



Prince of Wales Hospital  
Addition to approved Acute Services Building

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# Pre-Operation Compliance Report

March 2023

Version 1.0

Application No. SSD 10339

## Contents

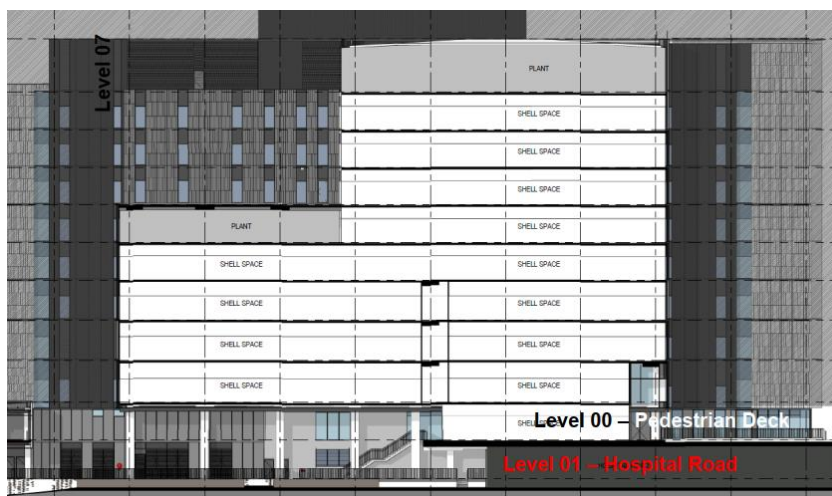
1. Executive Summary .....	2
2. Introduction.....	4
2.1 Project Name and Project Application Number .....	4
2.2 Project Address.....	4
2.3 Name of the Compliance Report.....	4
2.4 Project Phase.....	4
2.5 Project Activities Summary.....	4
2.5.1 Authorities .....	4
2.5.2 Construction Activities .....	4
2.5.3 Consultation .....	5
2.6 Development Footprint.....	5
2.7 Site Inspection.....	6
3. Compliance Status Summary .....	7
4. Non-Compliances.....	7
5. Previous Report Actions.....	8
Appendix A – Compliance Table for the Prince of Wales Hospital – Addition to the approved ASB – SSD 10339.....	11

## 1. Executive Summary

The Prince of Wales Hospital - Addition to approved Acute Services Building was approved on 18 December 2019 through Development Consent SSD10339. The approved development interfaces intimately with the Prince of Wales Hospital Expansion Stage 1 approved under SSD9113, sharing the Eastern boundary with the Acute Services Building (ASB) and facilitating connection to the main Randwick Health Campus (RHC). The Project is a critical component in the vision of the NSW Government and Randwick Health Collaboration's vision for the creation of the Randwick Health and Innovation Precinct (RHIP).

Development Consent SSD 10339 is for the addition to the Acute Services Building (for which site works have commenced under a separate approval) and comprises the following scope of works:

- Construction of a 10 storey addition to the eastern elevation of the approved ASB extending above Hospital Road;
- Lowering of Hospital Road and closure at High Street;
- Opening of Magill Street for through traffic access;
- Installation of a boom gate at the eastern end of Magill Street;
- Landscaping and public domain works;
- Utility services and stormwater infrastructure works; and,
- Excavation.



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

An application for Development Consent was lodged with the now NSW Department of Planning and Environment (the Department) in 2019 along with an accompanying Environmental Impact Statement. Development Consent was granted on 18 December 2019 under Section 4.38 of the Environmental Planning and Assessment Act 1979 (EP&A Act), SSD10339, subject to a set of Conditions of Consent (CoCs).

Two modifications have been lodged since consent was granted, with one approved and one withdrawn by the applicant. A summary of the approved modification is set out below.

Documents relating to the assessment and determination of the Project and its modifications are located at the Department's major projects website, refer <https://www.planningportal.nsw.gov.au/major-projects/projects/prince-wales-hospital-addition-approved-acute-services-building>

### Modification 1

On 20 February 2020, SSD 10339 Modification 1 (MOD 1) was lodged, which comprised the following amendment to the approved Development Consent:

- Amending condition B40 to reference the updated methodology and management strategy in relation to Aboriginal Heritage.
- Adjustment to the requirements to Modify Condition A15 of related Development Consent SSD9113 relating to the Acute Services Building main works.

This Modification Application was approved on 6 March 2020.

Health Infrastructure (HI) appointed Lendlease Constructions (LLC) to deliver the construction activities as Principal Contactor in accordance with the requirements of SSD 10339.

The Addition to the approved ASB is nearing completion and occupation is anticipated on 31 March 2023.

This Pre-Operation Compliance Report has been prepared for the Prince of Wales Hospital – Addition to the approved ASB development in order to satisfy Conditions B27 – B32 of the SSD Approval. Accordingly, A Pre-Operation Compliance Report for the development must be carried out in accordance with the *Compliance Reporting Post Approval Requirements (Department 2018)*. Please refer to the extract of the relevant conditions in Table 1 below.

ID	Condition
B27	<b>Compliance Reporting</b> 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.
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: a) a Pre-Construction Compliance Report must be submitted to the Planning Secretary prior to commencement of construction; b) a Pre-Operational Compliance Report must be submitted to the Planning Secretary prior to commencement of operation and/or use; and 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.
B29	Compliance Reports of the development must be prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018, or as amended)
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.
B31	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.
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.

**Table 1:** Applicable conditions under the SSD Approval

As a result, this compliance review has been undertaken in accordance with the requirements set out by DPE's Compliance Reporting Post Approval Requirements document dated June 2018.

## 2. Introduction

### 2.1 Project Name and Project Application Number

The name of this project is the 'Prince of Wales Hospital Expansion – Addition to the approved Acute Services Building'. Application Number: SSD10339.

### 2.2 Project Address

The site address for 'The Prince of Wales Hospital – Addition to the approved Acute Services Building' development is 220 Avoca Street, Randwick (Lot 1 DP870720) & High Street, Randwick (Lot 101 DP1282403)

### 2.3 Name of the Compliance Report

In accordance with the Compliance Reporting Post Approval Requirements (June 2018), this report is the 'Pre-Operation Compliance Report'.

### 2.4 Project Phase

The Prince of Wales Hospital – Addition to the approved Acute Services Building development is currently within the Pre-Operation phase.

### 2.5 Project Activities Summary

In this reporting period the project has completed the following activities;

- Finalisation of the remaining construction activities on site.
- Building Commissioning and Handover activities.

#### 2.5.1 Authorities

##### **Infrastructure Approval**

Infrastructure Approval for the Prince of Wales Hospital Expansion Stage 1 development was received on 27 February 2019. The following Modifications have been approved:

- Mod 1 – (approved 10 February 2020).
  - Update administrative conditions in relation to staging of the development satisfying conditions;
  - Amending condition B63 in relation to the timing and location of the End of Trip Facilities; and
  - Amending condition C28 reflecting the correct authority for seepage and stormwater.
- Mod 2 – (Withdrawn).
  - Changes to conditions D14 and D15 in relation to the timing of achieving the Green Travel Plan (GTP) Mode shift and Carparking re-allocation due to COVID-19 impacts.

##### **BCA Completion Certificate**

A final BCA completion certificate is currently being prepared by the certifier (McKenzie Group) for the Addition to the approved ASB. Once available this will be provided to LLB and the Applicant. Once the completion certificate is awarded, occupation can commence.

#### 2.5.2 Construction Activities

All construction activities associated with the Prince of Wales Hospital – Addition to the approved ASB

SSD10339 are nearing completion.

### 2.5.3 Consultation

All consultation required as part of the Prince of Wales Hospital – Addition to the approved ASB SSD10339 development with community and authorities has now been completed. Evidence of the consultation has been recorded.

SESLHD and UNSW will continue to consult as required with the relevant community (including staff and patients) and authorities as required to ensure compliance and best practice operation of the addition to the ASB.

### 2.6 Development Footprint

Figure 1 below provide reference to the building footprint, boundaries, construction and operational disturbance areas, and adjacent relevant land uses. Figure 1 also shows the Subject Site in relation to the Future Stage to the north (subject to separate development consent SSD-10831778).

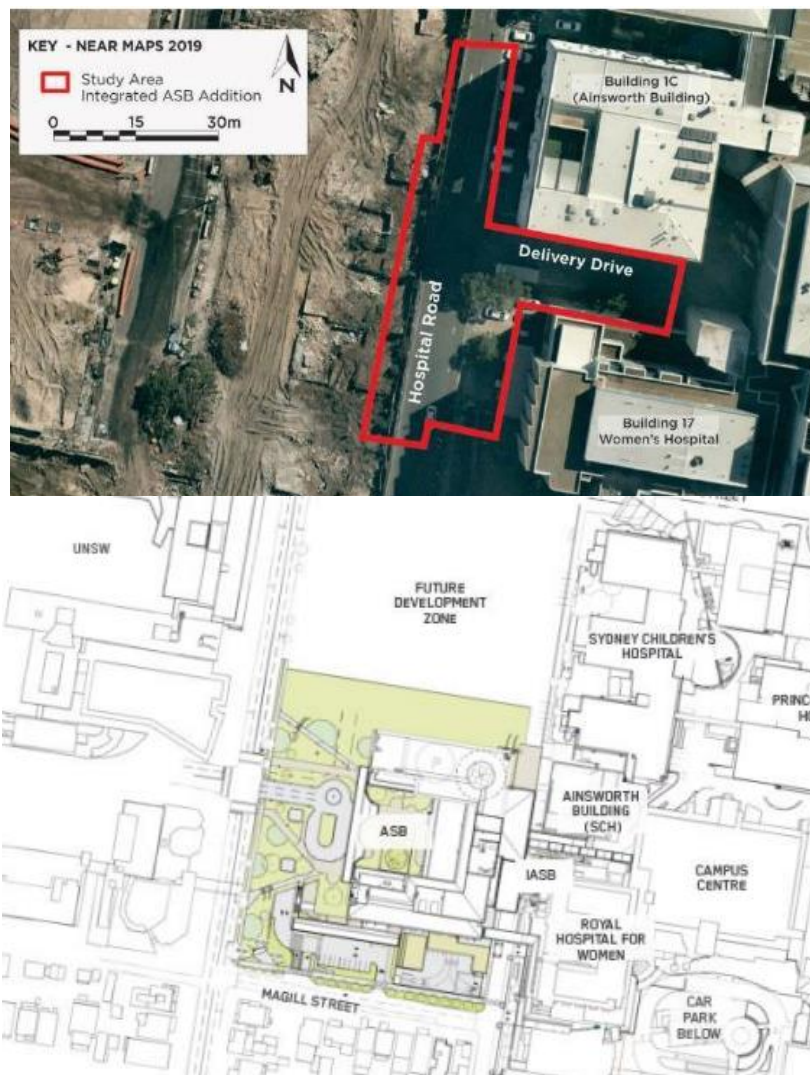


Figure 1 – Subject Site

## 2.7 Site Inspection

The images included below provide an overall indication of the status of the Prince of Wales Hospital - Addition to the approved ASB development site.



### 3. Compliance Status Summary

The compliance status for each requirement or commitment has been assessed in accordance with the criteria in Table 2 of Compliance Reporting Post Approval Requirements (June 2018).

Status	Description
Compliant (C)	The proponent has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with.
Non-compliant (NC)	The proponent has identified a non-conformance with one or more of the elements of the requirement.
Not triggered (NT)	A requirement has an activation or timing trigger that has not been met at the time when the compliance assessment is undertaken, therefore an assessment of compliance is not relevant.

**Table 2 - Compliance Status Descriptors**

Please refer to **Appendix A - Compliance Table for the Prince of Wales Hospital – Addition to the Acute Services Building** for the detailed compliance assessment and commentary of the conditions.

### 4. Non-Compliances

There are no new construction non-compliances identified in this reporting report. The previous non-compliances are closed as identified in Section 5 – Table 3 below.



## 5.Previous Report Actions

A summary of previous report actions is included in Table 3 below.

Table 3 – Non-Compliances Identified in Independent Audit #4 (12 September 2022)					
Condition of Approval	Requirement	Details of Non-compliance	Auditor Recommended Action	Action / Timing / Evidence	Status
A25	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <ol style="list-style-type: none"> <li>a) make the following information and documents (as they are obtained or approved) publicly available on its website:               <ol style="list-style-type: none"> <li>i. the documents referred to in condition A2 of this consent;</li> <li>ii. all current statutory approvals for the development;</li> <li>iii. all approved strategies, plans and programs required under the conditions of this consent;</li> <li>iv. regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent</li> <li>v. a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs</li> <li>vi. a summary of the current stage and progress of the development;</li> <li>vii. contact details to enquire about the development or to make a complaint;</li> <li>viii. a complaints register, updated monthly;</li> <li>ix. audit reports prepared as part of any independent audit of the development and the Applicant's</li> </ol> </li> </ol>	<p>Plans, programs and strategies are on the website. However, not all of the latest versions were not available.</p> <p>CCR 3 was not available on the website.</p> <p>The noise, vibration and dust monitoring results up to June 2020 are on the website. No latter results are available</p>	Update the website	<p>The website (planning portal) should be updated by the Project Team with the most recent plans, programs and strategies.</p> <p>Lendlease has provided all updated documents to Health Infrastructure to be uploaded on to the portal.</p> <p>Action to be taken: Project Team will update the portal accordingly.</p>	Closed

Table 3 – Non-Compliances Identified in Independent Audit #4 (12 September 2022)					
Condition of Approval	Requirement	Details of Non-compliance	Auditor Recommended Action	Action / Timing / Evidence	Status
	<p>response to the recommendations in any audit report;</p> <p>x. any other matter required by the Planning Secretary; and</p> <p>keep such information up to date, to the satisfaction of the Planning Secretary.</p>				
C4	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>a) between 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>b) between 8am and 5pm, Saturdays.</p> <p>No work may be carried out on Sundays or public holidays.</p>	<p>Three complaints were received in relation to deliveries being undertaken out of hours:</p> <ul style="list-style-type: none"> <li>26/06/20221- concrete delivery after 10:30pm</li> <li>28/06/2021 - float out of piling rig at 3:30am</li> <li>19/02/2022 - road furniture reinstatement at 4am</li> </ul>	Complaints closed out - no further action	No further action	Closed
C15	<p>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.</p>	<p>One complaint received:</p> <ul style="list-style-type: none"> <li>28/06/2021 - float out tuck parked on Hospital road from 2:30am to 3:30am</li> </ul>	Complaint closed out - no further action	No further action	Closed

Table 3 – Non-Compliances Identified in Independent Audit #4 (12 September 2022)					
Condition of Approval	Requirement	Details of Non-compliance	Auditor Recommended Action	Action / Timing / Evidence	Status
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 condition 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	Some out of hours deliveries are required due to restrictions in travelling hours for over size deliveries such as piling rig floats and bridges. The road furniture reinstatement complaint was following the transportation of a bridge section through the area earlier in the night and was required to be reinstated for traffic safety.	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 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).	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	Noise and vibration monitoring is now complete. The website (planning portal) should be updated by the Project Team with the most recent plans, programs and strategies. Lendlease has provided all updated documents to Health Infrastructure to be uploaded on to the portal. Action to be taken: Project Team will update the portal accordingly.	Closed

**Table 3 – Previous Actions from Independent Audit #4**

## Appendix A – Compliance Table for the Prince of Wales Hospital – Addition to the approved ASB – SSD 10339

Condition of Approval	Compliance Requirement	Evidence Collected	Findings and Recommendations	Status
<b>Notice of Occupation</b>				
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. No further action for the Applicant.	Non-compliant
<b>External Walls and Cladding</b>				
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.	The Certifying Authority has confirmed documented evidence has been provided to its satisfaction.	No further action for the Applicant.	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.	The Certifying Authority has confirmed documented evidence has been provided to its satisfaction.	No further action for the Applicant.	Compliant
<b>Post Construction Dilapidation Report</b>				
D4	Prior to occupation of the building, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is: a) to ascertain whether the construction created any structural damage to adjoining and nearby buildings or infrastructure including those referenced in condition B6. b) to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining and nearby buildings or infrastructure, the Certifying Authority must:	The Certifying Authority has confirmed documented evidence has been provided to its satisfaction.  Email evidence sighted showing Contractor has submitted this documentation to Council.  Monthly meetings occurring between the	No further action for the Applicant.	Compliant

Condition of Approval	Compliance Requirement	Evidence Collected	Findings and Recommendations	Status
	<ul style="list-style-type: none"> <li>i. compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and</li> <li>ii. have written confirmation from the relevant authority/owner that there is no adverse structural damage to their infrastructure, roads and/or property</li> </ul> <p>c) to be forwarded to Council.</p>	Applicant, Contractor and Council, where the dilapidation report is discussed. Meeting minutes sighted.		
<b>Protection of Public Infrastructure</b>				
D5	<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <ul style="list-style-type: none"> <li>a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and</li> <li>b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.</li> </ul>	<p>Any damage caused to any applicable authority's assets in the vicinity of the subject site have been repaired.</p> <p>This has been confirmed in site walks and emails.</p>	No further action for the Applicant.	Compliant
<b>Protection of Property</b>				
D6	<p>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.</p>	<p>Any damage caused to any property in the vicinity of the subject site have been repaired.</p> <p>This has been confirmed in site walks and emails.</p>	No further action for the Applicant.	Compliant
<b>Utilities and Services</b>				
D7	<p>Prior to the commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.</p>	Compliance Certificate for water and sewerage sighted.	No further action for the Applicant.	Compliant
<b>Works as Executed Plans</b>				

Condition of Approval	Compliance Requirement	Evidence Collected	Findings and Recommendations	Status
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.	The Certifying Authority has confirmed documented evidence has been provided to its satisfaction.	No further action for the Applicant.	Compliant
<b>Travel Demand Management Strategy and Green Travel Plan</b>				
D9	<p>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</p> <ul style="list-style-type: none"> <li>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;</li> <li>b) include objectives and modes 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;</li> <li>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;</li> <li>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;</li> <li>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;</li> <li>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;</li> <li>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</li> <li>h) nominate the party/parties responsible for implementing the Travel Plan and its ongoing monitoring and review, including the</li> </ul>	Green Travel Plan document from 2018 and updated version from 2023 have been provided.	No further action for the Applicant.	Compliant

Condition of Approval	Compliance Requirement	Evidence Collected	Findings and Recommendations	Status
	delivery of actions and associated mode share targets.			
<b>Mechanical Ventilation</b>				
D10	<p>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:</p> <ul style="list-style-type: none"> <li>a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes;</li> <li>b) The BCA and the development consent and any relevant modifications; and</li> <li>c) any dispensation granted by the NSW Fire Brigade.</li> </ul>	The Certifying Authority has confirmed documented evidence has been provided to its satisfaction.	No further action for the Applicant.	Compliant
<b>Operational Noise - Design of Mechanical Plant and Equipment</b>				
D11	<p>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.</p>	The Certifying Authority has confirmed documented evidence has been provided to its satisfaction.	No further action for the Applicant.	Compliant
<b>Road Damage</b>				
D12	<p>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.</p>	<p>Any damage caused to Council or other Public Authority's assets in the vicinity of the site have been repaired.</p> <p>This has been confirmed in site walks and emails.</p>	No further action for the Applicant.	Compliant
<b>Fire Safety Certification</b>				

Condition of Approval	Compliance Requirement	Evidence Collected	Findings and Recommendations	Status
D13	Prior to the final occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	Council and relevant authority has confirmed receipt of the Fire Safety Certificate. The Fire Safety Certificate is displayed in the building, confirmed via site walks.	No further action for the Applicant.	Compliant
<b>Structural Inspection Certificate</b>				
D14	A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority prior to the commencement of operation. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: <ul style="list-style-type: none"> <li>a) the site has been periodically inspected and the Certifying Authority is satisfied that the structural works is deemed to comply with the final design drawings</li> <li>b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s; and</li> </ul>	The Certifying Authority has confirmed documented evidence has been provided to its satisfaction and submitted to Council.	No further action for the Applicant.	Compliant
<b>Warm Water Systems and Cooling Systems</b>				
D15	The installation, operation and maintenance of water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and the relevant parts of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	The Certifying Authority has confirmed documented evidence has been provided to its satisfaction.	No further action for the Applicant.	Compliant
<b>Outdoor Lighting</b>				



Condition of Approval	Compliance Requirement	Evidence Collected	Findings and Recommendations	Status
D16	<p>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:</p> <ul style="list-style-type: none"> <li>a) comply with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and</li> <li>b) be mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.</li> </ul>	<p>The Certifying Authority has confirmed documented evidence has been provided to its satisfaction.</p>	<p>No further action for the Applicant.</p>	<p>Compliant</p>
<b>Signage</b>				
D17	<p>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.</p>	<p>Bicycle way-finding signage has been confirmed as installed during site walks between the Contractor and Project Team.</p>	<p>No further action for the Applicant.</p>	<p>Compliant</p>
<b>Traffic Management Plan</b>				
D18	<p>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:</p> <ul style="list-style-type: none"> <li>c) be prepared by a suitably qualified and experienced person(s);</li> <li>d) be prepared in consultation with Council;</li> <li>e) detail the measures to ensure road safety and network efficiency, particularly in relation to the entry/exits points to the hospital car park;</li> <li>f) details of the operation of the boom gate; and</li> <li>g) contain a Traffic Monitoring Program to monitor the impact of increased traffic using the intersection.</li> </ul>	<p>The Traffic Management Plan has been sighted and was prepared in consultation with Council as evidenced through monthly Council meetings and email correspondence.</p>	<p>No further action for the Applicant.</p>	<p>Compliant</p>
<b>Operational Waste Management Plan</b>				

Condition of Approval	Compliance Requirement	Evidence Collected	Findings and Recommendations	Status
D19	<p>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:</p> <ul style="list-style-type: none"> <li>a) detail the type and quantity of waste to be generated during operation of the development;</li> <li>b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); and</li> <li>c) detail the materials to be reused or recycled, either on or off site; and</li> <li>d) include the Management and Mitigation Measures included in the EIS and RtS.</li> </ul>	<p>Waste management plan sighted.</p> <p>The Certifying Authority has confirmed documented evidence has been provided to its satisfaction.</p>	<p>No further action for the Applicant.</p>	Compliant
<b>Site Audit Report and Site Audit Statement</b>				
D20	<p>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).</p>	<p>Site Audit Statement and Report are currently under development.</p>	<p>Provide Statement and Report when available.</p>	Non-Compliant
<b>Landscaping</b>				
D21	<p>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.</p>	<p>The Landscape Management Plan has been sighted.</p> <p>The Certifying Authority has confirmed documented evidence has been provided to its satisfaction.</p>	<p>No further action for the Applicant.</p>	Compliant
<b>Shared Path</b>				

Condition of Approval	Compliance Requirement	Evidence Collected	Findings and Recommendations	Status
D20	Prior to the commencement of operation, the Applicant must provide a 2.2 metre wide strip of land along the Botany Street frontage of the site and deliver a minimum 4 metre wide shared pedestrian/bicycle path to the satisfaction of Council, unless an alternative strategy for the delivery of pedestrian and bicycle paths is developed by the Randwick Collaboration Area partners for the Randwick Health and Education Precinct and agreed to by the Planning Secretary. If an alternative strategy is developed, all pedestrian and bicycle paths on, or adjoining the site are to be delivered prior to operation to the satisfaction of Council and in accordance with the strategy.	A 4 metre wide strip of land has been developed into a shared pedestrian / bicycle path.  Council has confirmed this is acceptable during site walks and Monthly Meetings between the Applicant, Council and Contractor.	No further action for the Applicant.	Compliant
D21	Prior to the commencement of operation, the Applicant must replace all kerb and gutter and associated infrastructure, re-turf, and construct new footpaths for the full length of the Botany Street and Magill Street site frontage to Council's specifications.	Kerbs, gutters, associated infrastructure, re-turf, and new footpaths have been constructed on the full length of the Botany Street and Magill Street to Council's specifications.  Council has confirmed this is acceptable during site walks and Monthly Meetings between the Applicant, Council and Contractor.	No further action for the Applicant.	Compliant
<b>Waste Collection</b>				
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	The Certifying Authority has confirmed documented evidence has been provided to its satisfaction.	No further action for the Applicant.	Compliant
<b>Noise Mitigation Measures</b>				
D24	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.	The Certifying Authority has confirmed documented evidence has been provided to its satisfaction.	No further action for the Applicant.	Compliant

