Report (POCR) was on the projects website at the time of Audit 5.	Non Compliant
B32.		Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018, or as amended), the Planning Secretary may approve a request for ongoing annual operation Compliance Reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that consistent operational compliance has been achieved.			Not Triggered
Remediation					
B33.		Prior to commencement of remediation works, the Applicant must prepare an updated Remediation Action Plan to include an asbestos management plan, unexpected finds protocol and soil management strategy in accordance with the recommendations in the Contamination Report prepared by Douglas Partners dated 20 August 2019 to the satisfaction of the Certifier.	RAP (17/9/2019)	The Remediation Action Plan was updated to include the IASB work. Potentially hazardous material could be exposed during the demolition of existing building components to accommodate the link.	Compliant
Contamination					
B34.		Prior to commencement of 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:	Site Auditor Statement (20/9/2020)	A Remediation Action Plan has been prepared. A Site Auditor Statement has been completed.	Compliant
	a)	includes procedures to differentiate between the handling of contaminated soil/material and construction material to ensure clear separation of handling;	Remediation Action Plan		
	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	Remediation Action Plan		
	c)	includes a procedure for recording the volume and type of contaminated material leaving the site and its destination.	Remediation Action Plan		
Unexpected Contamination Procedure					
B35.		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 B11 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.	RAP Section 12 CEMP Section 12 Unexpected Finds Register (June 2021) Automated Receipt from DPIE relating to unexpected ACM find (8/5/2020)	An Unexpected Finds Protocol for contamination is included in the RAP and CEMP. Five unexpected contaminated finds have occurred since the start of construction (15/5/20, 29/7/20, 1/9/20, 30/9/20, 18/11/20 and 14/5/21). DPIE were notified of the UF 15/5 and issued with the waste classification report. DPIE were notified of the finds 29/7-18/11 after the last IEA. PWC were notified on 14/5 with test results sent on 20/5. DPIE notification has not occurred	Non Compliant
B36.		The EPA is to be notified under section 60 of the Contaminated Land Management Act 1997 for any contamination identified which meets the triggers in the Guidelines for the Duty to Report Contamination.	Certificate of Analysis (18/5/2020, 26/6/2020, 29/7/2020, 18/10/2020, 19/5/2021), Eurofins Safework Notices of Intent to Remove Friable Asbestos (25/8/2020) Interview J Davis	ACM has been removed from site. The Asbestos Certificates of Analysis for each unexpected find noted that the level of friable asbestos is below the NEPM threshold for reporting to the EPA (<0.01).	Compliant

Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status
B37.		The Applicant is required to engage an EPA-accredited site auditor to review the adequacy of the investigations, unexpected finds protocol, any remedial works or management plan required and confirm that the land can be made suitable for the proposed use. The Applicant must adhere to the management measures accepted by the Auditor.	Site Audit Statement (20/9/2019)	The EPA Site Auditor completed a Site Audit Statement which included a review of the RAP. The Site Auditor was notified of the ACM find but did not attend site.	Compliant
Groundwater					
B38.		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 Certifier.	Groundwater Management Plan Rev 2 Construction Certificate 1 Douglas Partners Response to Site Auditor Comments (4/3/2020)	A Groundwater Management Plan has been prepared. It was submitted to the certifier as part of CC1. The Certifier raised some questions which led to the Site Auditor reviewing the GMP. Douglas Partners then provided a response document.	Compliant
Public Domain Works					
B39.		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 Certifier 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 Certifier.			Not Triggered
Aboriginal Heritage					
B40.		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 the Aboriginal Cultural Heritage Assessment Report, prepared by Mary Dallas Consulting Archaeologists, dated October 2018, across the subject land. The work should be undertaken by a qualified archaeologist. 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. Prior to the commencement of demolition and earthworks, an agreed program of archaeological monitoring of civil excavations along the road (as required) shall be in place as outlined in the updated ACHR for SSD 10339 prepared by MDCA dated August 2019 (Appendix C) and Aboriginal Cultural Heritage Management Plan letter (undated) prepared by MDCA (Appendix E). The work should be undertaken by a qualified archaeologist. Any archaeological monitoring required should be undertaken in accessible portions of the subject land and results of the monitoring shared by archaeology disciplines and La Perouse Local Aboriginal Land Council.	Tax Invoice from LPLALC SS20-022 9/6/2020	The agreed program of monitoring (as outlined in Appendix E of the RTS and Appendix C of the ACHR) was implemented during the earthworks stage. The LPLALC were present during the excavation between 1/5-22/5 (2 reps).	Compliant
Biodiversity					
B41.		Prior to the commencement of tree removal, the Applicant must engage an appropriately licensed and qualified fauna ecologist to search the 10 trees approved for removal (as shown on page 18 of SSSA Landscape Design Report – Updated, prepared by Aspect Studios, Revision 9, dated 17.10.19) prior to their removal, in order to confirm the absence of native fauna, such as microbats. In the event that microbats are found, the ecologist must capture, treat and relocate the microbats to a suitable location.	Pre-clearing Survey Report Naria Environmental (March 2020)	Pre-clearing inspection was conducted. No hollow-bearing trees or habitat features were identified. No threatened flora or fauna were identified.	Compliant
Part C - During Construction					
Approved Plans to be On-Site					
C1.		A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifier.	Project Aconex	All documents are available on Aconex	Compliant
Site Notice					
		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, Certifier and Structural Engineer is to satisfy the following requirements;	Site inspection	The notice is displayed at the main site entrance on High Street. It includes the name of the builder, certifier and structural engineer	

Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status
C2.	b)	minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;	Site inspection	The notice is on A1 sheet with large text	Compliant
	c)	the notice is to be durable and weatherproof and is to be displayed throughout the works period;	Site inspection	The notice is on weather proof and durable material	
	d)	the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and	Site inspection	The Approved Hours of work, site manager's name and mobile and community contact are noted	
	e)	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.	Site inspection	The notice was mounted at eye level	
Operation of Plant and Equipment					
C3.		All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	Site Inspection	All plant and equipment was observed to be in proper and efficient condition and being operated efficiently. Plant was limited to several small excavators	Compliant
Construction Hours					
C4.		Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:	Complaints Register (May 2021) Toolbox Record (25/5/2020) Complaints Register (June 2021-July 2022) Complaints Register (Nov 2022 - Nov 2023)	No complaints have been received relating to working hours Three complaints were received in relation to deliveries being undertaken out of hours: 26/06/20221- concrete delivery after 10:30pm 28/06/2021 - float out of piling rig at 3:30am 19/02/2022 - road furniture reinstatement at 4am Numerous enquiries and complaints registered with regard to out of hours works during the audit 5 reporting period, mostly confirmed as notified works, while some were not notified, hence requiring reinforcement of obligations for hours of work.	Non Compliant
	a)	between 7am and 6pm, Mondays to Fridays inclusive; and	Complaints Register. Gate Logs	No complaints have been received relating to working hours. Gate logs indicate vehicle movements are restricted to these times. One complaint was received in relation to deliveries being undertaken out of hours: 28/06/2021 - float out of piling rig at 3:30am Numerous enquiries and complaints registered with regard to out of hours works during the audit 5 reporting period, mostly confirmed as notified works, while some were not notified, hence requiring reinforcement of obligations for hours of work.	
	b)	between 8am and 5pm, Saturdays.		No complaints have been received relating to working hours on Saturdays. Two complaints were recied in relation to deliveies being undertaken out of hours: 26/06/20221- concrete delievery after 10:30pm 19/02/2022 - raod furniture reinstatement at 4am	
		No work may be carried out on Sundays or public holidays.	Interview R Yarad Interview A Fisher	No complaints have been received relating to work on Sundays or Public Holidays. The auditor was advised that no work has been undertaken during these times.	
C5.		Construction activities may be undertaken outside of the hours in condition C4 if required:			Compliant
	a)	by the Police or a public authority for the delivery of vehicles, plant or materials; or	As above		
	b)	in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or	As above		
	c)	where the works are inaudible at the nearest sensitive receivers; or	As above		
d)	for the delivery, set-up and removal of construction cranes, where notice of the crane-related works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or	As above			

Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status
	e)	where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.	EP&A (Covid-19 Health Facilities) Order 2020 Interview R Yarad DPIE Out of Hours works approval 27/05/2022	It is noted that the EP&A (Covid-19 Health Facilities) Order 2020 has temporarily changed the need to comply with construction hours for the project. Out of hours request approved 27/05/2022	
C6.		Notification of such construction activities as referenced in condition C5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Interview - Fahad Bari Complaints Register (June 2021-July 2022)	Letter box drop to affected residences sighted by auditor	Compliant
C7.		Construction activities may be undertaken outside of the hours in condition C4, in accordance with the schedule of out of hours work nominated at section 3.4.2 and table 3.3 of the EIS to maintain operation of the hospital loading dock, unless directed otherwise by the Planning Secretary, and must be restricted to the following times and type of works:	Interview A Fisher	Work on weekends on the loading dock access have occurred in accordance with the trial (see C8 below). Weekend work occurred from Friday 14/5/21 to Sunday 16/5/21 to allow for piling within the loading dock/hospital road area.	Compliant
	a)	Friday: 6:00 pm to 10:00 pm (limited to site establishment activities in preparation for weekend works).		Weekend work on the loading dock occurred 14/5-16/5/21	
	b)	Saturday: 5:00 pm to 10:00 pm (general construction activities excluding excavation, sawing of rock, jack hammers, pile drivers, vibratory rollers/compactors of the like).		A concrete pour on 1/8/2020 extended beyond 10pm. DPIE were notified of the non-compliance on 1/8/2020. Weekend work on the loading dock occurred 14/5-16/5/21	
	c)	Sunday: 8:00 am to 5:00 pm (general construction activities including excavation, sawing of rock, jack hammers, pile drivers, vibratory rollers/compactors of the like).		Weekend work on the loading dock occurred 14/5-16/5/21	
	d)	Sunday: 5:00 pm to 10:00 pm (general construction activities excluding excavation, sawing of rock, jack hammers, pile drivers, vibratory rollers/compactors of the like).		Weekend work on the loading dock occurred 14/5-16/5/21	
C8.		The work permitted under condition C7:			Compliant
	a)	may be undertaken for a trial period of four weekends to monitor the effectiveness of the Construction Noise Vibration Management Plan (CNVMP) for the out-of-hour works required by condition C9, with a start date and the weekends notified in writing to the Planning Secretary 14 calendar days prior to commencement. At the conclusion of the trial period, the Applicant must submit a written report as required by condition C11 within 14 calendar days.	Letter to DPIE 9/11/2020 Post Approval Receipt 10/12/2020	Notification of a 4 week trial was made on 9/7/2020. The trial commenced on 24/7/2020. However, due to inclement weather and programming, only 2 weekends were worked on. An interim report to DPIE was submitted. DPIE requested that the 2 additional trial weekends were conducted prior to accepting any report. Two further trial weekends were conducted in November/December. Notification to DPIE was made on 16/11/2020 and 10/12/2020.	
	b)	may continue in accordance with the schedule in accordance with C7 if the Planning Secretary does not advise within two weeks of submission of the trial period report that the works must cease.	Letter DPIE 12/2/2021	DPIE provided an RFI on 2/2/21. A response was provided on 12/2/21. DPIE have not requested the work to cease.	
	c)	must be supported by respite days where continuous days of construction exceed 13 days. A respite day must be provided after 14 consecutive days of working.		To date, no work has continued for 14 consecutive days.	
C9.		In undertaking any out-of-hours works under condition C7, the Applicant must comply with the following:			Compliant
	a)	prepare a CNVMP for the out-of-hours work that is to include:	CNVMP (Rev 7, 9/3/2020)	A revised CNVMP was prepared	
	i)	a description of the proposed out-of-hours works;			
	ii)	predictions of LAeq (15 minute) noise levels at noise sensitive receivers from these works and activities, where noise levels are predicted to be greater than the construction noise management level s in EPA's Interim Construction Noise Guideline (DECC, 2009); and	CNVMP (Rev 7, 9/3/2020)		
	iii)	a monitoring plan to validate the noise predictions, based on monitoring at the boundary of representative sensitive receivers during noise generating activities that are representative of the out-of-hours works;	CNVMP (Rev 7, 9/3/2020)		

Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status
	b)	the Applicant must submit the CNVMP to the Planning Secretary 14 calendar days prior to any work commencing for the duration of the trial period; and		<p>The CNVMP was submitted on 9/7/2020. Work commenced on 31/7/2020.</p> <p>The CNVMP was re-submitted on 16/11/20, for work commencing on 27/11/2020. It is noted there whilst this is not compliant with the 14 days, there were no changes to the CNVMP previously supplied to DPIE. Therefore, a non-compliance has not been raised.</p>	Compliant
C10.		In undertaking any out-of-hours works under condition C7, the Applicant must notify potentially affected noise sensitive receivers of works outside of standard construction hours not less than five calendar days and not more than 14 calendar days before those works are to be undertaken.	<p>HRL Disruption Work Method Statement #43</p> <p>Out-of-hours works notification.</p>	<p>Notifications have been issued to the community for the July (on 24/7), November/December (on 16/11) trials and the 14-16/5/21 piling work. All were issued within the 5-14 day window.</p> <p>https://www.randwickcampusredevelopment.health.nsw.gov.au/getmedia/5d2ce648-7c0f-4b2f-b765-d602cba07760/DL-flyer-Hospital-Road-line-marking-(March-2023).pdf.aspx</p> <p>https://www.randwickcampusredevelopment.health.nsw.gov.au/getmedia/6a046a7a-d138-4687-817f-4ebbe415ff8e/DL-flyer-Hospital-Road-line-marking-completion-(April-2023).pdf.aspx</p> <p>https://www.randwickcampusredevelopment.health.nsw.gov.au/getmedia/ba0dc47e-a5ca-4dc5-8095-d4e074402e59/DL-flyer-Removal-of-scaffold-and-gantry-hoarding-night-works-(May-2023).pdf.aspx</p> <p>https://www.randwickcampusredevelopment.health.nsw.gov.au/getmedia/bc80cd4b-9132-43b8-8809-20e7b0c599db/DL-flyer-Crane-dismantle-Dec-2022.pdf.aspx</p> <p>https://randwickcampusredevelopment.health.nsw.gov.au/getmedia/46b82133-0f9c-47d1-a098-98491893ae65/DL-Night-works-%E2%80%93Removal-of-gantry-hoarding-Feb-2023_2.pdf.aspx</p> <p>https://www.randwickcampusredevelopment.health.nsw.gov.au/getmedia/44194403-c5eb-4fb9-842a-2fed49f778a9/Link-bridge-works-and-loading-dock-closures-Hospital-Road-and-Delivery-Drive-from-June-2023.pdf.aspx</p>	
	a)	the notification must be:			
	i)	undertaken by letterbox drop or email; and	Monthly Construction Community Notice	<p>Community notices were issued on 24/7/2020 and on 16/11/2020. The Community Notice for May 2021 included proposed out of hours work.</p> <p>Community notices were issued monthly during Audit 5 reporting period.</p>	
	ii)	be detailed on the project website.	Project website	The community notices are available on the project website	
	b)	the notification required by this condition must:		The notice for the November/December work was checked.	
	i)	clearly outline the reason that the work is required to be undertaken outside the hours specified in condition C7;		The notice outlines the reason for the work	
	ii)	include a diagram that clearly identifies the location of the proposed works in relation to nearby cross streets and local landmarks;		The notice includes a diagram	
	iii)	include details of relevant time restrictions that apply to the proposed works;		The notice includes the time restrictions applying to the project	
	iv)	clearly outline in plain English, the location, nature, scope and duration of the proposed works;		The notice includes the location, scope and duration	
	v)	detail the expected noise impact of the works on noise sensitive receivers;		The notice includes a description of the types of impacts likely to be expected	
	vi)	clearly state how complaints may be made and additional information obtained; and		Contact information is included in the notice.	
	vii)	include the number of the telephone complaints line, which must also be the after hours contact phone number specific to the works undertaken outside the hours specified in condition C7, and the project website address.		Contact information is included in the notice.	

Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status
C11.		For out-of-hours works permitted under condition C7, a validation report must be submitted to the Planning Secretary within 14 calendar days of the completion of the trial that includes the following detail:	Trial Period Works, Noise and Vibration Measurements (Acoustic Logic, 23/12/2020, Rev 4) Automated Response from DPIE (PA-15)	The Verification Report was issued to DPIE on 24/12/2020. An RFI from DPIE was received on 2/2/21, and a response provided on 12/2/21.	Compliant
	a)	a copy of the community notification required under condition C10; and	Trial Period Works, Noise and Vibration Measurements (Acoustic Logic, 23/12/2020, Rev 4)	The Verification Report includes a copy of the notifications	
	b)	noise monitoring undertaken during the out of hours works; and	Trial Period Works, Noise and Vibration Measurements (Acoustic Logic, 23/12/2020, Rev 4)	The Verification Report includes noise monitoring records	
	c)	details of any exceedances of noise levels predicted in the CNVMP; and	Trial Period Works, Noise and Vibration Measurements (Acoustic Logic, 23/12/2020, Rev 4)	The Verification Report includes details of exceedances	
	d)	details of the noise and vibration mitigation measures that were implemented during the out-of-hours works; and	Trial Period Works, Noise and Vibration Measurements (Acoustic Logic, 23/12/2020, Rev 4)	The Verification Report includes management controls	
	e)	a summary of any community complaints received by the project during the trial period.	Trial Period Works, Noise and Vibration Measurements (Acoustic Logic, 23/12/2020, Rev 4)	No complaints were received	
C12.		Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:	Interview R Yarad	Rock breaking and pile driving has occurred within the nominated hours	Compliant
	a)	9am to 12pm, Monday to Friday;	Interview R Yarad	Rock breaking and pile driving has occurred within the nominated hours	
	b)	2pm to 5pm Monday to Friday; and	Interview R Yarad	Rock breaking and pile driving has occurred within the nominated hours	
	c)	9am to 12pm, Saturday.	Interview R Yarad	Rock breaking and pile driving has occurred within the nominated hours	
C13.		Where high noise impact activities are undertaken in accordance with the schedule of weekend closures of the loading dock nominated at section 3.4.2 and table 3.3 of the EIS to maintain operation of the hospital loading dock, the requirements of condition C12 do not apply provided that all high noise impact activities are undertaken prior to 5pm where reasonable and feasible.			Not Triggered
Implementation of Management Plans					
C14		The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans) and CTPMP.	CEMP Rev 6 CTPMP Rev 6	The most recent versions of the management plans were being implemented.	Compliant
Construction Traffic					
C15.		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 unless directed by traffic control. A construction zone is not permitted on High Street.	Site inspection Complaints Register (Jun 2021-Jul 2022) Complaints Register (Sept 2022-Nov 2023)	All vehicles were observed to be contained wholly within the site. No complaints have been received regarding vehicle locations. Several complaints have been received regarding the use of Magill Street by construction workers. Actions were taken by the project. One complaint recieved: 28/06/2021 - float out tuck parked on Hospital road from 2:30am to 3:30am For the fifth audit, this condition was found to be complied with for audit period September 2022 to November 2023.	Compliant

Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status
C16.		The Applicant is to consult with the TfNSW and its internal stakeholders including Roads and Maritime Services, Council and the Light Rail Operator at the Traffic and Transport Construction Coordination meetings during construction.	Consultation, Meeting and Correspondence Register TfNSW Meeting Minutes 12/6/2020 Interview Clare Hall	Regular meetings with RCC and TfNSW including RMS and the Sydney Coordination Office are held, generally monthly. As there is limited interface with the Light Rail, no engagement with Transdev has been required to date.	Compliant
Hoarding Requirements					
C17.		The following hoarding requirements must be complied with:			Compliant
	a)	no third-party advertising is permitted to be displayed on the subject hoarding/ fencing, and	Site inspection	No 3rd party advertising was observed	
	b)	the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.	Site inspection	No graffiti was observed	
Construction Noise Limits					
C18.		The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	Noise and Vibration Monitoring Report, Acoustic Logic (March 2020 - April 2021)	NML's have been exceeded regularly during the audit periods. Some exceedances of the Highly Noise Affected limit also occurred. These exceedances are largely attributed to the noise from the adjacent ASB building construction work. The noise levels from the construction of this project however generally correlate with the modelled noise emissions in the noise and vibration impact assessment. Note - whilst this condition was marked as compliant, see notes in the report on construction noise management (Audit 3). NML data not provided for July 2021 to June 2022. The auditor was advised that the Noise Monitoring report had not yet been completed for the audit 4 or 5 period.	Non compliant
C19.		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 conditions C4 and C7.	Interview R Yarad. Gate logs Complaints Register (Jun 2021- Jul 2022) Complaints Register (Nov 2022 - Nov 2023)	The vehicle gate does not open until 7am on weekdays and 8am weekends. It closes between 5 and 6. Gate logs indicate vehicle movements are restricted to these times.	Compliant
C20		The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	Site inspection	Quackers were noted on site	Compliant
Vibration Criteria					
C21.		Vibration caused by construction at any residence or structure outside the site must be limited to:			Non compliant
	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	Noise and Vibration Monitoring Report, Acoustic Logic (March 2020 - April 2021)	No exceedances have been reported from the two vibration monitors. Vibration data not provided for July 2021 to June 2022. The auditor was advised that the Vibration Monitoring report had not yet been completed for this period.	
	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).	Noise and Vibration Monitoring Report, Acoustic Logic (March 2020 - April 2021)	As above	

Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status
C22.		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 C21.	Noise and Vibration Monitoring Report, Acoustic Logic (March 2020 - April 2021)	Vibratory compactors have been used. No non-compliances with vibration limits have been recorded.	Compliant
C23.		The limits in conditions C21 and C22 apply unless otherwise outlined in a Construction Noise and Vibration Management Sub-Plan, approved as part of the CEMP required by condition B12 of this consent or CNVMP required by condition C9(a) of this consent.			Not Triggered
Air Quality					
C24.		The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Site inspection Interview Steve Polsen Dust Monitoring Results (July 2020 - May 2021)	No dust was being generated at the time of the inspection. Dust controls if required include water carts. Dust monitoring results indicate no monthly exceedance of dust limits has occurred to date.	Compliant
C25.		During construction, the Applicant must ensure that:			Compliant
	a)	exposed surfaces and stockpiles are suppressed by regular watering;	Interview Steve Polsen Site Inspection	Dust controls if required include water carts and/or hose down.	
	b)	all trucks entering or leaving the site with loads have their loads covered;	Interview Steve Polsen	Trucks are covered before exiting the site	
	c)	trucks associated with the development do not track dirt onto the public road network;	Site inspection	Currently trucks are contained to the hardstand parts of the site. No dirt was observed on Hospital Road.	
	d)	public roads used by these trucks are kept clean; and	Site inspection	Currently trucks are contained to the hardstand parts of the site. No dirt was observed on Hospital Road.	
e)	land stabilisation works are carried out progressively on site to minimise exposed surfaces.				
Erosion and Sediment Control					
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. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.	Site inspection Interview Steve Polsen	Erosion and sediment controls were in place around existing stormwater pits. Coco logs were present at the southern extent, which are pulled across the gate to protect runoff.	Compliant
Imported Soil					
C27.		The Applicant must:			Not Triggered
	a)	ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;	Material Import Register (7/6/2021)	Only aggregates and sand have been imported to site. No fill/soil has been imported	
	b)	keep accurate records of the volume and type of fill to be used; and		No fill has been imported	
c)	make these records available to the Certifier upon request.			No request has been made by the Certifier.	
Disposal of Seepage and Stormwater					
C28.		Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the principal Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	Construction Certificate 1 Interview M Elliott	The Stormwater and Erosion Management Plan details the construction stormwater arrangements. This was approved by the Certifier in CC1. It was also provided to Council. Council approval to connect the site stormwater to Council's stormwater drainage system has not been obtained yet. Whilst several existing stormwater pits within the project still drain into Council's stormwater system, erosion and sediment controls are in place. No discharge to stormwater has yet occurred.	Compliant

Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status
Unexpected Finds Protocol - Aboriginal Heritage					
C29.		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 recommendations in the Aboriginal Cultural Heritage Assessment Report prepared by Mary Dallas Consulting Archaeologists dated October 2018 shall be adhered to. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by EES Group 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 EES Group to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of EES Group.	Unexpected Finds Register (June 2021) Interview M Elliott Interview R Yarad Interview Fahad Bari Interview A Fisher	No unexpected heritage finds have occurred	Not Triggered
Unexpected Finds Protocol - Historic Heritage					
C30.		If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the NSW 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 the NSW Heritage Division.	Unexpected Finds Register (June 2021) Interview M Elliott Interview R Yarad Interview Fahad Bari Interview A Fisher	No unexpected heritage finds have occurred	Not Triggered
Waste Storage and Processing					
C31.		Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Site inspection	Waste receptors were observed on site	Compliant
C32.		All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Waste Management Plan Appendix 1 Bingo Monthly Waste Report (May 2021)	Waste classification is documented in the Waste Management Plan Bingo (waste contractor) provides a monthly waste report which identifies the type of waste removed from site.	Compliant
C33.		The body of any vehicle or trailer used to transport waste or excavation spoil must be covered before leaving the premises to prevent any spillage or escape of any dust, waste of spoil. Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises.	Site inspection	Vehicles are covered before leaving site. No mud tracking was observed. Trucks are currently accessing the site on the existing hardstand areas.	Compliant
C34.		The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	Interview R Yarad Site Inspection	Concrete rinse is done onto plastic and disposed of to waste.	Compliant
Independent Environmental Audit					
C35.		Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	DPIE letter approving Auditor 10/2/2020	DPIE approved the auditor on 10/2/2020	Compliant
C36.		Within four weeks of the commencement of construction, an Independent Audit Schedule prepared in accordance with section 2.1 of the Independent Audit Post Approval Requirements, (Department 2018, or as amended), as amended by condition C37 must be submitted to the Planning Secretary and the Certifier.	Email to DPIE 6/2/2020.	Audit program submitted prior to commencement of construction.	Compliant
C37.		Table 1 of the Independent Audit Post Approval Requirements (Department 2018, or as amended) is amended so that the Independent Audit Schedule frequency of Independent Audits required in the construction phase is:	Audit Program		Non compliant
	a)	an initial construction Independent Audit must be undertaken within twelve weeks of the notified commencement date of construction; and	Audit Program	The 1st audit was conducted 12 weeks after commencement of construction	
	b)	subsequent Independent Audits of construction must be undertaken at intervals, no greater than 26 weeks from the date of the initial construction Independent Audit.	This Audit	The 2nd audit was conducted within 26 weeks of the first Audit. The 3rd audit was conducted within 26 weeks of the second audit The 4th audit was conducted greater than 26 weeks from the third audit. The 5th audit was conducted greater than 26 weeks from the fourth audit	

Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status
C38.		In all other respects Table 1 of the Independent Audit Post Approval Requirements (Department 2018, or as amended) remains the same. The Planning Secretary may require Independent Audits to be undertaken at different times to those specified above, upon giving at least eight weeks notice to the Applicant of the date upon which the Independent Audit must be commenced.	Audit Program		Compliant
C39.		Independent Audits of the development must be carried out in accordance with:			Not Triggered
	a)	the Independent Audit Schedule submitted to the Planning Secretary and the Certifier under condition C36 of this consent; and		This condition could not be audited	
C40.	b)	the Independent Audit Post Approval Requirements (Department 2018, or as amended).		This condition could not be audited	Not Triggered
	a)	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018, or as amended), the Applicant must:			
	a)	review and respond separately to each Independent Audit Report prepared under condition C39 of this consent;	Proponent Response to Independent Audit Findings (24/7/2020, 11/12/2020)	The Auditee provided Responses to the audits 1 - 4.	
C40.	b)	submit the response to the Planning Secretary and the Certifier; and	Email DPIE 27/7/2020 DPIE Automated Response SSD 10339-PA-18 (18/12/2020) Email to Certifier (15/12/2020)	Refr C41	Not Triggered
	c)	make each Independent Audit Report and response to it publicly available 60 days after submission to the Planning Secretary.	http://randwickcampusredevelopment.health.nsw.gov.au/default.aspx	The 1st, 2nd 3rd and 4th Independent Audit Reports and Responses are available on the website	
C41.		Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Department within 21 days of the date referenced in the Independent Audit Schedule, unless otherwise agreed by the Planning Secretary.	Email DPIE 27/7/2020 DPIE Automated Response SSD 10339-PA-18 (18/12/2020) Proponent Response to Independent Audit Findings Randwick Campus Redevelopment Project Integrated Acute Services Building State Significant Development (SSD) 10339, 4/02/2023	The first Audit and Audit Response was sent on 27/7/2020. This is within 21 days of the Final Audit Report. The second Audit and Audit Response was sent on 18/12/2020. This is within 21 days of the Final Audit Report. The second Audit and Audit Response was sent on 18/12/2020. This is within 21 days of the Final Audit Report. The third audit was sent 15/7/2021. This is within 21 days of the Final Audit Report. The fourth Audit Response was prepared dated 4 February 2023 and submitted. This is greater than 21 days of the Final Audit Report (4 November 2022).	Non compliant
C42.		Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing operational Independent Audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that Independent Audits have demonstrated consistent operational compliance.		Noted	Not triggered
Handling of Asbestos					
C43.		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.	Asbestos Clearance Certificate, including the SafeWork Notice to Remove Asbestos (20/5/2020, 2/9/2020, 7/12/2020, 24/5/2021)	SafeWork consultation occurred. The site engaged JBS&G to remove the Asbestos and manage the consultation with SafeWork.	Compliant
Community Engagement					

Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status
C44.		The Applicant must consult with the community regularly throughout construction, including consultation with the nearby sensitive residential receivers located in Magill Street and relevant regulatory authorities and other interested stakeholders.	<p>Monthly Construction Notices Project Fact Sheets RCR Community Contacts and Complaints Register Hospital Road Control Group Meeting Minutes (2/6/2020, 16/6/2020, 1/6/2021) Interview Lauren Hosking</p> <p>Interview Fahad Bari</p> <p>Interview A Fisher</p>	<p>The site engages with nearby sensitive receivers located along Magill Street and other areas including:</p> <ul style="list-style-type: none"> - Receiving complaints and following up on complaints - Email and letter box drops (Monthly Construction Notices, specific Work Notices) - Door knocks and phone calls <p>The project is regularly engaging with TfNSW, RCC and other regulators.</p> <p>The project engages with the adjacent Hospitals and UNSW including:</p> <ul style="list-style-type: none"> - Weekly check-in (Monday mornings) - Specific work-related consultation - Fortnightly HRCG meetings with the RHW, CSHN, HealthShare, HI, UNSW, SESLHD, PoW - New group being set up with hospital campus stakeholders affected by the project (starting in July 2023), Disruptive works group. <p>The project has continued engagement activities.</p>	Compliant
Builders details					
C45.		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 TfNSW 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.	Monthly Construction Notices	The Monthly Construction Notices include the builder's 1800 number.	Compliant
Part D - Prior to Commencement of Operation					
Notification of Occupation					
D1.		At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary 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.	SSD-10339-PA-46 (notification)	A notice of occupation was sent to DPE on 9 March 2023. Notification in writing occurred three weeks before date of commencement, rather than one month.	Non Compliant
External Walls and Cladding					
D2.		Prior to commencement of operation, the Applicant must provide the Certifier 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.	External Wall System Disclosure Certificate (INSTALLATION) Test certificate reference AS/NZS 4284:2008 Report No. MQ028-200035, certified (7/3/2022) On Site Group	The Operational Audit found the project was compliant with the requirements of this Condition	Compliant
D3.		The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	Lodgement receipt SSD-10339-PA-48	The Operational Audit found the project was compliant with the requirements of this Condition	Compliant
Post-construction Dilapidation Report					
D4.	a)	Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is: to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure;	<p>Email correspondence: Council receipt of Post Construction Dilapidation Reports (24/2/2023) Close-out Delapidation Surveys (receipt, 21/2/2023)</p> <p>James Townsend Dilapidation Surveys (21/2/2023)</p>	The Operational Audit found the project was compliant with the requirements of this Condition	Compliant

Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status
	b)	to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must:	40 Botany St Randwick		
	i)	compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and	Final Dilapidation Survey ROAD SURVEY		
	ii)	have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.	PRINCE OF WALES HOSPITAL		
	c)	to be forwarded to Council.			
Protection of Public Infrastructure					
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	Interview A Fisher, M Cain		Not Triggered
	b)	relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.	Interview A Fisher, M Cain		
		Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required by conditions of this consent.		Noted	
Protection of Property					
D6.		Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.	Interview A Fisher, M Cain		Not Triggered
Utilities and Services					
D7.		Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the <i>Sydney Water Act 1994</i> .	Letter of Requirements, Adjustment of a Sydney Water Asset, Case Number: 180989 (4 October 2019) Interview A Fisher, M Cain	At the time of Audit 5 the IASB was an empty shell completed building awaiting fitout. As such, the SSD was not considered operational and further water and sewerage works were unlikely required.	Not Triggered
Works as Executed Plans					
D8.		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 Certifier.	Email correspondence re: IASB addition completion certificate - D8 sewer infrastructure(REF No: Acor-GCOR-001233) Sydney Water Post-Connection Audit (Ref No: AU21297)		Compliant
Green Travel Plan					
D9.		Prior to the commencement of operation, a Green Travel Plan (GTP), must be submitted to the Certifier to promote the use of active and sustainable transport modes. The plan must:			
	a)	be prepared by a suitably qualified traffic consultant in consultation with Randwick City Council and TfNSW (Sydney Coordination Office) and all stakeholders within the Randwick Health and Education Precinct;			Compliant
	b)	include objectives and mode share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP;			
	c)	identify strategies and mode share targets that encourage the use of public and active transport and reduce the proportion of single-occupant car journeys to the site;			
	d)	include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP;	Green Travel Plan (Update 2.1, 03 February 2023)	The GTP was prepared in consultation with the requisite stakeholders and presents Travel Demand Management Strategies (TDS).	
	e)	include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development;			

Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status
	f)	include a Transport Access Guide that provides information to students/employees/visitors about the range of travel modes, access arrangements and supporting facilities that service the site;			
	g)	identify relevant workplace policies such as flexible working and teleworking arrangements that enable travel outside peak periods or which reduce the need for work related travel (where applicable); and			
	h)	nominate the party/parties responsible for implementing the Travel Plan and its ongoing monitoring and review, including the delivery of actions and associated mode share targets.			
Mechanical Ventilation					
D10.		Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with:	Installation Certificate Mechanical Services (Fredon, 4/5/2023)		Compliant
	a)	AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes;			
	b)	The BCA and the development consent and any relevant modifications; and			
	c)	any dispensation granted by Fire and Rescue NSW.			
Operational Noise - Design of Mechanical Plant and Equipment					
D11.		Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations Noise and Vibration Impact Assessment Issue 5 dated 5 August 2019, prepared by Acoustic Studio 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.	Acoustic Compliance Certificate: Condition D11 (24/4/2023 Acoustic Logic) Installation Certificate Acoustic (17/3/2023)	The Operational Audit found that evidence was submitted to the Certifier on 17 March 2023 to confirm that the noise mitigation recommendations Noise and Vibration Impact Assessment Issue 5 dated 5 August 2019, prepared by Acoustic Studio had been incorporated into the design to ensure the development and that they would not exceed the recommended operational noise levels identified in the Noise and Vibration Impact Assessment.	Compliant
Road Damage					
D12.		Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.	Interview A Fisher, M Cain		Not Triggered
Fire Safety Certification					
D13		Prior to commencement of 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.	Fire Safety Certificate 4/5/2023	The Fire Safety Certificate was obtained for all the Essential Fire or Other Safety Measures forming part of this consent, however evidence that a copy of the Fire Safety Certificate was submitted to the relevant authority and Council was not provided as evidence at the time of audit 5.	Non Compliant
Structural Inspection Certificate					
D14		Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifier. 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:	Structural Design Certificate – ASB, Public Link Bridge, Patient Link Bridge, UNSW (Enstruct, 5/5/2023)		Compliant
	a)	the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and			
	b)	the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.			
Warm Water Systems and Cooling Systems					

Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status
D15.		The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) 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.	Installation Certificate Mechanical Services (Fredon, 4/5/2023)		Compliant
Outdoor Lighting					
D16.		Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:	IASB Installation Certificate Electrical and Lighting (2/5/2023, Fredon)		Compliant
	a)	complies with the latest version of AS 4282:2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and			
	b)	has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.			
Signage					
D17.		Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas	Site Inspection	The site inspection component of the audit found the project to be compliant with the requirements for this condition	Compliant
Traffic Management Plan					
D18.		Prior to commencement of operation, the Applicant must prepare a Traffic Management Plan to the satisfaction of the Planning Secretary in relation to the operation of the Hospital Road/Magill Street intersection. The Plan must:	TRAFFIC & PEDESTRIAN MANAGEMENT PLAN Integrated ASB Addition (Rev 5, June 2020)	The audit found that a TMP was prepared prior to the commencement of Operations, however evidence the TMP was prepared to the satisfaction of the Department was not provided.	Non Compliant
	a)	be prepared by a suitably qualified and experienced person(s);			
	b)	be prepared in consultation with Council;			
	c)	detail the measures to ensure road safety and network efficiency, particularly in relation to the entry/exits points to the hospital car park;			
	d)	details of the operation of the boom gate; and			
	e)	contain a Traffic Monitoring Program to monitor the impact of increased traffic using the intersection.			
Operational Waste Management Plan					
D19.		Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:	Management Plan - Waste (17/12/2020, Revision No: 2.10)		Compliant
	a)	detail the type and quantity of waste to be generated during operation of the development;			
	b)	describe the handling, storage and disposal of all waste streams generated on site, consistent with the 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);			
	c)	detail the materials to be reused or recycled, either on or off site; and			
	d)	include the Management and Mitigation Measures included in the EIS and RtS.			
Site Audit Report and Site Audit Statement					
D20.		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(s).		Site Audit Statement and Report were not available at the time of Operational Audit reporting (February 2023)	Non Compliant
Landscaping					
D21.		Prior to the commencement of operation, the Applicant must prepare an Operational Landscape Management Plan to manage the landscaping on-site, to the satisfaction of the Certifier. The plan must describe the ongoing monitoring and maintenance measures to manage landscaping.	Landscape Maintenance Manual (12/9/2022)	Landscape Maintenance Manual was prepared prior to commencement of operation, however evidence could not be sourced to confirm this was to the satisfaction of the Certifier.	Non Compliant
Waste Collection					

Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status
D22.		Prior to the commencement of the operation, the Certifier must be satisfied the waste management and storage areas have been completed in accordance with Council Waste management requirements.	SESLHD Letter correspondence 13/4/2023, Head of Capital Works	Waste management and storage areas have been completed in accordance with Council Waste management requirements.	Compliant
Noise Mitigation Measures					
D23.		Prior to the commencement of the operation, the Certifier must be satisfied the noise mitigation measures have been completed in accordance with the Noise Mitigation Strategy (condition A30) if required.	Randwick Hospital Redevelopment - CC2, Condition A30 & B61 (Acoustic Logic, 24/1/2020 REF No: 20191464.1/2401A/R0/SN)		Compliant
Part E - Post Occupation					
Operation of Plant and Equipment					
E1.		All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.		At the time of Audit 5 the IASB was an completed empty shell building awaiting fitout. As such, the SSD was not considered fully operational.	Not Triggered
Warm Water Systems and Cooling Systems					
E2.		The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) 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.		As above	Not Triggered
Operational Noise Limits					
E3.		The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the Noise and Vibration Impact Assessment, Issue 5, dated 5 August 2019, prepared by Acoustic Studio		As above	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 of each stage of the development to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in Noise and Vibration Impact Assessment, Issue 5, dated 5 August 2019, 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.		As above	Not Triggered
E5.		Within six months of commencement of operation, the Applicant must undertake operational noise monitoring to identify the actual noise performance of the development and prepare an Operational Noise Report to document this monitoring. The Report must include, but not be limited to:		As above	Not Triggered
	a)	noise monitoring to assess compliance with the operational noise levels predicted in the Noise and Vibration Impact Assessment, dated 5 August 2019 and prepared by Acoustic Studio;		As above	
	b)	9+		As above	
	c)	methodology, location and frequency of noise monitoring undertaken, including monitoring sites at which project noise levels are ascertained, with specific reference to locations indicative of impacts on sensitive receivers;		As above	
	d)	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;		As above	
	e)	any required recalibrations of the noise model taking into consideration factors such as actual traffic numbers;		As above	
f)	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		As above		

Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status
	g)	mitigation measures, if monitoring undertaken in accordance with this condition identifies that the noise criteria determined in accordance with the NSW Road Noise Policy (DECCW, 2011) is exceeded, including architectural treatment. These mitigation measures must be offered to affected residences.		As above	
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 required in accordance with condition E5(g) (where accepted) within one month of completing the operational noise monitoring referred to in condition E5.		As above	Not Triggered
Green Travel Plan					
E7.		A final/revised Green Travel Plan is to be submitted to the Planning Secretary within 18 months of occupation. The final Green Travel Plan should include consideration of journey to work patterns and behaviours identified by a staff/students/visitor travel survey taken during the first 12 months of opening of the institution.		As above	Not Triggered
E8.		The Green Travel Plan required by condition D9 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.		As above	Not Triggered
Traffic Management Plan					
E9.		Within six months of commencement of operations, a Road Safety Audit must be undertaken by a suitably qualified and experienced person of the Hospital Road/Magill Street intersection in relation to vehicular, bicycle and pedestrian movements and if required, include mitigation measures to ensure the efficient operation of the intersection and safety for pedestrians and all road users, including cyclists. The Applicant must provide a copy of the Road Safety Audit to the Planning Secretary and implement any mitigation measures within 12 months of commencement of operations, or unless otherwise agreed by the Planning Secretary.		As above	Not Triggered
Ecologically Sustainable Development					
E10.		Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition B8, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.		As above	Not Triggered
Outdoor Lighting					
E11.		Notwithstanding condition B9, 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.		As above	Not Triggered
Landscaping					
E12.		The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition B23 for the duration of occupation of the development.		As above	Not Triggered
Hazards and Risk					
E13.		The Applicant must store all chemicals, fuels and oils used on-site in accordance with:		As above	Not Triggered
	a)	the requirements of all relevant Australian Standards; and		As above	
	b)	the EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual' if the chemicals are liquids.		As above	
E14.		In the event of an inconsistency between the requirements of condition E13(a) and E13(b), the most stringent requirement must prevail to the extent of the inconsistency.		As above	Not Triggered
Dangerous Goods					
		Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with:		As above	
	a)	all relevant Australian Standards;		As above	

Condition of Consent	Part/Sub-part	Condition	Evidence	Comment	Audit Status
E15.	b)	for liquids, a minimum bund volume requirement of 110% of the volume of the largest single stored volume within the bund; and		As above	Not Triggered
	c)	the Environment Protection Manual for Authorised Officers: Bunding and Spill Management – technical bulletin (EPA, 1997).		As above	
	d)	The Applicant must ensure that the dangerous goods quantities at any time within the development and transported to and from the development will not exceed the screening threshold quantities listed in the Department’s Hazardous and Offensive Development Guidelines, Applying SEPP 33.		As above	
E16.		In the event of an inconsistency between the requirements E15(a) to E15(c) , the most stringent requirement must prevail to the extent of the inconsistency.		As above	Not Triggered
External Signage					
E17.		The signage types and locations are to be consistent and integrated with the Acute Services Building and in accordance with the signage examples in the Architectural Design Statement prepared by BVN Terroir dated 23 October 2019 Revision 10.		As above	Not Triggered



Appendix C Consultation

Olivia Merrick

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

Good afternoon Olivia

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

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

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

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

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

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

Cheers

Rob

Rob Sherry
Team Leader Compliance – Government Projects

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



The Department of Planning and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

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

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

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

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

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

Dear compliance team,

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

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

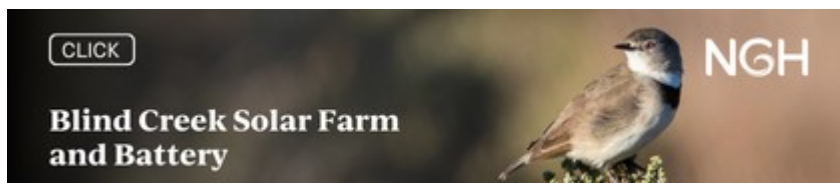
As per previous audits, the site inspection component for these projects will be held concurrently, as they are being delivered by the same contractor. Two separate reports will be prepared as per previous audits.

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

Regards

Olivia Merrick
Principal Environmental Compliance

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



Olivia Merrick

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

Hi Olivia

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


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

Please advise if you require further information.

Kind Regards

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



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

 Please consider the environment before printing this email.

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

Dear sir/ madam,

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

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

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

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

Regards

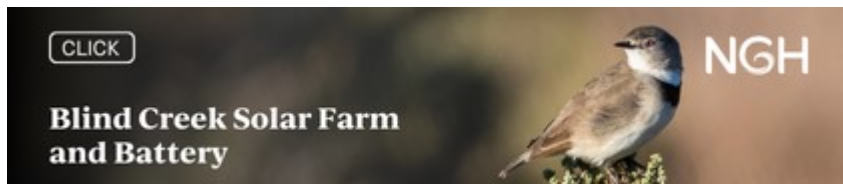
Olivia Merrick

Principal Environmental Compliance

m: 0401 552 264

e. olivia.m@nghconsulting.com.au

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

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NGH Pty Ltd

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

GOLD COAST

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

SYDNEY REGION

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

BEGA

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

MELBOURNE

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

TOWNSVILLE

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

BRISBANE

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

NEWCASTLE - HUNTER & NORTH COAST

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

WAGGA WAGGA - RIVERINA & WESTERN NSW

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

CANBERRA

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

SUNSHINE COAST

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

WODONGA

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