

Prepared for
Hansen Yuncken Pty Ltd

Prepared by
Ramboll Australia Pty Ltd

Date
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Project Number
318001771-002

INDEPENDENT ENVIRONMENTAL AUDIT 2

SSD 10822510 HEALTH TRANSLATION HUB

INDEPENDENT ENVIRONMENTAL AUDIT 2 SSD 10822510, HEALTH TRANSLATION HUB

Revision **Final**
Date **23 February 2024**
Made by **Vanessa Perkins and Jenny Auld**
Checked by **Emily Rowe**
Approved by **Emily Rowe and Victoria Sedwick**
Description **Independent Environmental Audit of SSD 10822510,
Health Translation Hub**
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This document is issued to Hansen Yuncken Pty Ltd for the purposes of an Independent Environmental Audit of the construction of the Health Translation Hub. It should not be used for any other purpose.

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GLOSSARY

AHMP	Aboriginal Heritage Management Sub Plan
CEMP	Construction Environmental Management Plan
CNVMP	Construction Noise and Vibration Management Plan
Council	Randwick City Council
CSWMP	Construction Soil and Water Management Plan
CTAP	Campus Travel Action Plan
CTPMP	Construction Traffic and Pedestrian Management Plan
CWC	Crown Works Certificate
CWMP	Construction Waste Management Plan
DCC	Driver Code of Conduct
DPE	NSW Department of Planning & Environment
DPIE	NSW Department of Planning, Industry & Environment (now DPE)
EPA	NSW Environment Protection Authority
FERP	Flood Emergency Response Plan
GTP	Green Travel Plan
IADP	Interface & Access Deed Poll
IAPAR	Independent Audit Post Approval Requirements
IEA	Independent Environmental Audit
NC	Non-compliance
NSW	New South Wales
OFI	Opportunity for Improvement
POEO	Protection of the Environment Operations
SSD	State Significant Development
TfNSW	Transport for New South Wales
UFP	Unexpected Finds Protocol

1. EXECUTIVE SUMMARY

Hansen Yuncken Pty Ltd (Hansen Yuncken) engaged Ramboll Australia Pty Ltd (Ramboll) to conduct a 2nd Independent Environmental Audit (IEA) of the Health Translation Hub development.

The development was approved by the Minister for Planning and Public Spaces under delegation as State Significant Development 10822510 (SSD 10822510) dated 15 December 2021. The Applicant for the purpose of SSD 10822510 is Health Administration Corporation. The IEA is required under Schedule 3, Conditions C36 to C43 of SSD 10822510.

The development of the Health Translation Hub is being staged. This Audit is the second IEA (herein referred to as the 'Audit' or '2nd Audit') for this development. The first audit (1st Audit) was conducted in June 2023 during the first stage where civil and in ground works were being undertaken. During this Audit Period, construction of structures was being undertaken as part of the second stage.

The objective of the Audit was to independently assess the environmental performance and compliance status of the project during the Audit Period. The Audit Period was from 23 June 2023 to 6 December 2023.

The Auditors consider management of the development by Hansen Yuncken to be of a generally high standard in relation to site management, environmental performance and documents / records management. The Auditors assessed the development to be compliant with Development Consent SSD 10822510 except for seven (7) non-compliances (NCs), as detailed in the table below. Seven recommendations have been made in relation to the non-compliances.

NC#	Condition ID	Non-compliance and Recommendation
NC1	A29	No correspondence has been provided to confirm submission of the notification of a review to DPE. Recommendation: Prepare and implement a process to ensure that DPE is notified of a review within 3 months of: the submission of a Compliance Report, incident report or IEA; approval of a modification; or issue of a direction of the Planning Secretary.
NC2	B33	The Operational Waste Management Plan (OWMP) and the design statements provided do not reference specific Randwick City Council (RCC) guidelines / standards or make provision for a separate and secure clinical waste storage area. Recommendation: Review and revise the OWMP to so that the design of the operational waste storage area must be in accordance with Council's standards. Note, the OWMP is also required to meet the requirements of Condition D27.
NC3	C3	Concreting works were extended outside the approved hours on one occasion due to earlier inclement weather and because Hansen Yuncken considered that the circumstances of Condition C4(b) had been triggered. However, the Auditor consider that Condition C4(b) circumstances were not triggered and construction activities should be planned considering foreseeable weather conditions as necessary. The Auditors acknowledge, as noted by Hansen Yuncken, that the decision was made to avoid structural inadequacies, as well as potential safety, property and environmental risks. Recommendation: Plan construction activities taking weather forecasts into consideration and adhere to the approved construction hours at all times in accordance with Conditions C3 to C6.
NC4	C6	An out of hours noise complaint has been recorded on the complaints register for 'rock breaking, hammering and similar works after 5pm on weekdays'. The response provided for the complaint recorded advised 'Workforce notified and ceased working that day.' Recommendation: Ensure all work personnel understand the high noise level construction hours as specified in the consent condition.
NC5	C9	Graffiti was not successfully removed from hoarding within 48 hours of its application at one location on the site. Recommendation: Ensure that all graffiti is successfully removed within 48 hours of its application by vandals. Consider recording the application of graffiti in the incident register as a means of tracking when it was applied and when its removal was actioned and successful with justification for late removal provided as necessary.
NC6	C24	Hansen Yuncken provided documentation previously submitted for Condition B32 requirements in the 1st IEA, which does not certify compliance with the requirements of Condition C24, particularly the stormwater management system capacity in Condition C24(d) Recommendation: Prepare an operational stormwater management system that meets the requirements of Condition C24 and submit it to the satisfaction of the Certifier.

NC#	Condition ID	Non-compliance and Recommendation
NC7	C30	<p>Bingo's Monthly Waste Report does not record the proposed reuse, recycling and disposal locations for the duration of construction. It is understood that the waste materials are sorted off-site before being transferred to the ultimate 'reuse, recycling and disposal' locations.</p> <p>Recommendation: In addition to recording the quantities of each waste type generated, record and report the 'reuse, recycling and disposal' locations for the duration of construction.</p>

Recommendations have been made in relation to eight (8) opportunities for improvement as summarised in the following table.

Condition ID	Opportunity for Improvement
A15	<p>Hansen Yuncken did not seek to consult directly with the Sydney Light Rail Operator, Transdev, regarding the CTPMP Addendum.</p> <p>Recommendation: Where a strategy, plan (including management plan, architectural or design plan), or program is updated, ensure that required consultation occurs unless the Department has agreed otherwise.</p>
A22	<p>Only the current project update was publicly available on the website at the time of the site visit. Similarly the Complaints Register is a single document and it does not appear to be updated on a monthly basis, as required.</p> <p>Recommendation: Ensure all project updates (previous months and current) are maintained on the website. Update the Complaints Register on a monthly basis, even if there have been no complaints during the previous month.</p>
B4	<p>The structural drawings were checked and initialled by a practicing structural engineer but they were not signed.</p> <p>Recommendation: For future CWCs, submit certified structural drawings that have been signed by a suitably qualified structural engineer to the Certifier.</p>
B36	<p>RCC was satisfied with arrangements to enable the construction of the Botany Street Pedestrian Bridge, subject to a number of requirements and comments.</p> <p>Recommendation: Ensure RCC's requirements and comments are addressed to the satisfaction of RCC prior to the construction of the bridge.</p>
C5	<p>The notification of the delivery and erection of Tower Crane 1 did not indicate that work would be conducted out of hours. However, the notification of the second tower crane delivery and erection did refer to out of hours work.</p> <p>Recommendation: Ensure that notifications for out of hours work clearly indicate when the work involves out of hours work, as applicable.</p>
C7	<p>During the site visit the Auditors observed a number of empty chemical containers stored outside bunded areas or an appropriate waste bin.</p> <p>Recommendation: Ensure all chemical containers are stored within dedicated chemical storage areas or in an appropriate and segregated waste bin for disposal as a trackable waste in accordance with Part 4 of the Protection of the Environment Operations (Waste) Regulation 2014.</p>
C11	<p>Noise monitoring data was reported as "1d averages", which is not in accordance with the CNVMP, where noise levels and construction Noise Management Levels (NMLs) are based on $L_{Aeq,15min}$ noise levels.</p> <p>Noise monitoring data indicated that the noise levels were less than the Highly Noise Affected NML of 75 dB(A) but appeared to exceed the Noise Affected NML for NCA 4 (R3 Residential) of 57 dB(A) most of the time during working hours although it is difficult to assess accurately due to the resolution and scale of the trends (1 graph per month).</p>

Condition ID	Opportunity for Improvement
C28	<p>Noise monitoring data was unavailable from about the 02-27/11/23 that Hansen Yuncken advised was due to a power supply failure to the monitor.</p> <p>Recommendation: Provide noise monitoring data that reports LAeq,15min noise levels in accordance with the CNVMP and compare the noise monitoring data to both the Noise Affected NML and the Highly Noise Affected NML. The trends should be provided with sufficient resolution (e.g. 1 week per trend) and a regular Y axis scale (e.g. 5 dB(A) intervals) to readily discern the noise level performance relative to the NMLs and show when additional mitigation respite periods are implemented, as appropriate.</p> <p>Implement additional mitigations measures, as recommended in the CNVMP (e.g. acoustic screening and respite periods) for noisier activities where feasible and reasonable.</p> <p>Implement an improved process to regularly check that monitoring data is being collected so that faults are rectified in a timely manner.</p> <p>The Bingo Industries, Monthly Waste Report, listed "Recyclable Soil / Sand / Rubble Fines", which is inconsistent with the in situ waste classifications for General Solid Waste (Non-putrescible) and VENM. The fill /soil that was classified as General Solid Waste (Non-putrescible), some which contained plastic, glass and textile material, should not be 'recycled'.</p> <p>Recommendation: Segregate soil/sand/rubble/fill classified as General Solid Waste (Non-putrescible) from recyclable materials such as VENM. Ensure that the VENM waste stream is referred to as VENM in the Bingo reports to distinguish it from General Solid Waste (Non-putrescible).</p>

2. INTRODUCTION

2.1 Background

Hansen Yuncken Pty Ltd (Hansen Yuncken) engaged Ramboll Australia Pty Ltd (Ramboll) to conduct an Independent Environmental Audit (IEA) of the Health Translation Hub project.

The development was approved by the Minister for Planning and Public Spaces under delegation as Significant State Development 10822510 (SSD 10822510) dated 15 December 2021. The Applicant for the purpose of SSD 10822510 is Health Administration Corporation. The IEA is required under Schedule 3, Conditions C36 to C43 of SSD 10822510.

Under Schedule 3 of SSD 10822510, the Development Consent Conditions are divided into five parts as follows:

- Part A Administrative Conditions
- Part B Prior to Commencement of Construction
- Part C During Construction
- Part D Prior to Commencement of Operation
- Part E Post Occupation

The development of the Health Translation Hub is being staged. During this Audit Period, construction of structures was being undertaken as part of the second stage.

2.2 Audit Team

The Audit Team comprised Emily Rowe (Lead Auditor), Victoria Sedwick (Audit oversight), Vanessa Perkins (Auditor) and Jenny Auld (Assistant Auditor) and David Ford (Auditor) of Ramboll. The Audit Report was prepared by Vanessa Perkins and Jenny Auld, and reviewed by Emily Rowe.

2.3 Audit Objectives

The objective of the Audit was to independently assess the environmental performance and compliance status of the project during the Audit Period.

2.4 Audit Scope

The scope for this Audit is taken in accordance with SSD 10822510, Conditions C36-C43 as follows:

SSD 10822510:

C36. Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.

C37. Within four weeks of the commencement of construction, an Independent Audit Schedule prepared in accordance with the Independent Audit Post Approval Requirements (2020), as amended by condition C38, must be submitted to the Planning Secretary and the Certifier.

C38. Table 1 of the Independent Audit Post Approval Requirements (2020), is amended so that the Independent Audit Schedule frequency of Independent Audits required in the construction phase is:

(a) an initial construction Independent Audit must be undertaken within 12 weeks of the notified commencement date of construction; and

(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.

C39. 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.

C40. Independent Audits of the development must be carried out in accordance with:

- (a) the Independent Audit Schedule submitted to the Planning Secretary and the Certifier under condition C36 of this consent, as amended by condition C40; and*
- (b) the Independent Audit Post Approval Requirements (2020).*

C41. In accordance with the specific requirements in the Independent Audit Post Approval Requirements (2020), the Applicant must:

- (a) review and respond separately to each Independent Audit Report prepared under condition C40 of this consent;*
- (b) submit the response to the Planning Secretary and the Certifier; and*
- (c) make each Independent Audit Report and response to it publicly available 60 days after submission to the Planning Secretary.*

C42. Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within two months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements (2020), unless otherwise agreed by the Planning Secretary.

C43. Notwithstanding the requirements of the Independent Audit Post Approval Requirements (2020), 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.

2.5 Audit Period

This is the second IEA of this development. The Audit Period is from the day after the last site visit, 23 June 2023 to the date of the site visit 6 December 2023.

3. AUDIT METHODOLOGY

3.1 Selection and Endorsement of Audit Team

All of the Ramboll Auditors referred to in Section 2.2 have training and extensive experience in conducting environmental compliance audits and are independent from Hansen Yuncken. Victoria Sedwick and Emily Rowe are certified Lead Auditors with Exemplar Global (Certificate No. 13180 and 204997, respectively). Vanessa Perkins is a certified Auditor with Exemplar Global (Certificate No. 420260). As required under the Conditions of Consent, endorsement of the Audit Team by the Department of Planning and Environment (DPE) was provided in a letter dated 05/12/23 (**Appendix B**).

3.2 Independent Audit Scope Development

The scope for this Audit was developed to assess the development's environmental performance in relation to the construction conditions of SSD 10822510, which included all post approval documents prepared to satisfy the conditions relevant to the construction stage of development.

In the Department's letter endorsing the Audit Team, DPE stated that *"The IEA program and the first IEA report must be prepared, undertaken and finalised in accordance with Schedule 2, Conditions C37, C38 and C40 of the consent and the NSW Government Independent Audit Post Approval Requirements 2020 (IAPAR). Failure to meet these requirements will require revision and resubmission."*

The Auditors sought input from DPE, Randwick City Council and the NSW Environment Protection Authority (EPA) to develop the scope of the Audit as discussed in **Section 3.5**.

3.3 Compliance Evaluation

The following forms of evidence were gathered during the conduct of the Audit:

- Site inspection of the Health Translation Hub on 6 December 2023, which included the taking of photographs;
- Review of documents, reports and other records including approvals, reports prepared to satisfy the conditions, site inspection checklists, site photographs, site plans and drawings, as well as correspondence with agencies including DPE, Randwick City Council, TfNSW and the EPA;
- Interviews of site personnel during the site walkover on 6 December 2023 (refer Section 3.4);
- Review of documents posted on the internet including project website and DPE's NSW Planning Portal SSD 10822510 websites.

3.4 Site Inspection, Meetings and Interviews

The Health Translation hub was inspected by David Ford, Vanessa Perkins and Jenny Auld on 6 December 2023. An Opening Meeting was held at the commencement of the site visit. The Agenda included Introductions, Audit Objective, Audit Scope, Audit Methodology, Audit Schedule, Other Matters and Development Progress During Audit Period. The following personnel were present for the Opening Meeting inspection and accompanied the Auditors during all or part of the site inspection:

- Justin Sut – Hansen Yuncken (Project Manager)
- Harrison Jones- Hansen Yuncken (Project Design Engineer)
- Monique Chalhoub – Hansen Yuncken (Building Cadet)

They were also present during the interview, which continued into the Closing Meeting. The Closing Meeting was brief and discussed preliminary audit findings and recommendations and post-audit actions, particularly related to the timely provision of documentation.

3.5 Consultation

The Auditors sought to consult the following authorities in accordance with IAPAR 2020 as shown in Table 1. The correspondence is provided in **Appendix E**.

Table 1: Consultation with Authorities

Authority	Contact Details	Comment
DPE	DPE Planning Portal, compliance@planning.nsw.gov.au	Letter requesting consultation emailed to DPE on 13/11/23. No response has been provided by DPE.
EPA	Environment Line, info@epa.nsw.gov.au	Letter requesting consultation emailed to the EPA on 13/11/23. Refer to Table 2 for EPA comments and the Auditors' response.
Randwick City Council	council@randwick.nsw.gov.au	Letter requesting consultation emailed to the Randwick City Council on 13/11/23. Refer to Table 3 for RCC comments and the Auditors' response.

Table 2: EPA Consultation

EPA Comment	Auditor Response
"The EPA encourages independent audits as a useful tool for industry to ensure it is meeting its environmental objectives, however the EPA does not have any specific input to provide."	Noted

Table 3: RCC Consultation

RCC Comment	Auditor Response
RCC responded on 11/12/23 and advised that "the two points for consideration relate to vegetation removal along Botany Road (recently planted trees associated with ASB on the eastern side without notification and for the removal of a gum on UNSW land on the western side that could've been covered by a SSD Mod) and the location of the construction hoardings along Botany Road obstructing the shared path".	Hansen Yuncken provided documentation to show that they had sought and obtained RCC approval for the removal of the trees along Botany Street and Tree 267 on UNSW land. Refer to Condition C17 in Table A (Appendix A). The Auditors did not observe obstruction of the pedestrian pathway along Botany Street during the site visit. Hansen Yuncken advised that "Council reviewed and approved the hoarding location as part of the [Construction Traffic and Pedestrian Management Plan] CTPMP, with a requirement to detour the shared path to the western side of Botany St to compensate for the reduction in width of the eastern side (refer to Section 3.3 of the CTPMP). No complaints were received in relation to the position of the hoarding during the Audit Period.

3.6 Compliance Status Descriptors

This Audit Report has been prepared in accordance with the requirements for an Independent Audit Methodology and Independent Audit Report in IAPAR 2020. As such, the following compliance status descriptors have been used:

Compliant	The auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit.
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- Non-compliant The auditor has determined that one or more specific elements of the conditions or requirements have not been complied with within the scope of the audit.
- Not triggered A requirement has an activation or timing trigger that has not been met at the time when the Audit is undertaken, therefore an assessment of compliance is not relevant.

Observations are made that identify opportunities for improvement (OFI).

4. AUDIT FINDINGS

4.1 Approval and Document List

The following approvals and documents provided by Hansen Yuncken and/or available on the project website, were reviewed by the Auditors:

- ACOR Consultants, Construction Soil and Water Management Plan, 27/03/23
- ACOR Consultants, Flood Emergency Response Plan, 27/03/23
- Aggregate Material Testing, 23/06/23
- AMBS Ecology & Heritage, UNSW Health Translation Hub: Aboriginal Heritage Management Sub Plan
- AMBS Ecology & Heritage, UNSW Health Translation Hub: Aboriginal Heritage Management Sub Plan, Final, 14 June 2023
- Architectus, Revised Architectural Drawings, 13/03/23
- Ason Group Construction Traffic and Pedestrian Management Plan, 11/05/23
- Ason Group, P2152r04v1 Addendum CTMP - UNSW Health Translation Hub, Randwick, 10/11/23
- Aspect, Revised Landscape Drawings 14/09/21
- Bingo Industries, Monthly Waste Report, January 2023 – December 2023
- Chubb, Certificate of Currency, 18/05/23
- Construction Noise and Vibration Management Plan prepared by JHA Engineers, 16/02/23
- Construction Worker Transport Strategy UNSW Health Translation Hub, Randwick prepared by Ason Group, 08/02/23
- Douglas Partners, Memorandum, UNSW Health Translation Hub, 05/10/23
- Douglas Partners, Memorandum, UNSW Health Translation Hub, 20/11/23
- Douglas Partners, Memorandum, UNSW Health Translation Hub, 23/10/23
- Douglas Partners, Memorandum, UNSW Health Translation Hub, 29/08/23
- Douglas Partners, Memorandum: Inspection of Northern Building Core Pad Excavation Sidewalls for Lateral Support UNSW Health Translation Hub -Randwick, 04/09/23
- Douglas Partners, Remediation Action Plan, 02/03/21
- DPE Post Approval, Notification of Commencement, 25/07/23
- DPE Post Approval, Staging Report, 02/05/23
- Elephants Foot Recycling Solutions, Construction Waste Management Plan, 04/05/23
- Elephants Foot, Operational Waste Management Plan, Rev E, 02/03/21
- Email from Essence Project Management to Hansen Yuncken, Re: SCH1/MCCCC-Integrated Transport Working Group (B35), 14/12/23
- Email from DPE to Hansen Yuncken, UNSW Health Translation Hub - Post Approval Document Received -(SSD-10822510-PA-11), 10/08/23
- Email from DPE to Hansen Yuncken, UNSW Health Translation Hub - Post Approval Document Received - (SSD-10822510-PA-16), 03/08/23
- Email from Hansen Yuncken to MBC Group, B33 – Operational Waste Storage and Processing, 18/05/23
- Email from Hansen Yuncken to MBC Group, HTH SSDA Condition B46, 11/07/23
- Email from Hansen Yuncken to MBC Group, Independent Audit Report (June 2023), 09/08/23
- Email from Hansen Yuncken to Plenary Group and Essence PM, Condition A29 – Audit Close Out (Management Plan Review), 25/10/23
- Email from Hansen Yuncken to Plenary Group and Essence PM, Condition A29 – Audit Close Out (Modification Determination Documents), 25/10/23
- Email from Hansen Yuncken to TfNSW, CC49 – Monitoring results, 05/12/23
- Email from Hansen Yuncken to TfNSW, Condition 39, 09/07/23
- Email from Hansen Yuncken to TfNSW, RE: COC Health Hub, 02/08/23
- Email from Hansen Yuncken to TfNSW, RE: COC Health Hub, 03/08/23
- Email from Hansen Yuncken to TfNSW, RE: HTH Transport for New South Wales Submission, 06/10/23
- Email from Hansen Yuncken to Transdev, RE: COC Health Hub, 23/08/23
- Email from Randwick City Council to Essence Project Management, RE: Health Translation Hub Randwick – Botany Street Airbridge, 06/11/23
- Email from RCC to Hansen Yuncken, FW: Randwick council meeting 5 - 13.04.23 (Culvert connection approval - urgent council response), 22/08/23

- Email from RCC to Hansen Yuncken, RE: Botany Street Tree Removal | UNSW Wallace Wurth Bridge, 06/11/23
- Email from RCC to Hansen Yuncken, RE: HTH project – Botany St Street tree removal, 11/08/23
- Email from TfNSW to Hansen Yuncken, RE: Condition B39, 17/07/23
- Email from TfNSW to Hansen Yuncken, RE: UNSW Health Hub Translation balcony, 25/10/23
- Email from TfNSW to Hansen Yuncken, RE: UNSW HTH CTPMP Addendum – TfNSW, 05/12/23
- Email from Transdev to Hansen Yuncken, RE: COC Health Hub, 15/08/23
- Equipment Induction - SC152 - Health Translation Hub - Concrete Placing Boom - Id Ref – 3934
- Equipment Induction – SC152 – Health Translation Hub – Distribution Board – Id Ref – 0053
- Equipment Induction - SC152 - Health Translation Hub - Excavator - Id Ref – 0083
- Equipment Induction - SC152 - Health Translation Hub - Roller (single drive, pad foot, twin drum, multi-wheel) - Id Ref – 0077
- Equipment Induction - SC152 - Health Translation Hub - Tower Crane - Id Ref – 0067
- Extract from Hansen Yuncken Civil Subcontract, undated
- Geotesta, Material Test Report, 29/09/23
- Hansen Yuncken, Construction Environmental Management Plan, 04/04/23
- Hansen Yuncken, Imported Materials Master Tracking Register and Delivery Dockets
- Hansen Yuncken, Noise and Vibration Monitoring Mark Up, 14/06/23
- <https://plenary.com/project/health-translation-hub> as assessed on 08/08/23
- IEA Findings and Recommendations Table – Proponent Response.xlsx
- Incident Register, 07/12/23
- Inspection Details – Pre/Post Rainfall Inspection, 29/11/23
- JBS&G Noise Monitoring Graphs, 64801 – Randwick HTH, August - November 2023
- JBS&G, Contamination Assessment – UNSW Health Translation Hub – Randwick, NSW, 27/06/23
- JBS&G, Virgin Excavated Natural Material Classification: UNSW Health Translation Hub – Randwick, 05/07/23
- JBS&G, Waste Classification: In Situ Fill Material, UNSW Health Translation Hub – Randwick, NSW, 27/06/23
- Letter from ACOR Consultants to Hansen Yuncken, Re: UNSW Health Translation Hub Structural Design Certification CWC2, 27/04/23
- Letter from ACOR Consultants to MBC Group, Re: UNSW Health Translation Hub (SSD-10822510) Civil Design Certification, 05/04/23
- Letter from Arch Artifex to Hansen Yuncken, Re: HTH Terrace – Thrown Object Risk Assessment, 07/06/23
- Letter from ARUP to Ethos Urban, UNSW HTH – Response to SSDA Queries, 27/07/21
- Letter from CF Group to Christie Civil, Contiguous Shoring Pile Wall, 09/06/23
- Letter from CF Group to Christie Civil, Contiguous Shoring Pile Wall, 06/06/23
- Letter from CF Group to Christie Civil, Foundation Piles, 20/07/23
- Letter from DPE to HTH Development Company Pty Ltd, UNSW Health Translation Hub (SSD-10822510) Construction Worker Transportation Strategy, Condition B27, 30/08/23
- Letter from DPE to HTH Development Company Pty Ltd, UNSW Health Translation Hub (SSD-10822510) Construction Worker Transport Strategy, Condition B27 Request for Additional Information, 12/07/23
- Letter from Elephants Foot Consulting, RE: UNSW Health Translation Hub SSD-10822510 – Section 4.55(1A) – Waste Management Statement, 10/03/23
- Letter from Hansen Yuncken to DPE, TC1 & TC2 Erection, 01/08/23
- Letter from Hansen Yuncken to Plenary, Commencement of Stage 2, 28/06/23
- Letter from Hansen Yuncken to Residents and Property Owners, RE; UNSW Health Translation Hub – Delivery and erection of Tower Crane 1, 09/08/23
- Letter from Inhabit Australasia Pty Ltd to Ausrise Facades, UNSW Health Translation Hub External Reflected Glare Assessment, 27/09/23
- Letter from McKenzie Group to Hansen Yuncken, Re: Randwick Campus Redevelopment – UNSW Health Translation Hub, King Street Randwick – Development Application BCA Compliance, 17/03/23

- Letter from Minale Tattersfield to Hansen Yuncken, Re: UNSW HTH – B43 Statement – Signage on Building, 01/11/23
- Letter from Randwick City Council to Hansen Yuncken, RE: Works Zone Notice of Approval – Subject premises: 77 Botany Street Randwick NSW 2031 (LA/246/2023), 06/07/23
- Letter from TfNSW to Hansen Yuncken, Compliance Review for Stage 3 Construction Works for UNSW Health Translation Hub (SSD-10722510) – Light Rail Related Conditions, 07/12/23
- Letter from TfNSW to Hansen Yuncken, Re: DA Condition B44 – UNSW Health Translation Hub, 24/10/23
- NSW Government Department of Planning, Development Near Rail Corridors and Busy Roads – Interim Guideline, December 2008
- NSW Government Transport Asset Standards Authority, Airspace and External Developments, Version 1.0, 01/06/21
- NSW Government, Notification of weekend works and road closure – second tower crane installation, Saturday 2 and Sunday 3 September 2023
- Photos of fencing around trees along Botany Street
- Photos of sediment control measures
- Property Risk Australia, Ex-situ VENM Assessment, 06/10/23
- Ramboll, Independent Environmental Audit – SSD 10822510 Health Translation Hub, 09/08/23
- Randwick Campus Redevelopment University of New South Wales, Health Translation Hub, Complaints Register as at 5 December 2023
- RCC letter to Hansen Yuncken, RE: Works Zone Notice of Approval - Subject premises: 77 Botany Street, RANDWICK NSW 2031 (LA/246/2023), 06/07/23
- RCC letter to KPI Construction Services, Crane, Hoist or Pump Over a Public Road/Footway Approval, 09/08/23
- RCC letter to KPI Construction Services, Crane, Hoist or Pump Over a Public Road/Footway Approval, 09/09/23
- SC152 – Health Translation Hub, Personnel Induction Summary
- Senversa, Re: Interim Audit Advice #03: Handover Area 1 Validation Report, Rev 2 dated 18 September 2023, 19/09/23
- Senversa, Re: Interim Audit Advice #06: Handover Area 2 Validation Report, Rev 2 dated 18 September 2023, 19/09/23
- Site Hive Screenshot, 01/08/23 – 04/12/23
- Site Rules: Personal Protective Equipment, undated
- SSD 10822510 Modification of Development Consent dated 19/09/23
- SSD-10822510 UNSW Health Translation Hub IEA Program, 14/06/23
- Stage 1 Crown Works Certificate issued by MBC Group, 03/05/23
- Stage 2 Crown Works Certificate issued by MBC Group, 27/07/23
- Staging Report Project: SSD 10822510 UNSW Health Translation Hub prepared by Hansen Yuncken, Rev 02 dated June 2023
- Star Group, Statement of Design Intent – Lighting, 24/10/23
- Sydney Light Rail Interface & Access Deed Poll, prepared by Transdev, 03/07/23
- UNSW – Health Translation Hub, Project Specific Site Induction, Rev 1, May 2023
- Willis Towers Watson, Certificate of Currency – Contract Works and Delay in Start Up, 18/05/23
- Willis Towers Watson, Certificate of Currency – Public and Product Liability, 18/05/23

Following factual review:

- Hansen Yuncken email, Re: Independent Environmental Audit - Draft Audit Table, 20/02/24

4.2 Compliance Performance

The Auditors assessed the development to be compliant with Development Consent SSD 10822510 except for the non-compliances shown in Table 4. Refer to the Independent Audit Table (**Appendix A**) for full details of the identified non-compliances and compliance status of other conditions. Section 5.1 provides two recommendations associated with the non-compliances.

Table 4: Summary of Non-compliances

NC#	Condition ID	Non-compliance
NC1	A29	No correspondence has been provided to confirm submission of the notification of a review to DPE.
NC2	B33	The Operational Waste Management Plan (OWMP0 and the design statements provided do not reference specific Randwick City Council (RCC) guidelines / standards or make provision for a separate and secure clinical waste storage area.
NC3	C3	Concreting works were extended outside the approved hours on one occasion due to earlier inclement weather and because Hansen Yuncken considered that the circumstances of Condition C4(b) had been triggered. However, the Auditor consider that Condition C4(b) circumstances were not triggered and construction activities should be planned considering foreseeable weather conditions as necessary. The Auditors acknowledge, as noted by Hansen Yuncken, that the decision was made to avoid structural inadequacies, as well as potential safety, property and environmental risks.
NC4	C6	An out of hours noise complaint has been recorded on the complaints register for 'rock breaking, hammering and similar works after 5pm on weekdays'. The response provided for the complaint recorded advised 'Workforce notified and ceased working that day.'
NC5	C9	Graffiti was not successfully removed from hoarding within 48 hours of its application at one location on the site.
NC6	C24	Hansen Yuncken provided documentation previously submitted for Condition B32 requirements in the 1st IEA, which does not certify compliance with the requirements of Condition C24, particularly the stormwater management system capacity in Condition C24(d)
NC7	C30	Bingo's Monthly Waste Report does not record the proposed reuse, recycling and disposal locations for the duration of construction. It is understood that the waste materials are sorted off-site before being transferred to the ultimate 'reuse, recycling and disposal' locations.
Number of non-compliances identified:		7
Total number of compliance requirements:		187

4.3 Summary of Agency Notices, Orders, Penalty Notices or Prosecutions

No Agency Notices, Orders, Penalty Notices or Prosecutions were issued in relation to the development during the Audit Period.

4.4 Previous Audit Recommendations

An assessment of progress on the recommendations made in the 1st IEA is presented in Table 5.

Table 5: Status of Previous Audit Recommendations

Condition ID	1 st IEA Recommendation	Action Status
Non-compliances		
A22	Update the project website to include all required documentation in accordance with the consent condition. Implement a procedure to ensure documentation throughout the project are uploaded as required on the website.	During this Audit Period, the Auditors observed all the information as required by Condition A22 located on the website. The Auditors note that only the current project update was publicly available on the website at the time of the site visit. Similarly the Complaints Register is a single document and it does not appear to be updated on a monthly basis, as required.
C17	Implement a protective measure to ensure street trees are protected at all times during construction. Ensure construction workers are aware of the requirement to maintain street tree protection.	During this Audit Period, Hansen Yuncken advised the trees along Botany Street were subsequently removed following Council approval. The Auditors reviewed correspondence to confirm Council approval subject to the re-planting of the trees (at approved locations) upon completion of the construction works.

4.5 EMP, Sub-plans and Post Approval Documents

The Auditors considered that construction of the development were generally in accordance with the environmental management plans and sub-plans although a recommendation has been made to ensure all chemical containers (empty or full) to be stored within dedicated chemical storage areas onsite.

4.6 EMS

There is no project specific Environmental Management System (EMS) for the project. The Auditors consider the various management plans noted in Section 4.5 to be generally appropriate for managing environmental matters.

4.7 Environmental Performance

No significant environmental performance issues were identified. The environmental performance of the development during the Audit Period is considered to be good.

4.8 Complaints

Five complaints were recorded in the publicly available Complaints Register during the Audit Period. They related to noise disturbance, including out of hours noise, worker vehicles parking in residential streets. The out of hours work has been discussed in relation to Conditions C3 and C6 (refer NC3 and NC4).

4.9 Incidents

No incidents, as defined under SSD 10822510 and requiring notification of DPE, have reportedly occurred during the Audit Period.

4.10 Actual Verses Predicted Environmental Impacts

The Auditors have not identified inconsistencies between actual environmental impacts and the predicted environmental impacts.

4.11 Site Inspection

The Auditors carried out a site inspection on 6 December 2023 accompanied by project personnel referred to in Section 3.4. Photographs taken during the site visit are provided in **Appendix D**.

4.12 Site Interviews

Interviews on the day of the site visit involved the project personnel referred to in Section 3.4. All of the documents and records were provided electronically and reviewed off-site.

4.13 Improvement Opportunities

The following opportunities for improvement have also been identified in Table 6. Refer to Section 5.2 for recommended actions. Refer to the Independent Audit Table (**Appendix A**) for full details.

Table 6: Opportunities for Improvement

Condition	Opportunity for Improvement
A15	Hansen Yuncken did not seek to consult directly with the Sydney Light Rail Operator, Transdev, regarding the CTPMP Addendum.
A22	Only the current project update was publicly available on the website at the time of the site visit. Similarly the Complaints Register is a single document and it does not appear to be updated on a monthly basis, as required.
B4	The structural drawings were checked and initialled by a practicing structural engineer but they were not signed.
B36	RCC was satisfied with arrangements to enable the construction of the Botany Street Pedestrian Bridge, subject to a number of requirements and comments.
C5	The notification of the delivery and erection of Tower Crane 1 did not indicate that work would be conducted out of hours. However, the notification of the second tower crane delivery and erection did refer to out of hours work.
C7	During the site visit the Auditors observed a number of empty chemical containers stored outside bunded areas or an appropriate waste bin.
C11	Noise monitoring data was reported as "1d averages", which is not in accordance with the CNVMP, where noise levels and construction Noise Management Levels (NMLs) are based on $L_{Aeq,15min}$ noise levels. Noise monitoring data indicated that the noise levels were less than the Highly Noise Affected NML of 75 dB(A) but appeared to exceed the Noise Affected NML for NCA 4 (R3 Residential) of 57 dB(A) most of the time during working hours although it is difficult to assess accurately due to the resolution and scale of the trends (1 graph per month). Noise monitoring data was unavailable from about the 02-27/11/23 that Hansen Yuncken advised was due to a power supply failure to the monitor.

Condition	Opportunity for Improvement
C28	The Bingo Industries, Monthly Waste Report, listed "Recyclable Soil / Sand / Rubble Fines", which is inconsistent with the in situ waste classifications for General Solid Waste (Non-putrescible) and VENM. The fill /soil that was classified as General Solid Waste (Non-putrescible), some which contained plastic, glass and textile material, should not be 'recycled'.

4.14 Key Strengths

The Auditors consider management of the current stage of development by Hansen Yuncken to be of a generally high standard in relation to site management, environmental performance and documents/records management.

5. RECOMMENDATIONS AND OPPORTUNITIES FOR IMPROVEMENT

5.1 Recommendations in Relation to Non-compliances

The recommendations for the non-compliances are presented in Table 7.

Table 7: Recommendations for Non-compliances

NC#	Condition ID	Recommendation
NC1	A29	Prepare and implement a process to ensure that DPE is notified of a review within 3 months of: the submission of a Compliance Report, incident report or IEA; approval of a modification; or issue of a direction of the Planning Secretary.
NC2	B33	Review and revise the OWMP to so that the design of the operational waste storage area is in accordance with Council's standards. Note, the OWMP is also required to meet the requirements of Condition D27.
NC3	C3	Plan construction activities taking weather forecasts into consideration and adhere to the approved construction hours at all times in accordance with Conditions C3 to C6.
NC4	C6	Ensure all work personnel understand the high noise level construction hours as specified in the consent condition.
NC5	C9	Ensure that all graffiti is successfully removed within 48 hours of its application by vandals. Consider recording the application of graffiti in the incident register as a means of tracking when it was applied and when its removal was actioned and successful with justification for late removal provided as necessary.
NC6	C24	Prepare an operational stormwater management system that meets the requirements of Condition C24 and submit it to the satisfaction of the Certifier.
NC7	C30	In addition to recording the quantities of each waste type generated, record and report the 'reuse, recycling and disposal' locations for the duration of construction.

5.2 Recommendations in Relation to Opportunities for Improvement

The recommendations for opportunities for improvement are presented in Table 8.

Table 8: Recommendations for Opportunities for Improvement

Condition ID	Opportunity for Improvement
A15	Where a strategy, plan (including management plan, architectural or design plan), or program is updated, ensure that required consultation occurs unless the Department has agreed otherwise.
A22	Ensure all project updates (previous months and current) are maintained on the website. Update the Complaints Register on a monthly basis, even if there have been no complaints during the previous month.
B4	For future CWCs, submit certified structural drawings that have been signed by a suitably qualified structural engineer to the Certifier.
B36	Ensure RCC's requirements and comments are addressed to the satisfaction of RCC prior to the construction of the bridge.
C5	Ensure that notifications for out of hours work clearly indicate when the work involves out of hours work, as applicable.

Condition ID	Opportunity for Improvement
C7	Ensure all chemical containers are stored within dedicated chemical storage areas or in an appropriate and segregated waste bin for disposal as a trackable waste in accordance with Part 4 of the <i>Protection of the Environment Operations (Waste) Regulation 2014</i> .
C11	<p>Provide noise monitoring data that reports LAeq,15min noise levels in accordance with the CNVMP and compare the noise monitoring data to both the Noise Affected NML and the Highly Noise Affected NML. The trends should be provided with sufficient resolution (e.g. 1 week per trend) and a regular Y axis scale (e.g. 5 dB(A) intervals) to readily discern the noise level performance relative to the NMLs and show when additional mitigation respite periods are implemented, as appropriate.</p> <p>Implement additional mitigations measures, as recommended in the CNVMP (e.g. acoustic screening and respite periods) for noisier activities where feasible and reasonable.</p> <p>Implement an improved process to regularly check that monitoring data is being collected so that faults are rectified in a timely manner.</p>
C28	Segregate soil/sand/rubble/fill classified as General Solid Waste (Non-putrescible) from recyclable materials such as VENM. Ensure that the VENM waste stream is referred to as VENM in the Bingo reports to distinguish it from General Solid Waste (Non-putrescible).

6. CONCLUSIONS

The Auditors assessed the development to be compliant with SSD 10822510 with the exception of seven non-compliances. Seven recommendations have been made in relation to the non-compliances, as well as eight in relation to opportunities for improvement.

The Auditors consider management of the development by Hansen Yuncken and Christie Civil to be of a generally high standard in relation to site management, environmental performance and documents/records management.

APPENDIX A
INDEPENDENT AUDIT TABLE

Table A: Compliance with SSD 10822510					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
Part A Administrative Conditions					
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.	<ul style="list-style-type: none"> Refer relevant Conditions as listed in findings column 	The Auditors observed that reasonable and practical measures are being implemented to prevent or minimise material harm to the environment.	Compliant	
TERMS OF CONSENT					
A2 (MOD 2)	The development may only be carried out: <ul style="list-style-type: none"> (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS and Response to Submissions; (d) generally in accordance with SSD-10822510-Mod-2 (e) in accordance with the approved plans in the table (<i>refer to table in SSD</i>) 	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 Site visit on 06/12/23 SSD 10822510 Modification of Development Consent dated 19/09/23 (MOD 2) Architectus, Revised Architectural Drawings, 13/03/23 Aspect, Revised Landscape Drawings 14/09/21 	The development is being carried out generally in accordance with the requirements of SSD 10822510 (MOD 2) and approved plans, with the exception of seven (7) non-compliances, as outlined in this table. On this basis, the Auditors consider that overall, this Condition to be compliant.	Compliant	
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: <ul style="list-style-type: none"> (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; 	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 Letter from DPE to HTH Development Company Pty Ltd, UNSW Health Translation Hub (SSD-10822510) Construction Worker 	The Planning Secretary has not made any written directions during the Audit Period. Documentation has been provided and reviewed that the Planning Secretary had requested additional information in regards to the Construction Worker Transport Strategy during this Audit Period which Hansen Yuncken subsequently responded to.	Not triggered	

Table A: Compliance with SSD 10822510					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	(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.	Transport Strategy, Condition B27 Request for Additional Information, 12/07/23 <ul style="list-style-type: none"> Letter from DPE to HTH Development Company Pty Ltd, UNSW Health Translation Hub (SSD-10822510) Construction Worker Transportation Strategy, Condition B27, 30/08/23 			
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) and A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 	No inconsistencies, ambiguities or conflicts have been identified.	Compliant	
LIMITS OF CONSENT					
A5	This consent lapses five years after the date of consent unless work is physically commenced.	<ul style="list-style-type: none"> Ramboll, Independent Environmental Audit – SSD 10822510 Health Translation Hub, 09/08/23 (1st IEA) 	Assessed as not triggered in the prior audit period. Not applicable for this Audit Period.	Not triggered	

Table A: Compliance with SSD 10822510					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
PRESCRIBED CONDITIONS					
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 	The Auditors note that Part 6, Division 8A of the EP&A Regulation was repealed and is now addressed under EP&A Regulation 2021, Part 4, Division 2, Subdivision 1. The Auditors have no reason to believe that the development has not complied with the relevant prescribed conditions of development consent under EP&A Regulation 2021, Part 4, Division 2, Subdivision 1 and this condition during the Audit Period.	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 is binding on the parties.	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 Site visit on 06/12/23 	Hansen Yuncken advised that no disputes have occurred.	Not triggered	
EVIDENCE OF CONSULTATION					
A8	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval as required; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Refer to relevant Conditions as listed in findings column.	<p>The Applicant is required to consult the following identified parties in relation to the specified consent condition requirements / documents:</p> <ul style="list-style-type: none"> B7 - Consult with the relevant owner and provider of services and infrastructure that are likely to be affected by the development; B17 - CTPMP must be prepared in consultation with Council, TfNSW and the Sydney Light Rail Operator; B18 - Community consultation undertaken to develop the strategies in condition B18; B20 - CSWMP be prepared in consultation with Council; 	Compliant	

Table A: Compliance with SSD 10822510					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
			<ul style="list-style-type: none"> • B21 - AHMP be prepared in consultation with the Registered Aboriginal Parties; • B22 - FERP prepared in consultation with the NSW State Emergency Service; • B30 - Street tree planting, with species and spacing of trees to be determined in consultation with Council; • B31 - consult with Council on the streetscape design and treatment; • B38 - consult with TfNSW, Altrac and the Sydney Light Rail Operator to ascertain requirements in relation to the protection of TfNSW's infrastructure and to confirm any construction staging (and associated timing) and associated documentation and activities; • C25 - the Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites; • C26 - an archaeological assessment and management strategy may be required as determined in consultation with Heritage NSW; • D19 - The GTP or CTAP must be prepared in consultation with Council and (Sydney Coordination Office) TfNSW; and • E11 - The operator must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level. <p>The 1st Audit assessed consultation with B7, B17, B18, B20, B21, B22.</p>		

Table A: Compliance with SSD 10822510					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
			<p>The Auditors understand Conditions B30, B31, C25, C26, D19 and E11 requirements have not yet been triggered.</p> <p>Evidence of required consultation was provided in relation to Conditions B17 and B38 although direct consultation with the Sydney Light Rail Operator, Transdev, was not undertaken in relation to the CTPMP Addendum (B17) in accordance with the Condition A15 requirement. However, TfNSW correspondence indicated that consultation with Transdev was not required as there <i>"hasn't been indication of impacts to bus or transport network"</i>. Therefore, Condition A8 is considered compliant.</p>		
STAGING					
A9	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report 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).	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 Site visit on 06/12/23 Staging Report Project: SSD 10822510 UNSW Health Translation Hub prepared by Hansen Yuncken, Rev 02 dated June 2023 (Staging Report) DPE letter to HTH Development Company Pty Ltd, UNSW Health Translation Hub (SSD-10822510), 	<p>The construction of the development will be staged into four Crown Work Certificates (CWCs). A Staging Report was prepared and reviewed by the Auditors. During the 1st IEA, this condition was assessed as compliant.</p> <p>During this Audit Period, a revised version of the Staging Report was prepared and submitted to DPE. DPE was satisfied that the revised Staging Report was prepared in accordance with Condition A9.</p>	Compliant	

Table A: Compliance with SSD 10822510					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		Staging Report, Condition A9, 23/06/23 <ul style="list-style-type: none"> 1st IEA 			
A10	A Staging Report prepared in accordance with condition A9 must: (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	<ul style="list-style-type: none"> 1st IEA 	Assessed as compliant in the prior audit period. Not applicable for this Audit Period.	Compliant	
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary	<ul style="list-style-type: none"> Staging Report DPE letter to HTH Development Company Pty Ltd, UNSW Health Translation Hub (SSD-10822510), Staging Report, Condition A9, 23/06/23 	As per the Staging Report, Hansen Yuncken advised that the construction of the development will be staged into 4 CWCs. The Staging Report was reviewed by the Auditors and the Auditors have no reason to believe that the development has not complied with this condition during the Audit Period.	Compliant	

Table A: Compliance with SSD 10822510					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 Site visit on 06/12/23 			
A12	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.	<ul style="list-style-type: none"> Staging Report 	The Auditors have no reason to believe that the development has not complied with this condition during the Audit Period.	Compliant	
STAGING, COMBINING AND UPDATING STRATEGIES, PLANS OR PROGRAMS					
A13	The Applicant may: (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,	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 Hansen Yuncken, Construction Environmental Management Plan (CEMP), 04/04/23 Ason Group Construction Traffic and Pedestrian Management Plan (CTPMP), 11/05/23 Ason Group letter to Hansen Yuncken, RE: UNSW Health Translation Hub, Randwick – Addendum to P2152r01v05 CTPMP UNSW Health Translation Hub, Randwick, 10/11/23 	During the Audit Period, the Staging Report and the CTPMP were updated in accordance with Condition A13(c). The Auditors therefore consider this condition to be compliant.	Compliant	

Table A: Compliance with SSD 10822510					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	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).	(CTPMP Addendum) <ul style="list-style-type: none"> Construction Noise and Vibration Management Plan prepared by JHA Engineers (CNVMP), 16/02/23 Elephants Foot Recycling Solutions, Construction Waste Management Plan (CWMP), 04/05/23 ACOR Consultants, Construction Soil and Water Management Plan (CSWMP), 27/03/23 AMBS Ecology & Heritage, UNSW Health Translation Hub: Aboriginal Heritage Management Sub Plan (AHMP) ACOR Consultants, Flood Emergency Response Plan (FERP), 27/03/23 Staging Report 			
A14	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 Staging Report DPE letter to HTH Development Company Pty Ltd, UNSW Health 	During this Audit Period, the Staging Report was updated. The revised Staging Report was submitted to the satisfaction of the Department and uploaded and can be viewed on the Planning Portal. The Auditors therefore consider this condition is compliant.	Compliant	

Table A: Compliance with SSD 10822510					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		Translation Hub (SSD-10822510), Staging Report, Condition A9, 23/06/23	The CTPMP was not required to be submitted to the Department under Condition B17 and therefore, the CTPMP Addendum was not required to be submitted to the Department. Condition A14 is considered to be compliant based on the available documentation.		
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.	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 Staging Report DPE letter to HTH Development Company Pty Ltd, UNSW Health Translation Hub (SSD-10822510), Staging Report, Condition A9, 23/06/23 CTPMP Addendum Email from Hansen Yuncken to Randwick City Council (RCC), UNSW HTH CTPMP Addendum – Council, 28/11/23 Emails between Hansen Yuncken and TfNSW, RE: UNSW HTH CTPMP Addendum - TfNSW & SLR, 28/11/23 to 14/02/24 	<p>The Auditors understand that the Planning Secretary has not agreed that a strategy, plan, or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.</p> <p>The Staging Report was updated in response to DPE comments and submitted to DPE, which is considered to comprise consultation with the relevant party.</p> <p>The CTPMP Addendum was submitted to TfNSW and RCC for endorsement and feedback, respectively. However, the Sydney Light Rail Operator was not consulted and the Department had not agreed that the plan could be updated without consultation being undertaken with all parties required to be consulted in accordance with Condition B17(b). Therefore, Condition A15 is non-compliant.</p> <p>Hansen Yuncken did not seek to consult directly with the Sydney Light Rail Operator, Transdev, regarding the CTPMP Addendum. Hansen Yuncken sought to clarify with TfNSW on 14/02/24 whether "<i>consultation with Transdev was undertaken as part of TfNSW's endorsement process</i>" and TfNSW responded</p>	Compliant	

Table A: Compliance with SSD 10822510					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
			<p>that "The endorsement below [for the CTPMP Addendum] is really for site access and exit along with the work zone permit, the consultation with Transdev is required when you are impacting buses. With the CTMP provided to date there hasn't been indication of impacts to bus or transport network".</p> <p>On the basis of the TfNSW response, the Auditors accept that TfNSW did not consider consultation with Transdev was required in relation to the CTPMP Addendum and therefore, Condition A15 is considered compliant. However, a recommendation for improvement is made.</p> <p>Recommendation: Where a strategy, plan (including management plan, architectural or design plan), or program is updated, ensure that required consultation occurs unless the Department has agreed otherwise.</p>		
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.	<ul style="list-style-type: none"> Refer to Condition A14 Evidence 	Refer to Condition A14 Findings and Recommendations.	Not triggered	
STRUCTURAL ADEQUACY					
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.	<ul style="list-style-type: none"> 1st IEA Interview with Hansen Yuncken on 06/12/23 MOD 2 Letter from McKenzie Group to Hansen 	<p>During the previous audit period, a certificate letter was provided certifying compliance in relation to the Stage 1 CWC.</p> <p>During this Audit Period, and the determination of MOD 2, a subsequent letter was issued to DPE to confirm all parts of the</p>	Compliant	

Table A: Compliance with SSD 10822510

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<i>Note: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</i>	<p>Yuncken, Re: Randwick Campus Redevelopment – UNSW Health Translation Hub, King Street Randwick – Development Application BCA Compliance, 17/03/23</p> <ul style="list-style-type: none"> Letter from ACOR Consultants to Hansen Yuncken, Re: UNSW Health Translation Hub Structural Design Certification CWC2, 27/04/23 Stage 2 Crown Works Certificate issued by MBC Group, 27/07/23 (Stage 2 CWC), with attached: <ul style="list-style-type: none"> Letter from Architectus Sydney to Hansen Yuncken, BCA Compliance Statement for CWC2-Super Structure & Services, 28/04/23 	<p>modified development will be constructed in accordance with the BCA.</p> <p>Architectus Sydney issued a BCA Design Compliance Statement for CWC2 Super Structure & Services that confirmed that the “<i>proposed super structure and services pack has been designed in general accordance with BCA 2019 for CWC2 package</i>”.</p> <p>ACOR Consultants issued a Structural Design Certificate in relation to the Stage 2 CWC that certified that the relevant clauses of BCA 2019 were achieved in accordance with Condition A17 requirements.</p> <p>Based on available documentation, the Auditors Condition A17 to be compliant.</p>		

Table A: Compliance with SSD 10822510					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<ul style="list-style-type: none"> Letter from ACOR Consultants to Hansen Yuncken, Re: UNSW Health Translation Hub Structural Design Certification CWC2, 19/07/23 			
EXTERNAL WALLS AND CLADDING					
A18	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 	Hansen Yuncken advised this has yet to be triggered and will be addressed prior to the issue of Stage 3 CWC.	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.	<ul style="list-style-type: none"> MOD 2 	The Auditors have no evidence to indicate that the development is not being carried out in accordance with the guidelines referenced in the conditions of this consent.	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.	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 	The Planning Secretary has not required compliance with updated or revised versions of the referenced documents.	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		Noted	Compliant	

Table A: Compliance with SSD 10822510					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.</p> <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					
A22	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <p>(i) the documents referred to in condition A2 of this consent;</p> <p>(ii) all current statutory approvals for the development;</p> <p>(iii) all approved strategies, plans and programs required under the conditions of this consent;</p> <p>(iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;</p> <p>(v) a comprehensive summary of the monitoring results of the development, reported in accordance</p>	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 1st IEA https://plenary.com/project/health-translation-hub-as-assessed-on-08/08/23 Randwick Campus Redevelopment University of New South Wales, Health Translation Hub, Complaints Register as at 5 December 2023 (Complaints Register) 	<p>During the 1st IEA, the Auditors identified the following gaps on the website:</p> <ul style="list-style-type: none"> (iii) approved strategies, plans and programs required under the conditions of this consent including CEMP, CTPMP, CNVMP and CWMP; (v) monitoring results including noise and vibration data; (vi) summary of the current stage and progress of the development; and (viii) complaints register. <p>During this Audit Period, the Auditors observed all the information as required by Condition A22 located on the website. The Auditors note that only the current project update was publicly available on the website at the time of the site visit. Similarly the Complaints Register is a single document and it does not appear to be updated on a monthly basis, as required.</p>	Compliant	

Table A: Compliance with SSD 10822510					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary.		On the basis of the above, the Auditors consider this condition as compliant but make a recommendation for improvement. Recommendation: Ensure all project updates (previous months and current) are maintained on the website. Update the Complaints Register on a monthly basis, even if there have been no complaints during the previous month.		
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.	<ul style="list-style-type: none"> • Extract from Hansen Yuncken Civil Subcontract, undated • UNSW – Health Translation Hub, Project Specific Site Induction, Rev 1, May 2023 • HTH - Site Rules.pdf, undated • Site visit on 06/12/23 	Employees and contractors (and their sub-contractors) undertake Hansen Yuncken online inductions and attend daily pre-start meetings to receive necessary training. The Site Rules refer to many aspects of the requirements of the conditions of this consent, and specifically in regards to construction hours.	Compliant	
INCIDENT NOTIFICATION, REPORTING AND RESPONSE					
A24	The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and	<ul style="list-style-type: none"> • Interview with Hansen Yuncken on 06/12/23 • Incident Register, 07/12/23 	An incident register was provided to the Auditors. Hansen Yuncken advised no incidents have occurred during this Audit Period. Based on the incident register and interview with	Not triggered	

Table A: Compliance with SSD 10822510					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	the name of the development if it has one), and set out the location and nature of the incident.		Hansen Yuncken, this condition has not been triggered.		
A25	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	<ul style="list-style-type: none"> Refer to Condition A24 Evidence 	Refer to Condition A24 Findings and Recommendations.	Not triggered	
NON-COMPLIANCE NOTIFICATION					
A26	The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 Email from DPE to Hansen Yuncken, UNSW Health Translation Hub - Post Approval Document Received - (SSD-10822510-PA-11), 10/08/23 IEA Findings and Recommendations Table – Proponent Response.xlsx 1st IEA 	<p>Following the 1st IEA, Hansen Yuncken have advised that DPE were notified of the non-compliances which were identified. Documentation has been reviewed to confirm notification within seven days.</p> <p>No other non-compliances had occurred during the Audit Period to their knowledge.</p>	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.	<ul style="list-style-type: none"> Refer to Condition A26 Evidence 	Documentation reviewed by the Auditors confirm compliance of the notification of non-compliances with the consent condition.	Compliant	
A28	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	<ul style="list-style-type: none"> Refer to Condition A26 Evidence 	No non-compliances have been notified as incidents.	Not triggered	
REVISION OF STRATEGIES, PLANS AND PROGRAMS					

Table A: Compliance with SSD 10822510					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
A29	Within three months of: (a) the submission of a compliance report under condition A32; (b) the submission of an incident report under condition A25; (c) the submission of an Independent Audit under condition C41 or C42; (d) the approval of any modification of the conditions of this consent; or (e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 1st IEA Email from Hansen Yuncken to Plenary Group and Essence PM, Condition A29 – Audit Close Out (Management Plan Review), 25/10/23 Email from Hansen Yuncken to Plenary Group and Essence PM, Condition A29 – Audit Close Out (Modification Determination Documents), 25/10/23 Email from Hansen Yuncken to MBC Group, Independent Audit Report (June 2023), 09/08/23 	<p>During this Audit Period, Hansen Yuncken advised that Condition A29(c) and (d) were triggered. Correspondence has been provided to confirm the Certifier was notified in writing of a review however no correspondence has been provided to confirm submission of the notification of a review to DPE.</p> <p>Recommendation: Prepare and implement a process to ensure that DPE is notified of a review within 3 months of: the submission of a Compliance Report, incident report or IEA; approval of a modification; or issue of a direction of the Planning Secretary.</p>	Non-compliant	NC1
A30	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and /	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 	There has been no requirement to improve environmental performance, cater for a modification or comply with a direction during the Audit Period.	Not triggered	

Table A: Compliance with SSD 10822510					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	or Certifier for approval and / or information (where relevant) within six weeks of the review. <i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development</i>				
COMPLIANCE REPORTING					
A31	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	<ul style="list-style-type: none"> NSW Department of Planning, Industry and Environment, Compliance Reporting Post Approval Requirements, May 2020 (CRPAR) 	Compliance Reports are not required to be carried out until after operations have commenced in accordance with the CRPAR.	Not triggered	
A32	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements, unless otherwise agreed by the Planning Secretary.			Not triggered	
A33	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.			Not triggered	
A34	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.			Not triggered	
TfNSW REQUIREMENTS IN RELATION TO THE SYDNEY LIGHT RAIL					

Table A: Compliance with SSD 10822510					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
A35	The Applicant must comply with all Altrac Light Rail Partnership (Altrac) or any subsequent operator of Sydney Light Rail (Sydney Light Rail Operator) policies, rules and procedures when working in and about the Sydney Light Rail corridor.	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 Letter from TfNSW to Hansen Yuncken, Compliance Review for Stage 3 Construction Works for UNSW Health Translation Hub (SSD-10722510) – Light Rail Related Conditions, 07/12/23 NSW Government Department of Planning, Development Near Rail Corridors and Busy Roads – Interim Guideline, December 2008 Sydney Light Rail Interface & Access Deed Poll, prepared by Transdev, 03/07/23 (IADP) 	A letter has been provided from TfNSW confirming that the applicant has satisfied consent condition A35 in the Terms of Approval for the Protection of TfNSW Infrastructure and Light Rail Operations. The Auditors have no reason to believe this condition has not been met.	Compliant	
A36	The Applicant must comply with the requirements of T HR CI 12090 ST Airspace and External Developments version 1.0 and Development Near Rail Corridors and Busy Roads – Interim Guidelines.	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 Letter from TfNSW to Hansen Yuncken, Compliance Review for Stage 3 Construction Works for UNSW Health 	A letter has been provided from TfNSW confirming that the applicant has satisfied consent condition A36 in the Terms of Approval for the Protection of TfNSW Infrastructure and Light Rail Operations. The Auditors have no reason to believe this condition has not been met.	Compliant	

Table A: Compliance with SSD 10822510					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		Translation Hub (SSD-10722510) – Light Rail Related Conditions, 07/12/23 <ul style="list-style-type: none"> NSW Government Transport Asset Standards Authority, Airspace and External Developments, Version 1.0, 01/06/21 			
A37	Activities of the Applicant must not affect and/or restrict Sydney Light Rail operations without prior written agreement between the Applicant, Transport for NSW (TfNSW), Altrac, and the Sydney Light Rail Operator, and any such written agreement must be obtained no later than two months prior to the activity unless otherwise agreed by Transport for NSW (TfNSW), Altrac, and the Sydney Light Rail Operator. Any requests for agreement are to include as a minimum the proposed duration, location, scope of works, and other information as required by the Sydney Light Rail Operator.	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 	Hansen Yuncken advised there have been no activities which have affected or restricted Sydney Light Rail operations.	Not triggered	
A38	The Applicant must apply to Altrac and the Sydney Light Rail Operator for any required network shutdowns four months prior to each individual required network shutdown event. Each request for network shutdown must include as a minimum the proposed shutdown dates, duration, location, scope of works, and other information as required by the Sydney Light Rail Operator. It is likely in the first two years there will not be a light rail shutdown for maintenance purposes. The Sydney Light Rail	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 	Hansen Yuncken advised there have been no applications for network shutdowns to Altrac and the Sydney Light Rail Operator.	Not triggered	

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APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	Operator may grant or refuse a request for network shutdown at its discretion.				
A39	The Applicant must not impede access for Sydney Light Rail patrons traversing to and from the Sydney Light Rail stops at all times.	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 Site visit on 06/12/23 	Hansen Yuncken have advised that access for Sydney Light Rail patrons has not been impeded. During the site visit, the Auditors observed hoarding preventing any restriction to access for Sydney Light Rail patrons.	Compliant	
A40	TfNSW, and persons authorised by it for this purpose, are entitled to inspect the site of the approved development and all structures to enable it to consider whether those structures on that site have been or are being constructed and maintained in accordance with these conditions of consent, on giving reasonable notice to the principal contractor for the approved development or the owner or occupier of the part of the site to which access is sought.	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 	Hansen Yuncken have advised that there have been no requests from TfNSW or TfNSW authorised personnel to inspect the site.	Not triggered	
A41	All TfNSW, Altrac and Sydney Light Rail Operator's costs associated with review of plans, designs and legal must be borne by the Applicant or in accordance with any terms agreed by the relevant parties.	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 	Hansen Yuncken have advised no costs have been issued from TfNSW, Altrac or Sydney Light Rail to date.	Not triggered	
Part B Prior to Commencement of Construction					
NOTIFICATION OF COMMENCEMENT					
B1	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	<ul style="list-style-type: none"> 1st IEA 	This Condition was assessed as compliant during the 1 st IEA in relation to commencement of construction. Operation of the site has not commenced.	Not triggered	
B2	If the construction or operation of the development is to be staged, the Planning Secretary 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.	<ul style="list-style-type: none"> Staging Report DPE Post Approval, Notification of Commencement, 25/07/23 Letter from Hansen Yuncken to Plenary, 	The construction of the development will be staged into 4 Crown Works Certificates (CWCs). During this Audit Period, Stage 2 construction commenced on 04/08/23. Documentation has been reviewed to confirm notification to DPE at	Compliant	

Table A: Compliance with SSD 10822510					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		Commencement of Stage 2, 28/06/23 <ul style="list-style-type: none"> Stage 2 Crown Works Certificate issued by MBC Group, 27/07/23 (Stage 2 CWC) 	least 48 hours prior to commencement of Stage 2 construction on site.		
DESIGN QUALITY					
B3	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier certification from the architectural design team that the details in the construction documentation will ensure delivery of a façade design consistent with that shown on the approved plans and the photomontages and design documentation submitted with the EIS and RtS.	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 Staging Report 	To be triggered prior to commencement of construction under the Stage 3 CWC.	Not triggered	
CERTIFIED DRAWING					
B4	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 this development consent.	<ul style="list-style-type: none"> 1st IEA MOD 2 Stage 2 CWC, with attached: <ul style="list-style-type: none"> Letter from Architectus Sydney to Hansen Yuncken, BCA Compliance Statement for CWC2-Super Structure & Services, 28/04/23 Letter from ACOR Consultants to Hansen Yuncken, Re: UNSW Health 	<p>This Condition was assessed as compliant during the 1st IEA.</p> <p>During this Audit Period, and the determination of MOD 2, a subsequent letter was issued to the Certifier which was approved as part of Stage 2 CWC to confirm all parts of the modified structural drawings are compliant with the development consent.</p> <p>Architectus Sydney issued a BCA Design Compliance Statement for CWC2 Super Structure & Services that confirmed that the <i>"proposed super structure and services pack has been designed in general accordance with BCA 2019 for CWC2 package"</i>.</p>	Compliant	

Table A: Compliance with SSD 10822510					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<p>Translation Hub Structural Design Certification CWC2, 19/07/23</p> <ul style="list-style-type: none"> Hansen Yuncken email to Ramboll, Re: Request for Further Information, 13/02/24, with attached ACOR CVs 	<p>ACOR Consultants issued a Structural Design Certification for Stage 2 CWC pursuant to "relevant clauses of BCA 2019 amendment 1 – Part B1.4 and Spec C1.1, and A17, B4 and B40(d). The certification was signed by Mr Afshin Kazemi, Associate Principal, Structural Team Lead. The structural drawings were checked by an ACOR Structural Engineer. The structural drawings and the ACOR Structural Design Certification were submitted to the Certifier. The Stage 2 CWC was issued with the structural drawings and certification indicating that the Certifier was satisfied. Although the structural drawings were not signed individually, the Auditors consider Condition B4 to be compliant on the basis of the Structural Design Certification by Mr Afshin Kazemi to the satisfaction of the Certifier.</p> <p>Recommendation: For future CWCs, submit certified structural drawings that have been signed by a suitably qualified structural engineer to the Certifier.</p>		
MODIFICATIONS TO PLANS					
B5 (MOD 2)	Prior to the commencement of construction, revised plans and details are to be submitted to the satisfaction of the Planning Secretary as follows: (c) revised plans detailing any changes to access arrangements recommended by the Road Safety Audit required by condition B37.	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 Staging Report 	To be triggered prior to commencement of construction under the Stage 3 CWC.	Not triggered	
EXTERNAL WALLS AND CLADDING					
B6	Prior to the commencement of construction, the Applicant must provide the Certifier with documented evidence that the products and	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 	To be triggered prior to commencement construction under of the Stage 3 CWC.	Not triggered	

Table A: Compliance with SSD 10822510					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	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. 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.	<ul style="list-style-type: none"> Staging Report 			
PRE-CONSTRUCTION DILAPIDATION REPORT - PROTECTION OF PUBLIC INFRASTRUCTURE					
B7	<p>Prior to the commencement of construction, the Applicant must:</p> <p>(a) consult with the relevant owner and provider of services and infrastructure that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;</p> <p>(b) prepare a Pre-Construction Dilapidation Report by a qualified structural engineer identifying the condition of all public (non-residential) infrastructure and assets in the vicinity of the site (including the light rail, roads, gutters and footpaths) that have potential to be affected;</p> <p>(c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner (including Sydney Light Rail Operator and TfNSW), Certifier and Council; and</p> <p>(d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary when requested.</p>	<ul style="list-style-type: none"> 1st IEA 	This Condition was assessed as completed during the 1 st IEA.	Not triggered	

Table A: Compliance with SSD 10822510					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
B8	The dilapidation survey required for preparation of the report required by condition (b) in relation to the light rail must include a joint site inspection by the representatives of the Sydney Light Rail Operator, TfNSW and the Applicant to establish the extent of existing damage and to enable observation of any deterioration during construction.	<ul style="list-style-type: none"> 1st IEA 	This Condition was assessed as completed during the 1 st IEA.	Not triggered	
PRE-CONSTRUCTION SURVEY – ADJOINING PROPERTIES					
B9	Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of residential and commercial buildings that are likely to be impacted by the development.	<ul style="list-style-type: none"> 1st IEA 	This Condition was assessed as completed during the 1 st IEA.	Not triggered	
B10	Where the offer for a pre-construction survey is accepted (as required by condition B9), the Applicant must ensure a survey by a suitably qualified and experienced expert is undertaken prior to the commencement of vibration generating works that could impact on the identified buildings.	<ul style="list-style-type: none"> 1st IEA 	This Condition was assessed as completed during the 1 st IEA.	Not triggered	
B11	Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition B10, the Applicant must: (a) provide a copy of the relevant survey to the owner of each residential or commercial building surveyed in the form of a Pre-Construction Survey Report; (b) submit a copy of the Pre-Construction Survey Report to the Certifier; and (c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary when requested.	<ul style="list-style-type: none"> 1st IEA 	This Condition was assessed as completed during the 1 st IEA.	Not triggered	

Table A: Compliance with SSD 10822510					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
ECOLOGICALLY SUSTAINABLE DEVELOPMENT					
B12	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either: (a) registering for a minimum 5 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or (b) seeking approval from the Planning Secretary for an alternative process.	<ul style="list-style-type: none"> 1st IEA 	This Condition was assessed as completed during the 1 st IEA.	Not triggered	
OUTDOOR LIGHTING					
B13	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting to be installed 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.	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 Staging Report 	To be triggered prior to commencement of the Stage 4 CWC.	Not triggered	
ENVIRONMENTAL MANAGEMENT PLAN REQUIREMENTS					
B14	Management plans required under this consent must be prepared in accordance with relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020). <i>Note: The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/majorprojects/assessment/post-approval</i> <i>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</i>	<ul style="list-style-type: none"> 1st IEA 	This Condition was assessed as completed during the 1 st IEA.	Not triggered	

Table A: Compliance with SSD 10822510					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN					
B15	<p>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:</p> <p>(a) Details of:</p> <p>(i) hours of work;</p> <p>(ii) 24-hour contact details of site manager;</p> <p>(iii) management of dust and odour to protect the amenity of the neighbourhood;</p> <p>(iv) stormwater control and discharge;</p> <p>(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>(vi) groundwater management plan including measures to prevent groundwater contamination;</p> <p>(vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; and</p> <p>(viii) community consultation and complaints handling;</p> <p>(b) an unexpected finds protocol for contamination, asbestos or other unexpected finds and associated communications procedure;</p> <p>(c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and</p> <p>(d) 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.</p>	<ul style="list-style-type: none"> 1st IEA 	This Condition was assessed as compliant during the 1 st IEA.	Not triggered	
B16	The Applicant must not commence construction of the development until the CEMP is approved by the	<ul style="list-style-type: none"> 1st IEA 	This Condition was assessed as compliant during the 1 st IEA.	Not triggered	

Table A: Compliance with SSD 10822510

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	Certifier and a copy submitted to the Planning Secretary.				
B17	<p>A Construction Traffic and Pedestrian Management Plan (CTPMP) must be prepared and submitted to TfNSW for endorsement (via development.sco@transport.nsw.gov.au) to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) be prepared in consultation with Council, TfNSW and the Sydney Light rail Operator;</p> <p>(c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists, pedestrians, light rail and bus services;</p> <p>(d) detail heavy vehicle routes, access and parking arrangements;</p> <p>(e) location of any proposed work zones;</p> <p>(f) details of crane arrangements including location of any cranes;</p> <p>(g) predicted construction vehicle movements, noting movements are to be minimised during peak periods;</p> <p>(h) details of specific measures to ensure the arrival of construction vehicles to the site does not cause additional queuing on Hight Street or Botany Street;</p> <p>(i) details of the monitoring regime for maintaining simultaneous operation of buses, light rail and construction vehicles on roads surrounding the site;</p> <p>(j) pedestrian and traffic management measures;</p>	<ul style="list-style-type: none"> 1st IEA CTPMP Ason Group letter to Hansen Yuncken, RE: UNSW Health Translation Hub, Randwick – P2152r04v1 Addendum CTMP - UNSW Health Translation Hub, Randwick, 10/11/23 (CTPMP Addendum) Email from TfNSW to Hansen Yuncken, RE: UNSW HTH CTPMP Addendum – TfNSW, 05/12/23 Emails between Hansen Yuncken and TfNSW, RE: UNSW HTH CTPMP Addendum - TfNSW & SLR, 28/11/23 to 14/02/24 	<p>This Condition was assessed as compliant during the 1st IEA.</p> <p>During this Audit Period, an addendum to the CTPMP was prepared for the “<i>operation of the two tower cranes and workzone loading bays, HY procured Traffic Guidance Schemes, which stipulated materials handling by the cranes within the workzones (workzone approved by RCC, Ref No: LA/246/2023)</i>”.</p> <p>Documentation has been reviewed that the addendum was submitted and endorsed by TfNSW subject to the following conditions:</p> <ul style="list-style-type: none"> “Any Traffic Guidance Schemes (TGS) prepared are to comply with AS1742.3 and Transport for NSW’s “Traffic Control at Worksites” manual and be signed by a person with TfNSW certification to prepare a TGS. Proponent must apply and obtain approval from the Transport Management Centre for a Road Occupancy Licence (ROL) for any required lane closures and/or Speed Zone Authorisations as part of the ROL that impact the state road network or is within 100m of traffic signals. Access to be maintained for local residents, businesses and emergency vehicles at all times. No marshalling or queuing of construction vehicles is to occur on public roads. Arriving vehicles that are not able to use 	Compliant	

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APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>(k) construction program and construction methodology;</p> <p>(l) a detailed plan of any proposed hoarding and / or scaffolding;</p> <p>(m) measures to avoid construction worker vehicle movements within the precinct;</p> <p>(n) consultation strategy for liaison with surrounding stakeholders, including other developments under construction;</p> <p>(o) any potential impacts on general traffic, cyclists, pedestrians and light rail and bus services within the vicinity of the site from construction vehicles;</p> <p>(p) cumulative construction impacts of projects within the precinct. Existing CTPMPs for development within or around the site should be referenced in the CTPMP to ensure that coordination of work activities are managed to minimise impacts on the surrounding road network; and</p> <p>(q) proposed mitigation measures for any identified impacts for the duration of the impacts and measures proposed to mitigate any associated traffic, public transport, pedestrian, and cyclist impacts should be clearly identified and included in the CTPMP.</p>		<p><i>parking bay/work zone must continue to a holding point until space becomes available.</i></p> <ul style="list-style-type: none"> <i>When heavy vehicles are entering or leaving the site a traffic controller is to be provided to manage any conflicts between pedestrians and heavy vehicles.</i> <i>Transport for New South Wales reserve the right to alter the CTMP Conditions at any time to maintain safe and efficient traffic and pedestrian movements in this area</i> <i>Any approved Works Zone should only be used for work activities. No infrastructure, including bins, tanks or traffic control equipment should be left on the road when the works zone is not in use by a vehicle. All non-vehicular items must be contained within the work area and not on the carriageway. When a work zone is not in use, the area/lane must be opened up to allow for normal trafficable conditions</i> <p><i>Should TfNSW Network and Asset Management, Network Operations, CJP Operations, Network and Safety or other TfNSW business area determine that that more information is to be provided for review and acceptance, including other TCS locations, this information must be submitted prior to the CTMP being implemented, or otherwise agreed upon."</i></p>		
B18	A Construction Noise and Vibration Management Plan (CNVMP) must address, but not be limited to, the following:	<ul style="list-style-type: none"> 1st IEA 	This Condition was assessed as compliant during the 1 st IEA.	Not triggered	

Table A: Compliance with SSD 10822510					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>(a) be prepared by a suitably qualified and experienced noise expert;</p> <p>(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</p> <p>(c) describe the measures to be implemented to manage high noise generating works in close proximity to sensitive receivers;</p> <p>(d) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(e) describe the community consultation undertaken to develop the strategies in condition B18(d);</p> <p>(f) include a complaints management system that would be implemented for the duration of the construction; and</p> <p>(g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures.</p>				
B19	<p>The Construction Waste Management Plan (CWMP) must be prepared and address, but not be limited to, the following:</p> <p>(a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and</p> <p>(b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of construction.</p>	<ul style="list-style-type: none"> 1st IEA 	This Condition was assessed as compliant during the 1 st IEA.	Not triggered	

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APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
B20	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMP) and the plan must address, but not be limited to the following: (a) be prepared by a suitably qualified expert, in consultation with Council; (b) describe all erosion and sediment controls 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); (d) detail all off-Site flows from the Site; and (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).	<ul style="list-style-type: none"> 1st IEA 	This Condition was assessed as compliant during the 1 st IEA.	Not triggered	
B21	An Aboriginal Heritage Management Plan (AHMP) must be prepared to address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced expert in consultation with the Registered Aboriginal Parties; (b) be submitted to the Certifier and Planning Secretary prior to construction of any part of the development; (c) detail archaeological monitoring during the investigation, earthworks and construction phases consistent with the recommendations of the 'Aboriginal Cultural Heritage Assessment Report, New Acute Services Building for the Prince of Wales Hospital Randwick NSW' prepared by Mary Dallas Consulting Archaeologists dated October 2018; and (d) detail management of any retrieved Aboriginal Archaeological remains, and recommendations relating to any Aboriginal Archaeological deposits.	<ul style="list-style-type: none"> 1st IEA 	This Condition was assessed as compliant during the 1 st IEA.	Not triggered	

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APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
B22	A Flood Emergency Response Plan (FERP) must be prepared and must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s) and in consultation with the NSW State Emergency Service; (b) be generally consistent with the details provided in the EIS and RtS; (c) address the provisions of the Floodplain Risk Management Guidelines (EESG); (d) include details of: (i) the flood emergency responses for both construction and operation phases of the development; (ii) predicted flood levels; (iii) flood warning time and flood notification; (iv) assembly points and evacuation routes; (v) evacuation and refuge protocols; and (vi) awareness training for employees and contractors, and students.	<ul style="list-style-type: none"> 1st IEA 	This Condition was assessed as compliant during the 1 st IEA.	Not triggered	
B23	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: (a) minimise the impacts of earthworks and construction on the local and regional road network; (b) minimise conflicts with other road users; (c) minimise road traffic noise; and (d) ensure truck drivers use specified routes.	<ul style="list-style-type: none"> 1st IEA 	This Condition was assessed as compliant during the 1 st IEA.	Not triggered	
SOIL AND WATER					
B24	Prior to the commencement of construction, the Applicant must install erosion and sediment controls on the site to manage wet weather events.	<ul style="list-style-type: none"> 1st IEA 	This Condition was assessed as compliant during the 1 st IEA.	Not triggered	

Table A: Compliance with SSD 10822510

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
B25	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'.	<ul style="list-style-type: none"> 1st IEA Interview with Hansen Yuncken on 06/12/23 Site visit on 06/12/23 Inspection Details – Pre/Post Rainfall Inspection, 29/11/23 Photos of sediment control measures 	Suitable erosion and sediment controls were observed during the site visit. They appeared to be adequately maintained.	Compliant	
CONSTRUCTION PARKING					
B26	Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site or within any approved works zones for construction vehicles and machinery, including for heavy vehicles, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 Construction Worker Transport Strategy UNSW Health Translation Hub, Randwick prepared by Ason Group, 08/02/23 UNSW – Health Translation Hub, Project Specific Site Induction, Rev 1, May 2023 Letter from RCC to Hansen Yuncken, RE: Works Zone Notice of Approval – Subject premises: 77 Botany Street Randwick NSW 2031 (LA/246/2023), 06/07/23 	Hansen Yuncken have advised there are no parking facilities on-site for workers and that public transport is preferred and accessible. The training induction details the preferred method of transport. Documentation has been provided to confirm an approval has been obtained for a work zone for construction vehicles and machinery along Botany Street. On this basis, the Auditors consider this condition to be compliant.	Compliant	

Table A: Compliance with SSD 10822510					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
CONSTRUCTION WORKER TRANSPORTATION STRATEGY					
B27	Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy 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. A copy of the strategy must be submitted to the Planning Secretary for information.	<ul style="list-style-type: none"> 1st IEA 	This Condition was assessed as completed during the 1 st IEA.	Not triggered	
FLOOD MANAGEMENT					
B28	Prior to the commencement of construction, the Applicant must prepare and implement for the duration of construction: (a) flood warning and notification procedures for construction workers on site; and (b) evacuation and refuge protocols.	<ul style="list-style-type: none"> UNSW – Health Translation Hub, Project Specific Site Induction, Rev 1, May 2023 Interview with Hansen Yuncken on 06/12/23 	Auditors note that the Flood Emergency Response is detailed in the Site Induction Presentation which Hansen Yuncken advise is continuing to be implemented.	Compliant	
OPERATIONAL NOISE – DESIGN OF MECHANICAL PLANT AND EQUIPMENT					
B29	Prior to installation of mechanical plant and equipment, the Applicant must incorporate the noise mitigation recommendations in the Acoustic Assessment Report prepared by ARUP and dated 1 April 2021, 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 Acoustic Assessment Report prepared by ARUP and dated 1 April 2021.	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 Staging Report 	To be triggered prior to commencement of construction under the Stage 3 CWC.	Not triggered	

Table A: Compliance with SSD 10822510					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
LANDSCAPING AND WIND MITIGATION					
B30	Prior to the commencement of Landscape or Public Domain works the Applicant must prepare a revised Landscape Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Certifier. The plan must: (a) be generally in accordance the plans approved in condition A2 and provide for the planting of 57 trees on site; (b) include the provision of street tree planting, with species and spacing of trees to be determined in consultation with Council; and (c) detail incorporation of the wind mitigation measures recommended in the Environmental Wind Impact Assessment prepared by Arup and dated 3 February 2021, and confirmation from ARUP that the measures shown on the revised plans will ensure a pedestrian wind environment suitable for the intended uses of siting / standing / walking in each relevant part of the site.	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 Staging Report 	To be triggered prior to commencement of construction under the Stage 4 CWC.	Not triggered	
PUBLIC DOMAIN WORKS					
B31	Prior to the commencement of any footpath or public domain works, 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 (excluding any changes to footpath widths beyond the approved dimensions). The Applicant must submit documentation of approval for each stage from Council to the Certifier.	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 Staging Report 	To be triggered prior to commencement of the Stage 4 CWC.	Not triggered	
FLOODING AND STORMWATER MANAGEMENT AND DESIGN					
B32	Prior to the commencement of construction, a certificate from a suitably qualified Chartered Civil Engineer (registered on the NER of Engineers	<ul style="list-style-type: none"> 1st IEA 	This Condition was assessed as completed during the 1 st IEA.	Not triggered	

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APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>Australia), or equivalent, or Chartered Structural Engineer (where relevant) must be submitted to the Certifier demonstrating compliance with the following:</p> <p>(a) all habitable floor levels must not be constructed less than the nominated floor levels approved under this development consent;</p> <p>(b) all electrical connections and flood sensitive equipment must be located above the 1% AEP (100 year ARI) flood level plus 500 mm freeboard;</p> <p>(c) where it is not practical and feasible to install the equipment above the 1% AEP (100 year ARI) flood level plus 500 mm freeboard, the installations must generally be in accordance with the recommendations in ABCB Construction of Buildings in Flood Hazard Areas (2012) Section C2.9 - Requirements for Utilities;</p> <p>(d) the basement carpark must be designed to resist floodwater ingress for the PMF level or the 1% AEP event plus 500mm free board. This includes the basement entry ramp as well as protection of lifts, stairwells, ventilation shafts and other components which may otherwise create a water ingress risk; and</p> <p>(e) all structures subject to flooding and overland flows must be constructed of flood compatible building components below the PMF flood level and must be designed to achieve the following in the PMF event:</p> <p>(i) be watertight.</p> <p>(ii) resist hydrostatic pressures.</p> <p>(iii) withstand the impact of likely debris, such as floating cars.</p> <p>(iv) accommodate predicted scour.</p>				

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APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	(v) with stand buoyancy and drawdown forces if applicable.				
OPERATIONAL WASTE STORAGE AND PROCESSING					
B33	Prior to the commencement of construction, 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. Evidence of the design and Council endorsement (where waste removal is undertaken by Council) must be provided to the Certifier.	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 Email from Hansen Yuncken to MBC Group, B33 – Operational Waste Storage and Processing, 18/05/23 Letter from Elephants Foot Consulting, RE: UNSW Health Translation Hub SSD-10822510 – Section 4.55(1A) – Waste Management Statement, 10/03/23 Elephants Foot, Operational Waste Management Plan, Rev E, 02/03/21 (OWMP) GHD, Randwick City Council, Waste Management Guidelines for Proposed Developments, 2004 (RCC's Waste Management Guidelines) Architectus letter to Hansen Yuncken, Design Statement for 	An OWMP has been prepared which includes waste removal that will be undertaken by a third-party contractor. Documentation has been provided to confirm submission to the Certifier. However, the OWMP does not indicate that the operational waste storage area was designed in accordance with Council's standards, such as RCC's Waste Management Guidelines. Section 9 details guidelines for commercial developments, including health care facilities (Section 9.4), and Section 11 details educational developments. One of the key requirements is separation of the storage of " <i>clinical, hazardous and related wastes</i> " from storage of general waste and recycling. RCC's Waste Management Guidelines also requires that "All waste generated from health care facilities must be managed in accordance with the <i>Environmental Guidelines: Assessment and classification of liquid and non liquid wastes</i> (EPA, 1999)". Based on the OWMP, the development will generate a variety of clinical, hazardous and related wastes. It states that " <i>Should clinical waste bins be required, they must be stored securely and separate from general waste and recycling to prevent cross-contamination between waste streams</i> ". However, it appears that no provision has been made in the drawing of the waste room / collection area in Appendix A.2 for a separate room/area for clinical waste storage. The OWMP does not specify the requirement for waste to be classified in accordance with the EPA's <i>Waste Classification Guidelines Part 1: Classifying Waste</i> (EPA, 2014), which is also required	Non-compliant	NC2

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		Waste Storage Area, 15/02/24	<p>under Condition D27, which Hansen Yuncken advised will be triggered at a later date.</p> <p>Condition B33 is considered non-compliant because the OWMP and the design statements provided do not reference specific RCC guidelines / standards or make provision for a separate and secure clinical waste storage area.</p> <p>Recommendation: Review and revise the OWMP to so that the design of the operational waste storage area is in accordance with Council's standards. Note, the OWMP is also required to meet the requirements of Condition D27.</p>		
OPERATIONAL CAR PARKING AND SERVICE VEHICLE LAYOUT					
B34	<p>Prior to the commencement of construction, compliance with the following requirements must be submitted to the Certifier:</p> <p>(a) all vehicles must enter and leave the Site in a forward direction;</p> <p>(b) the swept path of the longest construction vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with the latest version of AS 2890.2; and</p> <p>(c) the safety of vehicles, cyclists and pedestrians accessing adjoining properties, where shared vehicle, cyclist and pedestrian access occurs, is to be addressed.</p>	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 Staging Report CTPMP CTPMP Addendum 	Condition B34(a) and (c) requirements are met in the CTPMP, which Condition B34(b) requirements are further addressed in the CTPMP Addendum.	Compliant	
INTEGRATED TRANSPORT WORKING GROUP					
B35	An Integrated Transport Working Group is to be established between NSW Health and Council to ensure the adequate transport planning for the	<ul style="list-style-type: none"> 1st IEA Email form Essence Project Management 	This Condition was assessed as completed during the 1 st IEA.	Not triggered	

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	overall masterplan of the Prince of Wales Hospital Campus, and in particular, integration of east-west and north-south bicycle and pedestrian routes. Prior to the commencement of construction, evidence of the formulation of this working group is to be provided to the satisfaction of the Certifier.	to Hansen Yuncken, Re: SCH1/MCCCC- Integrated Transport Working Group (B35), 14/12/23	During this Audit Period, it has been advised no subsequent Integrated Transport Working Group meetings have been undertaken.		
BOTANY STREET PEDESTRIAN BRIDGE					
B36	Prior to the commencement of any construction works associated with the Botany Street Pedestrian Bridge, appropriate arrangements are to be made to the satisfaction of Council (including arrangements in relation to stratum subdivision and any necessary arrangements) to enable the construction of the bridge.	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 Email from Randwick City Council to Essence Project Management, RE: Health Translation Hub Randwick – Botany Street Airbridge, 06/11/23 	<p>Documentation has been provided and reviewed by the Auditors to confirm RCC are satisfied with the arrangement to enable the construction of the bridge subject to the following:</p> <ul style="list-style-type: none"> "Council being consulted in the design development with reasonable requests / objectives incorporated into the final design. The mechanism is that formal approval be sought from Randwick Council. Council's current preference is for an approval and a lease agreement to be considered together pursuant to the Roads Act, 1993. Council will work with HAC to develop a suitable agreement." <p>In addition, RCC also made the following comments to be addressed:</p> <ul style="list-style-type: none"> "The footing of the V column is to be outside of the road reserve and to a depth to not impact any road works or minor level changes. The stormwater discharge to be designed to a council approved discharge location. 	Compliant	

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			<ul style="list-style-type: none"> The height of the bridge proposed appears to have adequate clearance for heavy vehicles and does not appear to impact street lighting. However, if the location of the bridge impacts on an existing street light then a lighting design may be required. A risk assessment on objects being passed through the stainless steel mesh should be carried out to ensure no unreasonable risk for motorists. Due to the proximity of the pedestrian bridge to traffic signals, TfNSW referral may be required. This should be confirmed." <p>The Auditors consider this condition has been met however note that the above comments by RCC need to be addressed prior to construction of the bridge.</p> <p>Recommendation: Ensure RCC's requirements and comments are addressed to the satisfaction of RCC prior to the construction of the bridge.</p>		
ACCESS DESIGN AND ROAD SAFETY AUDIT					
B37	Prior to the commencement of construction, a Stage 3 (Detailed Design) Road Safety Audit for the proposed vehicles and pedestrian access arrangements to the subject site (including the loading dock and car park and all associated access routes from Botany Street) is to be prepared in accordance with Austroads Guide to Road Safety Part 6: Managing Road Safety Audits and Austroads Guide to Road Safety Part 6A: Implementing Road	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 Staging Report 	To be triggered prior to commencement of construction under the Stage 4 CWC.	Not triggered	

Table A: Compliance with SSD 10822510					
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	Safety Audits by an independent TfNSW accredited road safety auditor. Based on the results of the road safety audit, the design drawings are to be reviewed to implement any safety measures, with updated drawings to be submitted to the satisfaction of the Planning Secretary. Where the Road Safety Audit identifies changes are required to the design of the vehicle or pedestrian access routes as they traverse over the adjoining sites, details are to be provided of how those changes will be implemented, including any necessary modifications to existing approvals.				
LIGHT RAIL REQUIREMENTS					
B38	Prior to the commencement of any construction works or any preparatory, demolition or excavation works, whichever is the earlier, the Applicant must: (a) consult with TfNSW, Altrac and the Sydney Light Rail Operator to ascertain requirements in relation to the protection of TfNSW's infrastructure and to confirm any construction staging (and associated timing) and associated documentation and activities prior to preparation of requested documentation; (b) sign Infrastructure Assess Deed Poll, Safety Interface Agreement and Works Deed with TfNSW and/or the Sydney Light Rail Operator; and (c) confirm in writing with TfNSW what each construction stage will involve.	<ul style="list-style-type: none"> • Interview with Hansen Yuncken on 06/12/23 • IADP • Email from Hansen Yuncken to TfNSW, RE: COC Health Hub, 02/08/23 • Email from Hansen Yuncken to TfNSW, Condition 39, 09/07/23 • Email from Hansen Yuncken to Transdev, RE: COC Health Hub, 23/08/23 	Hansen Yuncken provided correspondence that consultation has occurred with TfNSW, Altrac and the Sydney Light Rail Operator and have confirmed in writing each construction stage. The Auditors have been provided and reviewed the signed IADP.	Compliant	
B39	Prior to commencement of works for each construction stage, the Applicant must submit all relevant documentation to TfNSW as requested by TfNSW and obtain its written endorsement. A summary report for each construction stage is also	<ul style="list-style-type: none"> • Interview with Hansen Yuncken on 06/12/23 • Email from Hansen Yuncken to TfNSW, 	Correspondence has been provided to confirm Hansen Yuncken have provided all relevant documentation as requested by TfNSW and no additional documents are outstanding by TfNSW.	Compliant	

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APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	to be provided to TfNSW to demonstrate the following: (a) no unacceptable impacts on the light rail corridor and light rail operation by clearly identifying impacts and mitigation measures; and (b) submitted documentation has satisfied the relevant conditions.	Condition 39, 09/07/23 <ul style="list-style-type: none"> Staging Report Email from TfNSW to Hansen Yuncken, RE: Condition 39, 17/07/23 	Documentation has been provided and reviewed by the Auditors to confirm the revised Staging Report has been provided to TfNSW.		
B40	Prior to the commencement of any construction works or any preparatory, demolition or excavation works, whichever is the earlier, the following documentation must be provided for the review and endorsement of TfNSW: (a) final geo-technical and structural report / drawings. Geotechnical reports should include any potential impact on the light rail corridor located adjacent to the subject development site, easement and substratum; (b) final construction methodology with construction details pertaining to structural support during excavation or ground penetration; (c) details of the vibration and movement monitoring system that will be in place before excavation commences; (d) final cross sectional drawings showing ground surface, rail tracks, sub-soil profile, proposed basement excavation and structural design of sub-ground support adjacent to the Rail Corridor located adjacent to the subject development site. Cross sectional drawings should also include the accurate RL depths and horizontal distances from assets (tracks, overhead lines, structures and cables) to the nearest point of excavation or ground penetration works. All measurements are to be verified by a Registered Surveyor; and (e) detailed survey plan with location of services.	<ul style="list-style-type: none"> 1st IEA 	This Condition was assessed as completed during the 1 st IEA.	Not triggered	

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B41	Prior to the commencement of construction, the final acoustic assessment is to be submitted to the Certifier demonstrating how the proposed development will comply with the Department of Planning's document titled "Development Near Rail Corridors and Busy Roads Interim Guidelines". All recommendations of the acoustic assessment are to be incorporated in the construction documentation.	<ul style="list-style-type: none"> 1st IEA 	This Condition was assessed as completed during the 1 st IEA.	Not triggered	
B42	Prior to the commencement of construction, the Applicant is to engage an Electrolysis Consultant to prepare a report on the Electrolysis Risk to the development from stray currents and submit a copy to the Certifier. The Applicant must incorporate in the development all the measures recommended in the report to control that risk.	<ul style="list-style-type: none"> 1st IEA 	This Condition was assessed as completed during the 1 st IEA.	Not triggered	
B43	Prior to the commencement of construction, the Applicant is to design lighting, signs and surfaces with reflective materials, whether permanent or temporary, which are (or from which reflected light might be) visible from the rail corridor to limit glare and reflectivity to the satisfaction of Altrac, TfNSW and the Sydney Light Rail Operator.	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 Email from Hansen Yuncken to TfNSW, RE: HTH Transport for New South Wales Submission, 06/10/23 Star Group, Statement of Design Intent – Lighting, 24/10/23 Letter from Minale Tattersfield to Hansen Yuncken, Re: UNSW HTH – B43 Statement – Signage on Building, 01/11/23 	<p>Hansen Yuncken provided correspondence of Transdev and TfNSW satisfaction with Condition B43 requirements. Correspondence has been provided by TfNSW that <i>'there is no requirement for Altrac to comment as Transdev is acting on behalf of them when these compliance checks are undertaken'</i>.</p> <p>On the basis of the above, the Auditors consider this condition is compliant.</p>	Compliant	

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APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<ul style="list-style-type: none"> Letter from Inhabit Australasia Pty Ltd to Ausrise Facades, UNSW Health Translation Hub External Reflected Glare Assessment, 27/09/23 			
B44	Prior to the commencement of construction, The Applicant must obtain written confirmation from TfNSW, that satisfactory measures are to be installed (e.g. awning windows, louvres, enclosed balconies, window restrictors etc) which prevent the throwing of objects onto the rail corridor.	<ul style="list-style-type: none"> Email from TfNSW to Hansen Yuncken, RE: UNSW Health Hub Translation balcony, 25/10/23 Letter from Arch Artifex to Hansen Yuncken, Re: HTH Terrace – Thrown Object Risk Assessment, 07/06/23 Letter from TfNSW to Hansen Yuncken, Re: DA Condition B44 – UNSW Health Translation Hub, 24/10/23 	Hansen Yuncken provided evidence that TfNSW provided correspondence via Altrac as the rail infrastructure manager of the Sydney Light Rail concluding that the mitigations within the risk assessment were satisfactory in accordance with Condition B44. On this basis, the Auditors consider this condition is compliant.	Compliant	
B45	Prior to the commencement of construction, a detailed regime is to be prepared for approval by TfNSW for the excavation of the site and the construction of the building foundations (including ground anchors) for the approved development, which may include geotechnical and structural certification in the form required by TfNSW.	<ul style="list-style-type: none"> 1st IEA 	This Condition was assessed as completed during the 1 st IEA.	Not triggered	
B46	Prior to the commencement of construction, the Applicant must:	<ul style="list-style-type: none"> IADP 	Hansen Yuncken provided correspondence that the insurances in accordance with Condition	Compliant	

Table A: Compliance with SSD 10822510

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>(a) provide evidence to TfNSW that it holds current public liability insurance cover for a sum acceptable to TfNSW. TfNSW's standard public liability insurance requirement for this type of development adjacent to a rail corridor is minimum of \$250 million. This insurance must not contain any exclusion in relation to works on or near the rail corridor, rail infrastructure. The Applicant is to contact TfNSW to obtain the level of insurance required for this particular proposal.</p> <p>(b) provide evidence to the Certifier written proof of insurance required by B46(a) and TfNSWs written advice to the Applicant on the level of insurance required.</p>	<ul style="list-style-type: none"> Email from Hansen Yuncken to MBC Group, HTH SSDA Condition B46, 11/07/23 Email from Hansen Yuncken to TfNSW, RE: COC Health Hub, 03/08/23 Email from Transdev to Hansen Yuncken, RE: COC Health Hub, 15/08/23 Willis Towers Watson, Certificate of Currency – Contract Works and Delay in Start Up, 18/05/23 Willis Towers Watson, Certificate of Currency – Public and Product Liability, 18/05/23 Chubb, Certificate of Currency, 18/05/23 Emails between from TfNSW and Hansen Yuncken, RE: COC Health Hub, 03/08/23, with attached: <ul style="list-style-type: none"> Willis Australia Ltd, Certificate of Currency - Public 	<p>B46(a) were obtained and that the certificates of currency were accepted by all Sydney Light Rail Parties.</p> <p>Correspondence has also been provided that submission of the insurances were provided to the Certifier.</p> <p>TfNSW indicated that the public liability insurance was acceptable on 07/12/23.</p>		

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APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<p>and Products Liability, 26/07/23</p> <ul style="list-style-type: none"> o IADP • TfNSW letter to Hansen Yuncken, Compliance Review for Stage 3 Construction Works for UNSW Health Translation Hub (SSD-10722510) – Light Rail Related Conditions, 07/12/23 			
B47	<p>Prior to the commencement of construction or any preparatory, demolition or excavation works, whichever is the earlier, if required by TfNSW, Works Deed (s) between the Applicant, TfNSW and/or Altrac and the Sydney Light Rail Operator must be agreed and executed by the parties. These agreements may deal with matters including, but not limited to, the following:</p> <p>(a) Sydney Light Rail operational requirements;</p> <p>(b) Sydney Light Rail access requirements;</p> <p>(c) Altrac and Sydney Light Rail Operator policies, rules and procedures compliance requirements;</p> <p>(d) indemnities and releases;</p> <p>(e) security of costs;</p> <p>(f) insurance requirements and conditions;</p> <p>(g) TfNSW, Altrac and the Sydney Light Rail Operator's recovery of costs from the Applicant for costs incurred by these parties in relation to the development (e.g. review of designs and reports, legal, shutdown /power outages costs including alternative transport, customer communications,</p>	<ul style="list-style-type: none"> • IADP • Email from TfNSW to Hansen Yuncken, RE: Condition B39, 17/07/23 • 1st IEA • Interview with Hansen Yuncken on 06/12/23 • Emails between from TfNSW and Hansen Yuncken, RE: COC Health Hub, 03/08/23, with attached: <ul style="list-style-type: none"> o Willis Australia Ltd, Certificate of Currency - Public and Products Liability, 26/07/23 	<p>During the 1st IEA, TfNSW had provided correspondence that the IADP could be deferred to Stage 2 CWC.</p> <p>The IADP was executed by Hansen Yuncken during the Audit Period on 03/07/23.</p> <p>During this Audit Period, additional correspondence was provided by TfNSW that the execution of the IADP could be deferred. Hansen Yuncken submitted the IADP with the Certificate of Currency to TfNSW on 03/08/23, which TfNSW indicated satisfied Condition B47 on 07/12/23.</p> <p>The Auditors consider Condition B47 to be compliant on the basis of the documentation provided.</p>	Compliant	

Table A: Compliance with SSD 10822510

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>loss of revenue etc) risk assessments and configuration change processes;</p> <p>(h) interface coordination between the Sydney Light Rail Operator and the subject development construction works, including Infrastructure Assess Deed Poll and Safety Interface Agreement between the Applicant and the Sydney Light Rail Operator which must be agreed and executed by the parties. This agreement may deal with matters including, but not limited to, the following:</p> <p>(i) pre and post construction dilapidation reports;</p> <p>(ii) the need for track possessions;</p> <p>(iii) review of the machinery to be used during excavation/ground penetration / construction works;</p> <p>(iv) the need for track monitoring;</p> <p>(v) design and installation of lights, signs and reflective material;</p> <p>(vi) endorsement of Risk Assessment/Management Plan and Safe Work Method Statements;</p> <p>(vii) endorsement of plans regarding proposed craneage and other aerial operations;</p> <p>(viii) erection of scaffolding/hoarding;</p> <p>(ix) Light Rail Operator's rules and procedures; and</p> <p>(x) alteration of rail assets such as the OHW along of track and associated hoarding demarcation system, if undertaken by the Applicant.</p> <p>(i) Altrac and the Sydney Light Rail Operator's reviews and impact assessment of the Applicant's proposal, engineering design and construction works methodology on Sydney Light Rail Operations and assets;</p> <p>(j) attendance and participation in the construction works risk assessment of construction activities to</p>	<ul style="list-style-type: none"> ○ IADP • TfNSW letter to Hansen Yuncken, Compliance Review for Stage 3 Construction Works for UNSW Health Translation Hub (SSD-10722510) – Light Rail Related Conditions, 07/12/23 			

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	be performed in, above, about, and/or below the Sydney Light Rail Corridor (k) arrangements for shutdowns and Sydney Light Rail restricted operations related costs attributed to the Applicant; and (l) Sydney Light Rail site works access approval and access permit to work.				
Part C – During Construction					
SITE NOTICE					
C1	A site notice(s): (a) must be prominently displayed at the boundaries of the site during construction 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; (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; (c) the notice is to be durable and weatherproof and is to be displayed throughout the works period; (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 (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.	<ul style="list-style-type: none"> Site visit on 06/12/23 Interview with Hansen Yuncken on 06/12/23 Site Notice 	<p>Hansen Yuncken site notices were observed during the site visit at several locations on the site boundary hoarding.</p> <p>The Site Notices met all of the Condition C1 requirements. On this basis, the Auditors consider this condition is compliant.</p>	Compliant	
OPERATION OF PLANT AND EQUIPMENT					
C2	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.	<ul style="list-style-type: none"> Site visit on 06/12/23 	During the site inspection, the site was under the control of Hansen Yuncken as the principal contractor. Documentation has been provided to confirm equipment was being maintained in	Compliant	

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APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 Equipment Induction – SC152 – Health Translation Hub – Distribution Board – Id Ref – 0053 Equipment Induction - SC152 - Health Translation Hub - Concrete Placing Boom - Id Ref – 3934 Equipment Induction - SC152 - Health Translation Hub - Tower Crane - Id Ref – 0067 Equipment Induction - SC152 - Health Translation Hub - Roller (single drive, pad foot, twin drum, multi-wheel) - Id Ref – 0077 Equipment Induction - SC152 - Health Translation Hub - Excavator - Id Ref – 0083 SC152 – Health Translation Hub, Personnel Induction Summary 	a proper and efficient condition as well as records to confirm employees were being trained and were required to hold the appropriate licences to operate plant and equipment. Hansen Yuncken maintains a health and safety system (Hammertech) where they can record documentation with subcontractors. Daily Site Pre-Start Meetings are undertaken at the site. The Auditors consider this condition is compliant.		

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APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<ul style="list-style-type: none"> Hansen Yuncken HYER Standards Noticeboard 			
CONSTRUCTION HOURS					
C3	<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>	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 CEMP UNSW – Health Translation Hub, Project Specific Site Induction, Rev 1, May 2023 Site Notice Complaints Register Hansen Yuncken email to Ramboll, UNSW HTH: IEA Documentation Submission, 16/02/24, with attached: <ul style="list-style-type: none"> Document Request Round 3.pdf Health Infrastructure email to Hansen Yuncken, Complaint received – unexpected after hours works, 24/11/23 	<p>Section 3.6 of the CEMP states the hours of construction consistent with this Condition. Construction hours are also specified in the site induction for employees and subcontractors and shown on the Site Notice.</p> <p>Hansen Yuncken have advised hours of construction have generally been compliant with the consent condition.</p> <p>However, the Complaints Register indicated that there were three noise-related complaints during the Audit Period, one complaining of noise disturbance during early morning hours (times not specified) during the period 19/08/23 to 02/09/23 and a second complaint on 23/11/23 about “concreting activity continuing after 6pm. Continuation of works attributed to earlier rain delays and the inability to stop/recommence tomorrow.” The response provided for the complaint recorded advised “HI [Health Infrastructure] Communications Representative apologised for the disruption, justified the disruption, and confirmed the activities were permissible under Conditions of Consent due to potential safety/property risk”.</p> <p>Hansen Yuncken further advised the Auditors that the “after-hours concreting activities were a result of inclement weather experienced earlier in the day, which prolonged our</p>	Non-compliant	NC3

Table A: Compliance with SSD 10822510

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<p>Following factual review:</p> <ul style="list-style-type: none"> Hansen Yuncken email, Re: Independent Environmental Audit - Draft Audit Table, 20/02/24 	<p><i>concrete pour to the North Core. A decision was made to proceed with the pour past 6pm to avoid curing concerns, structural inadequacies, significant abortive works, and unsafe activities. Note: HY Advised HI that we would be finishing at approximately 7pm due to the earlier rain event". HI advised Hansen Yuncken that the complainant raised a number of other concerns regarding the development. Condition C3 is considered non-compliant as construction works were conducted outside the approved hours and should be planned considering foreseeable weather conditions as necessary. The Auditors acknowledge, as noted by Hansen Yuncken, that the decision was made to avoid structural inadequacies.</i></p> <p>Following factual review, Hansen Yuncken maintained that the decision to proceed with the concrete pour "was made to avoid potential safety, damage to property risks and to prevent environmental harm (demolition causing dust pollution) which would of been presented if the pour had finished in its current state at 6pm". Hansen Yuncken understood that these considerations met the circumstances outlined under Condition C4(b), being "an emergency to avoid the loss of life, damage to property or to prevent environmental harm". The Auditors do not agree that the circumstances were an emergency.</p> <p>Recommendation: Plan construction activities taking weather forecasts into</p>		

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APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
			consideration and adhere to the approved construction hours at all times in accordance with Conditions C3 to C6.		
C4	Construction activities may be undertaken outside of the hours in condition C3 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) 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 (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.	<ul style="list-style-type: none"> • Interview with Hansen Yuncken on 06/12/23 • RCC letter to KPI Construction Services, Crane, Hoist or Pump Over a Public Road/Footway Approval, 09/08/23 • RCC letter to KPI Construction Services, Crane, Hoist or Pump Over a Public Road/Footway Approval, 09/09/23 • Letter from Hansen Yuncken to DPE, TC1 & TC2 Erection, 01/08/23 • Email from DPE to Hansen Yuncken, UNSW Health Translation Hub - Post Approval Document Received - (SSD-10822510-PA-16), 03/08/23 • Letter from Hansen Yuncken to Residents and Property 	Hansen Yuncken have advised there has been two out of hours construction activities for the delivery of the construction cranes in accordance with Condition C4. Documentation has been provided of submission of notice of the crane related works to DPE and affected residents at least seven days prior to the out of hours activities. Condition C4 is considered compliant.	Compliant	

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APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<p>Owners, RE; UNSW Health Translation Hub – Delivery and erection of Tower Crane 1, 09/08/23</p> <ul style="list-style-type: none"> • NSW Government, Notification of weekend works and road closure – second tower crane installation, Saturday 2 and Sunday 3 September 2023 			
C5	Notification of such construction activities as referenced in condition C4 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	<ul style="list-style-type: none"> • Letter from Hansen Yuncken to Residents and Property Owners, RE; UNSW Health Translation Hub – Delivery and erection of Tower Crane 1, 09/08/23 • NSW Government, Notification of weekend works and road closure – second tower crane installation, Saturday 2 and Sunday 3 September 2023 	<p>Documentation has been provided and reviewed by the Auditors to confirm notification was provided to residents prior to the delivery and erection of the two cranes. The notification of the delivery and erection of Tower Crane 1 did not indicate that work would be conducted out of hours. However, the notification of the second tower crane delivery and erection did refer to out of hours work. Condition C5 is considered compliant.</p> <p>Recommendation: Ensure that notifications for out of hours work clearly indicate when the work involves out of hours work, as applicable.</p>	Compliant	
C6	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	<ul style="list-style-type: none"> • Interview with Hansen Yuncken on 06/12/23 • CNVMP • UNSW – Health Translation Hub, 	Section 4.3 of the CNVMP indicates that high noise level work would only be carried out during the hours in accordance with this Condition. High noise level hours are also specified in the site induction for employees and subcontractors.	Non-compliant	NC4

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APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<p>Project Specific Site Induction, Rev 1, May 2023</p> <ul style="list-style-type: none"> Complaints Register 	<p>Hansen Yuncken have advised continuous noise monitoring is undertaken to monitor high noise level occurring onsite.</p> <p>An out of hours noise complaint has been recorded on the complaints register for '<i>rock breaking, hammering and similar works after 5pm on weekdays</i>'. The response provided for the complaint recorded advised '<i>Workforce notified and ceased working that day.</i>'</p> <p>Based on the above, the Auditors consider this condition to be non-compliant.</p> <p>Recommendation: Ensure all work personnel understand the high noise level construction hours as specified in the consent condition.</p>		
IMPLEMENTATION OF MANAGEMENT PLANS					
C7	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP, CTPMP, CNVMP, CWMP, CSWMP, AHMP and FERP.	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 Site visit on 06/12/23 CEMP CTPMP CNVMP CWMP CSWMP AHMP FERP 	<p>Based on the documentation reviewed, the site visit and interviews with Hansen Yuncken, implementation of the management plans has been undertaken generally in accordance with the listed management plans, although approved construction hours were not strictly adhered to on two occasions as discussed in relation to Conditions C3 and C6 (refer NC3 and NC4).</p> <p>During the site visit the Auditors observed a number of empty chemical containers stored outside bunded areas or an appropriate waste bin. Depending on their contents, they should be stored in an appropriate and segregated</p>	Compliant	

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APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
			<p>waste bin for disposal as a trackable waste ("Containers and drums that are contaminated with residues of substances that are referred to in this Part", being Part 1, Schedule 1, Protection of the Environment Operations (Waste) Regulation 2014, and/or stored with the full containers in an appropriately banded storage.</p> <p>Overall, Condition C7 is considered compliant.</p> <p>Recommendation: Ensure all chemical containers are stored within dedicated chemical storage areas or in an appropriate and segregated waste bin for disposal as a trackable waste in accordance with Part 4 of the Protection of the Environment Operations (Waste) Regulation 2014.</p>		
CONSTRUCTION TRAFFIC					
C8	All construction vehicles (excluding site personnel 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 or an approved on-street work zone before stopping unless directed by traffic control.	<ul style="list-style-type: none"> Site visit on 06/12/23 Interview with Hansen Yuncken on 06/12/23 RCC letter to Hansen Yuncken, RE: Works Zone Notice of Approval - Subject premises: 77 Botany Street, RANDWICK NSW 2031 (LA/246/2023), 06/07/23 	<p>Hansen Yuncken have advised all construction vehicles are contained within the site unless an approved work zone permit has been issued.</p> <p>Documentation has been provided to confirm the approval of a work zone along Botany Street from 17/07/23 to 15/07/24. The Auditors observed the work zone during the site visit.</p> <p>Two additional approvals have been reviewed for the delivery and erection of the cranes. Based on the above, the Auditors consider this condition to be compliant.</p>	Compliant	

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APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<ul style="list-style-type: none"> RCC letter to KPI Construction Services, Crane, Hoist or Pump Over a Public Road/Footway Approval, 09/08/23 RCC letter to KPI Construction Services, Crane, Hoist or Pump Over a Public Road/Footway Approval, 09/09/23 			
HOARDING REQUIREMENTS					
C9	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and (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.	<ul style="list-style-type: none"> Site visit on 06/12/23 Interview with Hansen Yuncken on 06/12/23 Hansen Yuncken email to Ramboll, UNSW HTH: IEA Documentation Submission, 16/02/24, with attached: <ul style="list-style-type: none"> Document Request Round 3.pdf 	<p>During the site visit, no third-party advertising was observed on the hoarding surrounding the site. Graffiti was observed on the hoarding along High Street where an attempt to remove the graffiti had been undertaken. Hansen Yuncken advised that the graffiti had been observed on 19/09/23 and measures were taken to try to remove the graffiti within 48 hours however, the graffiti was unable to be fully cleaned. Condition C9 is considered non-compliant because the graffiti was not successfully removed within 48 hours of its application.</p> <p>Recommendation: Ensure that all graffiti is successfully removed within 48 hours of its application by vandals. Consider recording the application of graffiti in the incident register as a means of tracking when it was applied and when its removal</p>	Non-compliant	NC5

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APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
			was actioned and successful with justification for late removal provided as necessary.		
NO OBSTRUCTION OF PUBLIC WAY					
C10	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	<ul style="list-style-type: none"> Site visit on 06/12/23 Interview with Hansen Yuncken on 06/12/23 	Hansen Yuncken have advised the public ways (outside of any approved construction works zone) have not been obstructed. No obstruction of the public way was observed during the site visit. On this basis, the Auditors consider this condition to be compliant.	Compliant	
CONSTRUCTION NOISE LIMITS					
C11	Construction must be undertaken in accordance with 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.	<ul style="list-style-type: none"> CNVMP Hansen Yuncken, Noise and Vibration Monitoring Mark Up, 14/06/23 Site Hive Screenshot, 01/08/23 – 04/12/23 JBS&G Noise Monitoring Graphs, 64801 – Randwick HTH, August - November 2023 Complaints Register Hansen Yuncken email to Ramboll, UNSW HTH: IEA Documentation Submission, 16/02/24, with attached: <ul style="list-style-type: none"> Document Request Round 3.pdf 	<p>Continuous noise monitoring was conducted during the Audit Period on site and Hansen Yuncken advised that no exceedances of the noise management levels on site had been recorded during working hours.</p> <p>The Auditors reviewed the noise monitoring data and confirmed that the L_{Aeq} noise levels were less than the "Site Hours Noise limit" of 68 dB(A). However, the noise levels were reported as "1d averages", which is not in accordance with the CNVMP, where noise levels and construction Noise Management Levels (NMLs) are based on $L_{Aeq,15min}$ noise levels, not 1 day averages. The NMLs were derived in accordance with the Interim Construction Noise Guideline (DECC, 2009) in accordance with the Condition C11. The NMLs for sensitive receivers listed in Table 4 of the CNVMP ranged from 55 to 57 dB(A), the latter being the Noise Affected NML for NCA 4 (R3 Residential). The Highly Noise Affected NML for NCA 4 was 75 dB(A).</p>	Compliant	

Table A: Compliance with SSD 10822510

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<ul style="list-style-type: none"> 15 Minute Average August 2023 Noise Monitoring.pdf 15 Minute Average September 2023 Noise Monitoring.pdf 15 Minute Average October 2023 Noise Monitoring.pdf 15 Minute Average November 2023 Noise Monitoring.pdf 15 Minute Average December 2023 Noise Monitoring.pdf 15 Minute Average January 2024 Noise Monitoring.pdf 	<p>Hansen Yuncken provided trends for $L_{Aeq,15min}$ noise levels that indicate that the noise levels were less than the Highly Noise Affected NML of 75 dB(A). The Noise Affected NML for NCA 4 (R3 Residential) of 57 dB(A) appears to be exceeded most of the time during working hours although it is difficult to assess accurately due to the resolution and scale of the trends (1 graph per month).</p> <p>Noise monitoring data was unavailable from about the 02-27/11/23 that Hansen Yuncken advised was due to a power supply failure to the monitor. Hansen Yuncken advised they became aware of the issue on 24/11/23 and power was returned to the monitor by 27/11/23.</p> <p>The Complaints Register indicated that residents have not complained about noise levels during approved construction hours, including November 2023 when the noise monitor was offline.</p> <p>Overall, Condition C11 is considered compliant as the Highly Noise Affected NML has not been exceeded. However, improvements are recommended.</p> <p>Recommendation: Provide noise monitoring data that reports $L_{Aeq,15min}$ noise levels in accordance with the CNVMP and compare the noise monitoring data to both the Noise Affected NML and the Highly Noise Affected NML. The trends should be provided with sufficient resolution (e.g. 1 week per trend) and a regular Y axis scale (e.g. 5 dB(A))</p>		

Table A: Compliance with SSD 10822510					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
			<p>intervals) to readily discern the noise level performance relative to the NMLs and show when additional mitigation respite periods are implemented, as appropriate.</p> <p>Implement additional mitigations measures, as recommended in the CNVMP (e.g. acoustic screening and respite periods) for noisier activities where feasible and reasonable.</p> <p>Implement an improved process to regularly check that monitoring data is being collected so that faults are rectified in a timely manner.</p>		
C12	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding area outside of the construction hours of work outlined under condition C3 and where permitted under condition C4.	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 	Hansen Yuncken advised that no construction vehicle activities arrived at the site outside of the hours specified in condition C3, although as discussed in relation to Condition C3, a concrete agitator truck did stay past the approved construction hours of work (refer to NC5). Two cranes arrived at site during out of hours in accordance with Condition C4. The Auditors have no evidence to suggest that Condition C12 was non-compliant.	Compliant	
C13	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.	<ul style="list-style-type: none"> Site visit on 06/12/23 Interview with Hansen Yuncken on 06/12/23 CTPMP 	Auditors noted the use of 'quackers' on vehicles on site.	Compliant	
VIBRATION CRITERIA					
C14	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	<ul style="list-style-type: none"> CNVMP Site visit on 06/12/23 	The CNVMP specifies criteria applicable to the site in accordance with the guidelines detailed in the consent condition.	Compliant	

Table A: Compliance with SSD 10822510					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	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).	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 Douglas Partners, Memorandum, UNSW Health Translation Hub, 20/11/23 (November Vibration Monitoring Report) Douglas Partners, Memorandum, UNSW Health Translation Hub, 23/10/23 (October Vibration Monitoring Report) Douglas Partners, Memorandum, UNSW Health Translation Hub, 05/10/23 (September Vibration Monitoring Report) Douglas Partners, Memorandum, UNSW Health Translation Hub, 29/08/23 (August Vibration Monitoring Report) 	Hansen Yuncken advised there is continuous vibration monitoring undertaken on the site to monitor vibration caused by construction. A review of vibration monitoring reports prepared by Douglas Partners showed general compliance with the specified criteria. Douglas Partner noted minor exceedances within the monitoring reports however advised these were likely caused by direct impacts to the sensor or from electrical interference. Based on the above, the Auditors consider this condition to be compliant.		
C15	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 C14.	<ul style="list-style-type: none"> CNVMP 1st IEA Interview with Hansen Yuncken on 06/12/23 	During the 1 st IEA, the Auditors found the location of the vibratory compactors to be compliant. Hansen Yuncken advised no changes have been made during this Audit Period.	Compliant	

Table A: Compliance with SSD 10822510					
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C16	The limits in conditions C14 and C15 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B18 of this consent.	<ul style="list-style-type: none"> Refer to Condition C14 and Condition C15 Evidence 	The limits in conditions C14 and C15 apply.	Compliant	
TREE PROTECTION					
C17	For the duration of the construction works: (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) all street trees immediately adjacent to the proposed works must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; and (c) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.	<ul style="list-style-type: none"> Site visit on 06/12/23 Interview with Hansen Yuncken on 06/12/23 1st IEA Photos of fencing around trees along Botany Street Email from RCC to Hansen Yuncken, RE: Botany Street Tree Removal UNSW Wallace Wurth Bridge, 06/11/23 Email from RCC to Hansen Yuncken, RE: HTH project – Botany St Street tree removal, 11/08/23 	<p>During the 1st IEA, the Auditors identified traffic signs leaning up against a small street tree and recommended tree protection be implemented to ensure street trees are protected at all times during construction. Hansen Yuncken subsequently provided evidence of tree protection.</p> <p>During this Audit Period, Hansen Yuncken advised the trees along Botany Street were subsequently removed following prior written Council approval. The Auditors reviewed correspondence to confirm Council approval subject to the re-planting of the trees (at approved locations) upon completion of the construction works.</p> <p>On this basis and from observations made during the site visit, the Auditors consider this condition is compliant.</p>	Compliant	
AIR QUALITY					
C18	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	<ul style="list-style-type: none"> Site visit on 06/12/23 Interview with Hansen Yuncken on 06/12/23 	Hansen Yuncken advised that watering and mist cannons were in use on site during excavation.	Compliant	

Table A: Compliance with SSD 10822510					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
			The Auditors did not observe any dust during the site visit and have no reason to believe this condition is not being complied with.		
C19	During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	<ul style="list-style-type: none"> Site visit on 06/12/23 Interview with Hansen Yuncken on 06/12/23 	<p>Hansen Yuncken advised that watering and mist cannons were in use on site during excavation. Auditors noted that trucks entering and leaving site were covered and no tracking of dirt onto public roads was observed. Large areas of the site were covered in road base gravel, which would minimise exposed surfaces.</p> <p>The Auditors have no reason to believe Condition C19 was not complied with.</p>	Compliant	
EROSION AND SEDIMENT CONTROL					
C20	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'.	<ul style="list-style-type: none"> CSWMP Site visit on 06/12/23 Interview with Hansen Yuncken on 06/12/23 ACOR Consultants, Sediment and Erosion Control Plan Drawing, 01/12/22 Inspection Details – Pre/Post Rainfall Inspection, 29/11/23 Photos of sediment control measures 	<p>Erosion and sediment controls are prepared as part of the CSWMP in accordance with the OEH's Managing Urban Stormwater: Soils and Construction Guideline "Blue Book".</p> <p>During the site visit, sediment controls including sediment bunding and geofabric on drains were observed throughout the site and along the site boundary. Hansen Yuncken advised that regular inspections of sediment and erosion controls are undertaken on the site.</p>	Compliant	
IMPORTED FILL					
C21	The Applicant must: (a) ensure that only VENM, ENM, or other material that meets the requirements of a relevant order	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 	Based on the documentation reviewed and interviews with Hansen Yuncken, importing of fill has been undertaken in accordance with condition C21.	Compliant	

Table A: Compliance with SSD 10822510					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	and exemption issued by the EPA, is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Certifier upon request.	<ul style="list-style-type: none"> Hansen Yuncken, Imported Materials Master Tracking Register and Delivery Dockets Aggregate Material Testing, 23/06/23 Property Risk Australia, Ex-situ VENM Assessment, 06/10/23 Geotesta, Material Test Report, 29/09/23 	No requests for records have been made by the Certifier.		
DISPOSAL OF SEEPAGE AND STORMWATER					
C22	Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the 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.	<ul style="list-style-type: none"> Site visit 06/12/23 Interview with Hansen Yuncken on 06/12/23 Email from RCC to Hansen Yuncken, FW: Randwick council meeting 5 - 13.04.23 (Culvert connection approval - urgent council response), 22/08/23 Stage 1 Crown Works Certificate issued by MBC Group, 03/05/23 (Stage 1 CWC) 	Hansen Yuncken have advised that discharge of stormwater to Council's stormwater drainage system has occurred through a culvert connection during the Audit Period. Documentation has been provided to confirm Council and Certifier approval.	Compliant	

Table A: Compliance with SSD 10822510					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
EMERGENCY MANAGEMENT					
C23	The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 UNSW – Health Translation Hub, Project Specific Site Induction, Rev 1, May 2023 Site Notice Site visit on 06/12/23 	Hansen Yuncken have advised awareness training is provided through the induction training. The induction training was reviewed by the Auditors and confirmed that it met condition C23 requirements. During the site visit, the site notices at the High Street entrance also detailed assembly points and evacuation routes.	Compliant	
STORMWATER MANAGEMENT SYSTEM					
C24	Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must: <ul style="list-style-type: none"> (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the EIS; (c) be in accordance with applicable Australian Standards; and (d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines. 	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 Stage 1 CWC Letter from ACOR Consultants to MBC Group, Re: UNSW Health Translation Hub (SSD-10822510) Civil Design Certification, 05/04/23 Staging Report <p>Following factual review:</p> <ul style="list-style-type: none"> Hansen Yuncken email, Re: Independent Environmental Audit - Draft Audit Table, 20/02/24 	<p>Hansen Yuncken provided documentation previously submitted for Condition B32 requirements in the 1st IEA, as evidence of completion of Condition C24 requirements. Condition B32 related to flooding and stormwater management and design. The ACOR Civil Design Certification indicated compliance with AS3500:3-2018 Plumbing and Drainage Part 3: Stormwater drainage, and the civil drawings refer to stormwater infrastructure including but not limited to the On Site Detention (OSD). However, the documentation provided does not certify compliance with the requirements of Condition C24, particularly the stormwater management system capacity in Condition C24(d). Condition C24 is therefore, considered non-compliant.</p> <p>Recommendation: Prepare an operational stormwater management system that meets the requirements of Condition C24</p>	Non-compliant	NC6

Table A: Compliance with SSD 10822510					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
			and submit it to the satisfaction of the Certifier.		
UNEXPECTED FINDS PROTOCOL – ABORIGINAL HERITAGE					
C25	In the event that surface disturbance identifies a new Aboriginal object: (a) all works must halt in the immediate area to prevent any further impacts to the object(s); (b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects; (c) the site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW under Department of Premier and Cabinet and the management outcome for the site included in the information provided to AHIMS; (d) the Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites; and (e) works may only recommence with the written approval of the Planning Secretary.	<ul style="list-style-type: none"> AMBS Ecology & Heritage, UNSW Health Translation Hub: Aboriginal Heritage Management Sub Plan, Final, 14 June 2023 Interview with Hansen Yuncken on 06/12/23 	<p>Details of the unexpected finds protocol in accordance with this consent condition are detailed in Appendix A of the Aboriginal Heritage Management Sub Plan.</p> <p>No aboriginal objects had been identified during the Audit period.</p>	Not triggered	
UNEXPECTED FINDS PROTOCOL – HISTORIC HERITAGE					
C26	If any unexpected archaeological relics are uncovered during the work, then: (a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary; (b) 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 as determined in consultation with Heritage NSW; and	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 	No archaeological relics had been uncovered during the Audit period.	Not triggered	

Table A: Compliance with SSD 10822510					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	(c) works may only recommence with the written approval of the Planning Secretary.				
WASTE STORAGE AND PROCESSING					
C27	All waste generated during construction 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.	<ul style="list-style-type: none"> Site visit on 06/12/23 Interview with Hansen Yuncken on 06/12/23 Bingo Industries, Monthly Waste Report, January 2023 – December 2023 	Hansen Yuncken advised that waste generated onsite is secured and maintained in onsite designated areas. During the site visit, the Auditors observed segregation between general waste and excavated soil. Hansen Yuncken advised general waste is segregated offsite by a third-party contractor. Documentation has been reviewed by the Auditors to confirm segregation of waste by the third-party contractor. No site waste was observed on neighbouring public or private properties.	Compliant	
C28	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	<ul style="list-style-type: none"> Site visit on 06/12/23 Interview with Hansen Yuncken on 06/12/23 JBS&G, Contamination Assessment – UNSW Health Translation Hub – Randwick, NSW, 27/06/23 JBS&G, Waste Classification: In Situ Fill Material, UNSW Health Translation Hub – Randwick, NSW, 27/06/23 JBS&G, Virgin Excavated Natural Material Classification: UNSW Health Translation 	<p>Hansen Yuncken advised that excavated material has been disposed of from site at the time of the Audit Period. The Auditors reviewed the <i>in situ</i> waste classification report provided for material excavated at the site and found that it generally met the requirements of the Waste Classification Guidelines. The soil was classified as General Solid Waste (Non-putrescible).</p> <p>A Bingo Industries Monthly Waste Report for 2023 indicates that waste materials were sorted into Recyclable materials (e.g. brick/tiles, concrete, metals, timber, cardboard/paper, plastic) and "General Waste (landfill)". General Waste (landfill) at a construction site is typically equated with General Solid Waste (Non-putrescible).</p>	Compliant	

Table A: Compliance with SSD 10822510					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<p>Hub – Randwick, 05/07/23</p> <ul style="list-style-type: none"> Bingo Industries, Monthly Waste Report, Yarnnup T/As Gali Group Pty Ltd, Site: Cnr Botany & High St, Randwick, Jan-23 to Dec-23 	<p>The Bingo report also lists “<i>Recyclable Soil / Sand / Rubble Fines</i>” were disposed of off-site. No waste classification has been provided for the ‘Recyclable Soil / Sand / Rubble Fines’.</p> <p>Following factual review, Hansen Yuncken advised that soil and fill had been classified <i>in situ</i>. It was classified as General Solid Waste (Non-putrescible). The natural clay and rock underlying the site (i.e. not the fill) was also classified as consistent with the definition of Virgin Excavated Natural Material (VENM). The Auditors consider that it may be acceptable for some <i>Soil / Sand / Rubble Fines</i> to be ‘recyclable’ if it was classified as VENM. The fill /soil that was classified as General Solid Waste (Non-putrescible), some which contained plastic, glass and textile material, should not be ‘recycled’. General Solid Waste (Non-putrescible) should be segregated from recyclable materials. Overall, Condition C28 is considered compliant with an opportunity for improvement.</p> <p>Recommendation: Segregate soil/sand/rubble/fill classified as General Solid Waste (Non-putrescible) from recyclable materials such as VENM. Ensure that the VENM waste stream is referred to as VENM in the Bingo reports to distinguish it from General Solid Waste (Non-putrescible).</p>		
C29	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are	<ul style="list-style-type: none"> Site visit on 06/12/23 	Hansen Yuncken advised that concrete waste and rinse water is placed into plastic lined bins prior to being transported from the site during	Compliant	

Table A: Compliance with SSD 10822510					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	prevented from entering any natural or artificial watercourse.	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 Bingo Industries, Monthly Waste Report, Yarnnup T/As Gali Group Pty Ltd, Site: Cnr Botany & High St, Randwick, Jan-23 to Dec-23 	the Audit Period. Recyclable Concrete is indicated on the Bingo report.		
C30	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	<ul style="list-style-type: none"> CWMP Bingo Industries, Monthly Waste Report, Yarnnup T/As Gali Group Pty Ltd, Site: Cnr Botany & High St, Randwick, Jan-23 to Dec-23 Hansen Yuncken email to Ramboll, UNSW HTH: IEA Documentation Submission, 16/02/24, with attached: <ul style="list-style-type: none"> Document Request Round 3.pdf Bingo Industries, Waste Management & Recycling Plan (NSW), not dated 	<p>The CWMP contains measures for detailing the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations. The Auditors have reviewed monthly waste reports detailing quantities of waste generated at the site during the Audit Period. However, the records do not record the proposed reuse, recycling and disposal locations for the duration of construction. It is understood that the waste materials are sorted off-site before being transferred to the ultimate 'reuse, recycling and disposal' locations. This information is required to be reported in accordance with Condition C30. Therefore, Condition C30 is considered non-compliant.</p> <p>Recommendation: In addition to recording the quantities of each waste type generated, record and report the 'reuse, recycling and disposal' locations for the duration of construction.</p>	Non-compliant	NC7

Table A: Compliance with SSD 10822510					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
C31	The Applicant must ensure that the 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 is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	<ul style="list-style-type: none"> Site Visit on 06/12/23 Interview with Hansen Yuncken on 06/12/23 	Hansen Yuncken advised that no hazardous materials have been encountered or disposed of from site during the Audit Period. The waste classification report and the monthly waste report support this.	Not triggered	
OUTDOOR LIGHTING					
C32	The Applicant must ensure that all other external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 Staging Report 	To be triggered prior to commencement of the Stage 3 CWC.	Not triggered	
SITE CONTAMINATION					
C33	Remediation of the site must be carried out in accordance with the Report on Remediation Action Plan — UNSW HTH, Randwick Campus Redevelopment, High and Botany Streets, Randwick dated March 2021 and prepared by Douglas Partners and any variations/updates to the Remediation Action Plan approved by an NSW EPA-accredited Site Auditor.	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 Site visit on 06/12/23 Douglas Partners, Remediation Action Plan, 02/03/21 Senversa, Re: Interim Audit Advice #03: Handover Area 1 Validation Report, Rev 2 dated 18 September 2023, 19/09/23 (IAA No.3) Senversa, Re: Interim Audit Advice #06: Handover Area 2 Validation Report, Rev 2 dated 18 September 2023, 	Remediation of the site in accordance with the Remediation Action Plan is reviewed by the approved NSW EPA accredited Site Auditor. Interim Audit Advices (IAAs) have been reviewed by the Auditors to confirm compliance with the consent condition.	Compliant	

Table A: Compliance with SSD 10822510					
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		19/09/23 (IAA No.6)			
C34	Where remediation is carried out / completed in stages, a NSW EPA-accredited Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s) prior to the use / operation of the remediated area(s).	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 Douglas Partners, Remediation Action Plan, 02/03/21 	Hansen Yuncken advised that the remediation is not staged.	Not triggered	
C35	The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site that would result in significant contamination.	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 Douglas Partners, Remediation Action Plan, 02/03/21 	The Auditors have no reason to believe that there has been a change of risk in relation to any pre-existing contamination on the site that would result in significant contamination.	Compliant	
INDEPENDENT ENVIRONMENTAL AUDIT					
C36	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	<ul style="list-style-type: none"> Letter from DPE to Hansen Yuncken, UNSW Health Translation Hub – Re-approval of Independent Auditors, 05/12/23 	DPE approved the audit team for the works as a part of the UNSW Health Translation Hub project prior to the commencement of this Audit.	Compliant	
C37	Within four weeks of the commencement of construction, an Independent Audit Schedule prepared in accordance with the Independent Audit Post Approval Requirements (2020), as amended by condition C38, must be submitted to the Planning Secretary and the Certifier.	<ul style="list-style-type: none"> 1st IEA 	This Condition was assessed as completed during the 1 st IEA.	Not triggered	
C38	Table 1 of the Independent Audit Post Approval Requirements (2020), is amended so that the Independent Audit Schedule frequency of Independent Audits required in the construction phase is:	<ul style="list-style-type: none"> SSD-10822510 UNSW Health Translation Hub IEA Program, 14/06/23 1st IEA This Audit Report 	The previous site visit was conducted on 22/06/23 and the site visit for this Audit was conducted on 06/12/23, which was within 26 weeks of the previous Audit. Condition C38 is therefore, considered compliant.	Compliant	

Table A: Compliance with SSD 10822510					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	(a) an initial construction Independent Audit must be undertaken within 12 weeks of the notified commencement date of construction; and (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.				
C39	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.	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 	The Planning Secretary has not required this Audit or subsequent audits to be undertaken at different times to those specified above.	Not triggered	
C40	Independent Audits of the development must be carried out in accordance with: (a) the Independent Audit Schedule submitted to the Planning Secretary and the Certifier under condition C36 of this consent, as amended by condition C40; and (b) the Independent Audit Post Approval Requirements (2020).	<ul style="list-style-type: none"> SSD-10822510 UNSW Health Translation Hub IEA Program, 14/06/23 Letter from Plenary to MBC group, Re: Schedule 2 condition C37 IEA Schedule, 16/06/23 DPE Post Approval, Program for Independent Environmental Audits, 16/06/23 DPE letter to HTH Development Company Pty Ltd, UNSW Health Translation Hub (SSD-10822510), First Independent Environmental Audit, 17/08/23 	<p>This Audit has been carried out generally in accordance with the Independent Audit Schedule and the IAPAR), with one deviation. The Independent Audit Report (IAR) was due to be submitted to the Department by 06/02/24, being two months since the site inspection. The Lead Auditor requested an extension for the submission of the IAR and Hansen Yuncken's Response to Audit Recommendations (RAR), which was approved on 06/02/24. The Department approved an extension to 23/02/24.</p> <p>The Auditors note that condition C40 refers to condition C36 and condition C40, which is considered erroneous and should instead refer to "condition C37 of this consent, as amended by condition C38".</p>	Compliant	

Table A: Compliance with SSD 10822510

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		<ul style="list-style-type: none"> Independent Audit Post Approval Requirements (2020) (IAPAR) DPHI Email to Ramboll, FW: SSD 10822510, UNSW Health Translation Hub - Independent Environmental Audit Report, 06/02/24 			
C41	<p>In accordance with the specific requirements in the Independent Audit Post Approval Requirements (2020), the Applicant must:</p> <p>(a) review and respond separately to each Independent Audit Report prepared under condition C40 of this consent;</p> <p>(b) submit the response to the Planning Secretary and the Certifier; and</p> <p>(c) make each Independent Audit Report and response to it publicly available 60 days after submission to the Planning Secretary.</p>	<ul style="list-style-type: none"> 1st IEA https://plenary.com/project/health-translation-hub as assessed on 08/08/23 IEA Findings and Recommendations Table – Proponent Response.xlsx (herein referred to as the Response to Audit Recommendations, (RAR)) Email from DPE to Hansen Yuncken, UNSW Health Translation Hub - Post Approval Document Received - (SSD-10822510-PA-11), 10/08/23 Email from Hansen Yuncken to MBC Group, Independent 	<p>Documentation has been reviewed to confirm the 1st IEA was reviewed and the RAR was provided to the Certifier and DPE.</p> <p>The 1st IEA and the RAR were made publicly available on the Plenary website by 14/08/23, which was within the required 60-day timeframe. Condition C41 is considered compliant.</p>	Compliant	

Table A: Compliance with SSD 10822510					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
		Audit Report (June 2023), 09/08/23 <ul style="list-style-type: none"> Emails between Hansen Yuncken and Plenary Group, Re: SSDA A22 – July update, 11-14/08/23 			
C42	Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within two months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements (2020), unless otherwise agreed by the Planning Secretary.	<ul style="list-style-type: none"> 1st IEA Email from DPE to Hansen Yuncken, UNSW Health Translation Hub - Post Approval Document Received - (SSD-10822510-PA-11), 10/08/23 IEA Findings and Recommendations Table – Proponent Response .xlsx 	The 1 st IEA site visit was conducted on 22/06/23 and the Independent Audit Report and the RAR were submitted to DPE on 10/08/23, which was within two months of the site inspection.	Compliant	
C43	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (2020), 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.	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 	Operation has not commenced.	Not triggered	
LIGHT RAIL REQUIRMENTS					
C44	Construction vehicles must not stop or be parked on High Street adjacent to the development at any time without prior approval of TfNSW.	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 Site visit on 06/12/23 	Hansen Yuncken advised no construction vehicles have stopped or parked on High Street. No construction vehicles were observed stopped or parked on High Street during the site visit.	Compliant	

Table A: Compliance with SSD 10822510

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
C45	All piling and excavation works are to be supervised by a geotechnical engineer experienced with such excavation projects.	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 Site visit on 06/12/23 Letter from CF Group to Christie Civil, Contiguous Shoring Pile Wall, 09/06/23 Letter from CF Group to Christie Civil, Contiguous Shoring Pile Wall, 06/06/23 Douglas Partners, Memorandum: Inspection of Northern Building Core Pad Excavation Sidewalls for Lateral Support UNSW Health Translation Hub -Randwick, 04/09/23 Letter from CF Group to Christie Civil, Foundation Piles, 20/07/23 	Hansen Yuncken advised all piling and excavation works are supervised by a geotechnical engineer. Documentation has been provided to confirm supervision of a piling inspection. On this basis, the Auditors consider this condition to be compliant.	Compliant	
C46	No rock anchors/bolts (temporary or permanent) are to be installed into the light rail corridor without prior approval from TfNSW.	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 	Hansen Yuncken advised no rock anchors/bolts have or will be installed into the light rail corridor.	Compliant	
C47	No metal ladders, tapes and plant/machinery, or conductive material are to be used within six horizontal metres of any live electrical equipment unless a physical barrier such as a hoarding or structure provides separation.	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 Site visit on 06/12/23 	Hansen Yuncken advised no metal ladders, tapes and plant/machinery are used within six horizontal metres of any live electrical equipment.	Compliant	

Table A: Compliance with SSD 10822510

APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
C48	All reasonable and feasible measures must be undertaken to prevent any form of pollution entering the light rail corridor during all stages of construction. The Applicant is responsible for removing and rectifying any issues as soon as practicable resulting from any pollution that arises as a consequence of the development activities.	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 Site visit on 06/12/23 	Hansen Yuncken advised a physical barrier as part of flood mitigation along the northern wall provides a barrier for pollution entering the light rail corridor.	Compliant	
C49	The Applicant must mitigate all noise and vibration during construction to the extent possible and provide vibration monitoring equipment and provide the results to the Sydney Light Rail Operator at intervals required by TfNSW and the Sydney Light Rail Operator, and immediately implement corrective actions in the event that the noise or vibration exceeds acceptable limits.	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 Site visit on 06/12/23 Email from Hansen Yuncken to TfNSW, CC49 – Monitoring results, 05/12/23 	Hansen Yuncken advised continuous noise and vibration monitoring has been conducted since the start of construction to assess if any mitigation measures are required. As there have been no reported exceedances to be actioned, additional mitigation measures have not been required. The Auditors observed the noise and vibration monitor during the site visit. Hansen Yuncken have also advised there has been no request by TNSW or the Sydney Light Rail Operator for any noise and vibration monitoring results during this Audit Period however correspondence has been provided to confirm submission of the latest noise and vibration results to TfNSW for review.	Compliant	
C50	Drainage from the development must be adequately disposed of/managed and not allowed to be discharged into the corridor unless prior approval has been obtained from TfNSW and the Sydney Light Rail Operator (or the delegated authority), including ensuring rainwater does not project and/or fall into the rail corridor/assets and is adequately conveyed by pipes down the face of the building which faces the rail corridor.	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 Site visit on 06/12/23 	Hansen Yuncken advised no drainage from the development has discharged into the corridor. Hansen Yuncken also advised a physical barrier as part of flood mitigation along the northern wall provides a barrier for any rainwater entering the light rail corridor.	Compliant	
C51	No scaffolding is to be used within six horizontal metres of the rail corridor unless prior written approval has been obtained from the Sydney Light Rail Operator and TfNSW and a physical barrier	<ul style="list-style-type: none"> Interview with Hansen Yuncken on 06/12/23 	Hansen Yuncken have advised no scaffolding is used within six horizontal metres of the rail corridor. A letter has also been provided by ARUP to confirm that their schematic level	Compliant	

Table A: Compliance with SSD 10822510					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	such as a hoarding or structure provides separation. To obtain approval the Applicant will be required to submit details of the scaffolding, the means of erecting and securing this scaffolding, the material to be used, and the type of screening to be installed to prevent objects falling onto the rail corridor.	<ul style="list-style-type: none"> Site visit on 06/12/23 Letter from ARUP to Ethos Urban, UNSW HTH – Response to SSDA Queries, 27/07/21 	engineering design of the structure and building services for the UNSW Health Translation Hub building took into consideration the existing light rail. Hoarding was also observed during the site visit established between the site and the light rail corridor.		
C52	The builder's direct contact number is to be provided to small businesses adjoining or impacted by the construction work and the Transport Management Centre and Transport for NSW (via development.sco@transport.nsw.gov.au) to resolve issues relating to traffic, public transport, 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.	<ul style="list-style-type: none"> 1st IEA Interview with Hansen Yuncken on 06/12/23 	<p>This Condition was assessed as completed during the 1st IEA.</p> <p>Hansen Yuncken have advised the contact number remains current.</p>	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.			Not triggered	
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.			Not triggered	

Table A: Compliance with SSD 10822510					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
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.			Not triggered	
WORKS AS EXECUTED PLANS					
D4	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.			Not triggered	
WARMWATER SYSTEMS AND COOLING SYSTEMS					
D5	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.			Not triggered	
OUTDOOR LIGHTING					
D6	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: (a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting; 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			Not triggered	

Table A: Compliance with SSD 10822510					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	in accordance with AS 4282-2019 - Control of the obtrusive effects of outdoor lighting.				
MECHANICAL VENTILATION					
D7	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: (a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and (b) any dispensation granted by Fire and Rescue NSW.			Not triggered	
OPERATIONAL NOISE – DESIGN OF MECHANICAL PLANT AND EQUIPMENT					
D8	Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the Acoustic Assessment Report prepared by ARUP and dated 1 April 2021 have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in that report.			Not triggered	
FIRE SAFETY CERTIFICATION					
D9	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.			Not triggered	
STRUCTURAL INSPECTION CERTIFICATE					
D10	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			Not triggered	

Table A: Compliance with SSD 10822510					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:</p> <p>(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</p> <p>(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.</p>				
COMPLIANCE WITH FOOD CODE					
D11	<p>Prior to the commencement of operation, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises and provide evidence of receipt of the certificate to the satisfaction of the Certifier.</p>			Not triggered	
POST-CONSTRUCTION DILAPIDATION REPORT – PROTECTION OF PUBLIC INFRASTRUCTURE					
D12	<p>Prior to the commencement of operation, the Applicant must engage a suitably qualified and experienced expert to prepare a Post-Construction Dilapidation Report. This Report must:</p> <p>(a) ascertain whether the construction works created any structural damage to public infrastructure by comparing the results of the Post-Construction Dilapidation Report with the Pre-Construction Dilapidation Report required by condition B7(b) of this consent;</p> <p>(b) have, if it is decided that there is no structural damage to public infrastructure, the written confirmation from the asset owner (including Sydney Light Rail Operator and TfNSW) or public</p>			Not triggered	

Table A: Compliance with SSD 10822510					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	authority that there is no adverse structural damage to their infrastructure (including roads). (c) be submitted to the Certifier; (d) be forwarded to Council for information; and (e) be provided to the Planning Secretary when requested.				
D13	The post-construction dilapidation survey required to prepare the report for condition D12 must include a joint inspection with representatives from TfNSW, the Sydney Light Rail Operator and the Applicant. The dilapidation survey to be undertaken would encompass the rail infrastructure and property in the vicinity of the project. The dilapidation surveys will determine the extent of any damage and deterioration resulting from construction works. A copy of the report required by condition D12 must be submitted to TfNSW and the Sydney Light Rail Operator, unless otherwise notified by TfNSW.			Not triggered	
REPAIR OF PUBLIC INFRASTRUCTURE					
D14	Unless the Applicant and the relevant public authority or asset owner (including Sydney Light Rail Operator and TfNSW) 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 construction works; and/or (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development; and/or (c) pay compensation for the damage as agreed with the owner of the public infrastructure. <i>Note: This condition does not apply to any damage to roads caused as a result of general road usage</i>			Not triggered	

Table A: Compliance with SSD 10822510					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<i>or otherwise addressed by contributions of this consent.</i>				
ROAD DAMAGE					
D15	Prior to the commencement of operation, the repair or 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.			Not triggered	
POST-CONSTRUCTION SURVEY – ADJOINING PROPERTIES					
D16	Where a pre-construction survey has been undertaken in accordance with condition B10, prior to the commencement of operation, the Applicant a post-construction survey must be undertaken by a suitably qualified and experienced expert and prepare a Post-Construction Survey Report. This Report must: (a) document the results of the post-construction survey and compare it with the pre-construction survey to ascertain whether the construction works caused any damage to buildings surveyed in accordance with condition B10; (b) be provided to the owner of the relevant buildings surveyed; (c) be provided to the Certifier; and (d) be provided to the Planning Secretary when requested.			Not triggered	
D17	Where the Post-Construction Survey Report determines that damage to the identified property occurred as a result of the construction works, the Applicant must repair, or pay the full costs associated with repairing the damaged buildings, within an agreed timeline between the owner of the identified property, unless otherwise agreed by the Planning Secretary. Alternatively, the Applicant			Not triggered	

Table A: Compliance with SSD 10822510					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	may pay compensation for the damage as agreed with the property owner.				
BICYCLE PARKING AND END-OF-TRIP FACILITIES					
D18	<p>Prior to occupation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifier:</p> <p>a) the provision of 125 basement bicycle parking spaces for staff and students and 20 visitor bike spaces at street level;</p> <p>b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and the details provided under condition B5(b);</p> <p>c) bike parking must also be designed to be able to accommodate some larger heavier electric bikes and cargo bikes in accordance with details provided under condition B5(b);</p> <p>d) the provision of end-of-trip facilities;</p> <p>e) appropriate pedestrian and cyclist advisory signs are to be provided; and</p> <p>f) all works/regulatory signposting associated with the proposed developments must be at no cost to the relevant roads authority.</p>			Not triggered	
GREEN TRAVEL PLAN OR CAMPUS TRAVEL ACTION PLAN					
D19	<p>Prior to the commencement of operation, the Applicant must prepare a Green Travel Plan (GTP) that responds to the changing travel demands associated with the new development and submit a copy of the GTP to development.sco@transport.nsw.gov.au for TfNSW endorsement OR submit to TfNSW for consideration a final copy of the UNSW Campus Travel Action Plan (CTAP) that includes sustainable transport</p>			Not triggered	

Table A: Compliance with SSD 10822510					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	<p>solutions catering to the transport demands associated with the new development site. The GTP or CTAP must</p> <p>(a) be prepared by a suitably qualified traffic consultant in consultation with Council and (Sydney Coordination Office) Transport for NSW;</p> <p>(b) set out key objectives including measurable targets for sustainable transport mode shares for public and active transport use for employees and students;</p> <p>(c) include specific tools and actions to help achieve the objectives and mode share targets;</p> <p>(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 / CTAP; and</p> <p>(e) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP/ CTAP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development.</p>				
D20	Prior to the commencement of operation, the nominated employee(s) of UNSW responsible for implementing the GTP and its ongoing review must be provided to Transport for NSW and the Planning Secretary for information.			Not triggered	
AMALGAMATION, EASEMENT AND PUBLIC ACCESS					
D21	Prior to occupation, the site must be amalgamated into a single allotment and where relevant, land on Botany Street transferred to Council for footpath widening purposes.			Not triggered	

Table A: Compliance with SSD 10822510					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
D22	Prior to occupation, the land over Botany Street is to be subdivided to create a stratum lot consistent with the Botany Street Pedestrian Bridge. A lease, or similar legal instrument is to be in place to the satisfaction of the Council, that enables the operation, use, and maintenance of the bridge.			Not triggered	
UTILITIES AND SERVICES					
D23	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 Sydney Water Act 1994.			Not triggered	
STORMWATER OPERATION AND MAINTENANCE PLAN					
D24	Prior to the commencement of operation, an Operation and Maintenance Plan (OMP) is to be submitted to the satisfaction of the Certifier. The OMP must ensure the proposed stormwater quality measures remain effective and contain the following: (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements.			Not triggered	
SIGNAGE					
D25	Prior to the commencement of operation, way-finding signage must be installed.			Not triggered	
D26	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.			Not triggered	
OPERATIONAL WASTE MANAGEMENT PLAN					
D27	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:			Not triggered	

Table A: Compliance with SSD 10822510					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	(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; (d) incorporate measures to reduce food waste generation (including composting or similar arrangements or innovative food waste collection); and (e) include the Management and Mitigation Measures included in the EIS Appendix V.				
SITE AUDIT STATEMENT					
D28	Prior to the commencement of operation, the Applicant must submit a Section A1 Site Audit Statement or a Section A2 Site Audit Statement accompanied by an Environmental Management Plan prepared by a NSW EPA accredited Site Auditor. The Section A1 or A2 Site Audit Statement must verify the relevant part of the site is suitable for the intended land use and be provided, along with any Environmental Management Plan to the Planning Secretary and the Certifier.			Not triggered	
LANDSCAPING					
D29	Prior to the commencement of operation, landscaping of the site must be completed in accordance with landscape plan(s) approved under condition B30.			Not triggered	
D30	Prior to the commencement of operation, the Applicant must prepare a Landscape Management			Not triggered	

Table A: Compliance with SSD 10822510					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	Plan to manage the revegetation and landscaping on-site, to the Certifier. The plan must describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping.				
OPERATIONAL FLOOD EMERGENCY MANAGEMENT PLAN					
D31	Prior the commencement of the operation, a Flood Emergency Management Plan must be submitted to the Certifier that: (a) is be prepared by a suitably qualified and experienced person(s); (b) addresses the provisions of the Floodplain Risk Management Guidelines (EESG); (c) includes details of: (i) the flood emergency responses for operational phase of the development; (ii) predicted flood levels; (iii) flood warning time and flood notification; (iv) assembly points and evacuation routes; (v) evacuation and refuge protocols; and (d) awareness training for employees and contractors, and visitors.			Not triggered	
ACCESS					
D32	Prior to the commencement of operation, the Applicant must demonstrate to the satisfaction of the Certifier that safe vehicular access is available to the site in accordance with all recommendations and findings of the Road Safety Audit required by condition B37, including any necessary measures identified on the adjoining sites.			Not triggered	
REFLECTIVITY REPORT					
D33	Prior to the commencement of operation, the Applicant must demonstrate that lights, signs and reflective materials, whether permanent or temporary, which are (or from which reflected light might be) visible from the rail corridor were			Not triggered	

Table A: Compliance with SSD 10822510					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	installed limiting glare and reflectivity to the satisfaction of TfNSW, Altrac and the Sydney Light Rail Operator.				
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.			Not triggered	
WARM WATER SYSTEM 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.			Not triggered	
OPERATIONAL NOISE LIMITS					
E3	The operator must ensure that noise generated by operation of the development does not exceed the noise limits in Acoustic Assessment Report prepared by ARUP and dated 1 April 2021.			Not triggered	
E4	The operator must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development to verify that operational noise levels do not exceed the recommended noise levels for			Not triggered	

Table A: Compliance with SSD 10822510					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	mechanical plant identified Acoustic Assessment Report prepared by ARUP and dated 1 April 2021. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the operator 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.				
DELIVERIES AND SERVICE VEHICLES					
E5	All loading and unloading of goods associated with the use of the site must be undertaken within the basement loading dock.			Not triggered	
GREEN TRAVEL PLAN OR CAMPUS TRAVEL ACTION PLAN					
E6	The GTP or CTAP required by condition D19 of this consent must be updated annually and implemented, unless otherwise agreed by the Planning Secretary.			Not triggered	
E7	Any changes to the nominated employee(s) responsible for implementing the GTP must be provided to Transport for NSW and the Planning Secretary prior to the annual review of the GTP.			Not triggered	
CAR PARKING					
E8	All staff, students and visitors to the site are to have access to UNSW campus parking, consistent with existing arrangements for staff, students and visitors on the UNSW campus, such as access to annual parking permits and all day casual parking rates.			Not triggered	
ECOLOGICALLY SUSTAINABLE DEVELOPMENT					
E9	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 5 star Green Star Design & As Built			Not triggered	

Table A: Compliance with SSD 10822510					
APPROVAL (ID)	REQUIREMENT	EVIDENCE COLLECTED	INDEPENDENT AUDIT FINDINGS AND RECOMMENDATIONS	COMPLIANCE STATUS	NC #
	rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative process has been agreed to by the Planning Secretary under condition B12, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.				
STORMWATER OPERATION AND MAINTENANCE PLAN					
E10	The OMP required by condition D26 of this consent must be implemented for the duration of occupation of the development.			Not triggered	
OUTDOOR LIGHTING					
E11	Notwithstanding condition D6, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the operator must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.			Not triggered	
LANDSCAPING					
E12	The operator must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D31 for the duration of occupation of the development.			Not triggered	
DANGEROUS GOODS					
E13	The operator must ensure that the quantities of dangerous goods stored and handled at the site or transported to and from the development remain below the screening threshold quantities listed in the Department of Planning's Hazardous and Offensive Development Application Guidelines – Applying SEPP 33 at all times.			Not triggered	
E14	The operator must store all chemicals, fuels and oils used on-site in accordance with:			Not triggered	

Table A: Compliance with SSD 10822510					
Approval (ID)	Requirement	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	NC #
	(a) the requirements of all relevant Australian Standards; and (b) the EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual' if the chemicals are liquids. In the event of an inconsistency between the requirements of (a) and (b) above, the most stringent requirement will prevail to the extent of the inconsistency.				

APPENDIX B

AUDIT TEAM

Mr Justin Sut
Project Manager
Hansen Yunken Pty Ltd
ACN: 063 384 056
Gadigal and Bidjigal Country
Level 1, 92-94 Belmore Road
Randwick NSW 2031

5/12/2023

Subject: UNSW Health Translation Hub – Re-approval of Independent Auditors

Dear Mr Sut

Reference is made to your post-approval matter request for the Planning Secretary's re-approval of suitably qualified, experienced, and independent person/s to conduct the second Independent Environmental Audit (IEA) of the UNSW Health Translation Hub, submitted as required by Schedule 2, Condition C36 of SSD-10822510, as modified (Consent) to NSW Department of Planning and Environment (NSW Planning) on 29 November 2023.

In accordance with Condition C36 of the Consent, as nominee of the Planning Secretary, I agree to the following audit team from Ramboll Australia Pty Ltd:

- Emily Rowe as Lead Auditor,
- Victoria Sedwick as alternative Lead Auditor.

Please ensure this correspondence is appended to the IEA report.

The IEA must be prepared, undertaken, and finalised in accordance with the requirements of the Consent and in accordance with the *Independent Audit Post Approval Requirements* (NSW Planning, 2020) (IAPAR). Failure to meet these requirements will require revision and resubmission.

Please note that this is an agreement for the audit team listed above for the project's construction stage only. If there are any changes to the approved audit organisation, and/or audit team member/s a new request must be submitted and agreed to by the Planning Secretary prior to commencement of the relevant audit.

For the operational phase of the project, you must submit a request for a different audit organisation and team to be approved by the Planning Secretary, where required under the IAPAR and the Consent.

The NSW Planning reserves the right to request an alternate auditor or audit team for future audits.

Should you wish to discuss the matter further, please contact Astrid Christensen, Compliance Officer on 02 9274 6170 or email compliance@planning.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read "G. Peters Shaw".

Gabriel Peters Shaw
A/ Team Leader Compliance Metro

APPENDIX C
INDEPENDENT AUDIT DECLARATION FORM

INDEPENDENT AUDIT DECLARATION FORM


Project Name: SSD 10822510, Health Translation Hub
Consent Number: SSD 10822510
Description of Project: Construction of the Health Translation Hub
Project Address: Prince of Wales Hospital Campus, High Street, Randwick
Lots 3 – 14, Deposited Plan 12909; Lots 1 – 7, Deposited Plan 13997; Lot 1, Deposited Plan 300666; Lots A and B, Deposited Plan 439756; Lots A – D, Deposited Plan 440501; Lots X and Y, Deposited Plan 445567; Lots 1 and 2, Deposited Plan 590480; Lot 32, Deposited Plan 667518; Lots A and B, Deposited Plan 167106; Lots A and B, Deposited Plan 441943; Lot 1, Deposited Plan 510271; and Airspace above Botany Street (road reserve)
Proponent: Hansen Yuncken Pty Ltd
Title of Audit: Independent Environmental Audit 2, SSD 10822510, Health Translation Hub
Date: 23 February 2024

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:

- the Audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Post Approval Requirements (Department 2020)*;
- 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.

Notes :

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

Name of Lead Auditor: Emily Rowe
Signature: 
Qualification: Exemplar Global Lead Auditor Certificate No.204997
Company: Ramboll Australia Pty Ltd
Company Address: PO Box 560, North Sydney NSW 2060

INDEPENDENT AUDIT DECLARATION FORM


Project Name: SSD 10822510, Health Translation Hub
Consent Number: SSD 10822510
Description of Project: Construction of the Health Translation Hub
Project Address: Prince of Wales Hospital Campus, High Street, Randwick
Lots 3 – 14, Deposited Plan 12909; Lots 1 – 7, Deposited Plan 13997; Lot 1, Deposited Plan 300666; Lots A and B, Deposited Plan 439756; Lots A – D, Deposited Plan 440501; Lots X and Y, Deposited Plan 445567; Lots 1 and 2, Deposited Plan 590480; Lot 32, Deposited Plan 667518; Lots A and B, Deposited Plan 167106; Lots A and B, Deposited Plan 441943; Lot 1, Deposited Plan 510271; and Airspace above Botany Street (road reserve)
Proponent: Hansen Yuncken Pty Ltd
Title of Audit: Independent Environmental Audit 2, SSD 10822510, Health Translation Hub
Date: 23 February 2024

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- the Audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Post Approval Requirements (Department 2020)*;
- 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.

Notes :

- c) Under section 10.6 of the Environmental Planning and Assessment Act 1979 a person must not include false or misleading information (or provide information for inclusion in) 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
- d) The Crimes Act 1900 contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both).

Name of Lead Auditor: Victoria Sedwick
Signature: 
Qualification: Exemplar Global Lead Auditor Certificate No. 13180
Company: Ramboll Australia Pty Ltd
Company Address: PO Box 560, North Sydney NSW 2060

INDEPENDENT AUDIT DECLARATION FORM


Project Name: SSD 10822510, Health Translation Hub
Consent Number: SSD 10822510
Description of Project: Construction of the Health Translation Hub
Project Address: Prince of Wales Hospital Campus, High Street, Randwick
Lots 3 – 14, Deposited Plan 12909; Lots 1 – 7, Deposited Plan 13997; Lot 1, Deposited Plan 300666; Lots A and B, Deposited Plan 439756; Lots A – D, Deposited Plan 440501; Lots X and Y, Deposited Plan 445567; Lots 1 and 2, Deposited Plan 590480; Lot 32, Deposited Plan 667518; Lots A and B, Deposited Plan 167106; Lots A and B, Deposited Plan 441943; Lot 1, Deposited Plan 510271; and Airspace above Botany Street (road reserve)
Proponent: Hansen Yuncken Pty Ltd
Title of Audit: Independent Environmental Audit 2, SSD 10822510, Health Translation Hub
Date: 23 February 2024

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- I have acted professionally, objectively and in an unbiased manner;
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- 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
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- f) The Crimes Act 1900 contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both).

Name of Lead Auditor: Vanessa Perkins
Signature: 
Qualification: Exemplar Global Auditor Certificate No. 420260
Company: Ramboll Australia Pty Ltd
Company Address: PO Box 560, North Sydney NSW 2060

INDEPENDENT AUDIT DECLARATION FORM


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Consent Number: SSD 10822510
Description of Project: Construction of the Health Translation Hub
Project Address: Prince of Wales Hospital Campus, High Street, Randwick
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- 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
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- h) The Crimes Act 1900 contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both).

Name of Lead Auditor: David Ford
Signature: 
Qualification: Auditor
Company: Ramboll Australia Pty Ltd
Company Address: PO Box 560, North Sydney NSW 2060

INDEPENDENT AUDIT DECLARATION FORM


Project Name: SSD 10822510, Health Translation Hub
Consent Number: SSD 10822510
Description of Project: Construction of the Health Translation Hub
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Proponent: Hansen Yuncken Pty Ltd
Title of Audit: Independent Environmental Audit 2, SSD 10822510, Health Translation Hub
Date: 23 February 2024

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:

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- the findings of the Audit are reported truthfully, accurately and completely;
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- The Crimes Act 1900 contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both).

Name of Lead Auditor: Jenny Auld
Signature: 
Qualification: Assistant Auditor
Company: Ramboll Australia Pty Ltd
Company Address: PO Box 560, North Sydney NSW 2060

APPENDIX D

SITE INSPECTION PHOTOGRAPHS

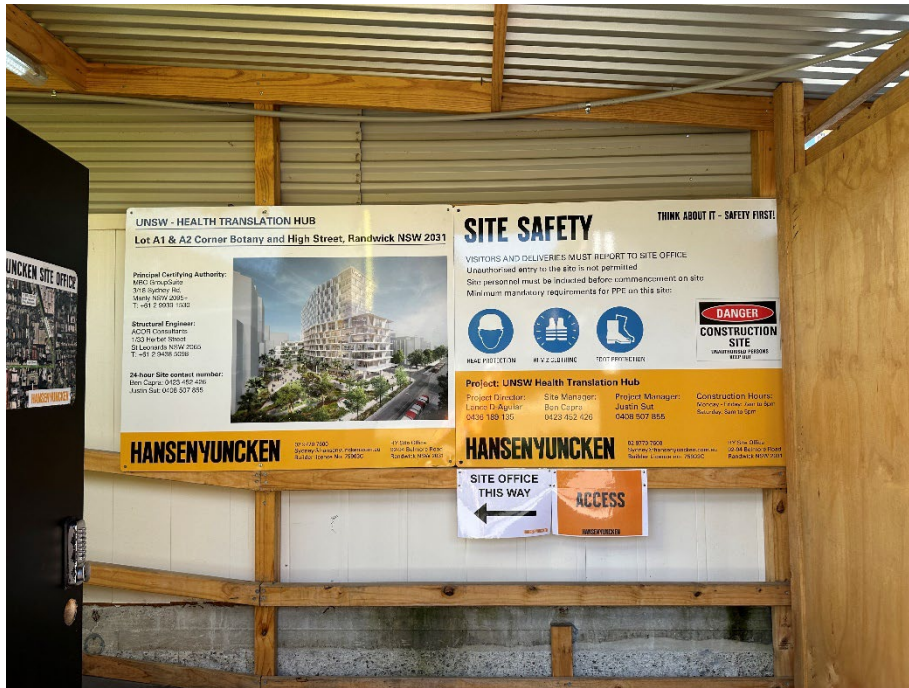


Photo 1: Site Notice at the pedestrian gate entry to the site on High Street on the northern boundary of the site. 06/12/23

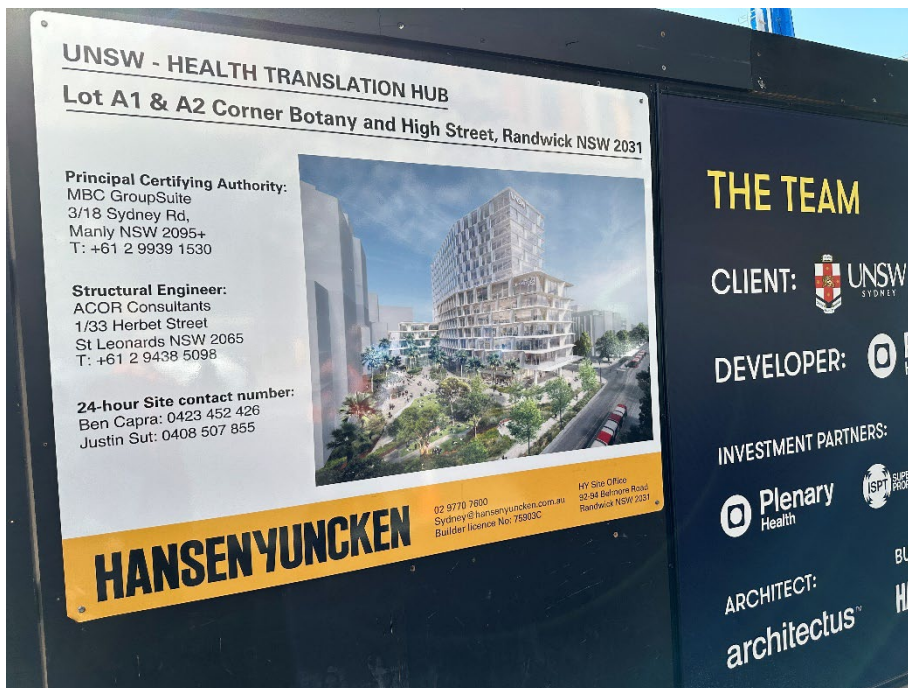


Photo 2: Site Notice at Gate 2 truck entrance to the site on Botany Street on the western boundary of the site. 06/12/23

Title:	Independent Environmental Audit 2, SSD 10822510	Project-No.:	Date:
Site:	Health Translation Hub	318001771-002	23/02/24
Client:	Hansen Yuncken Pty Ltd		

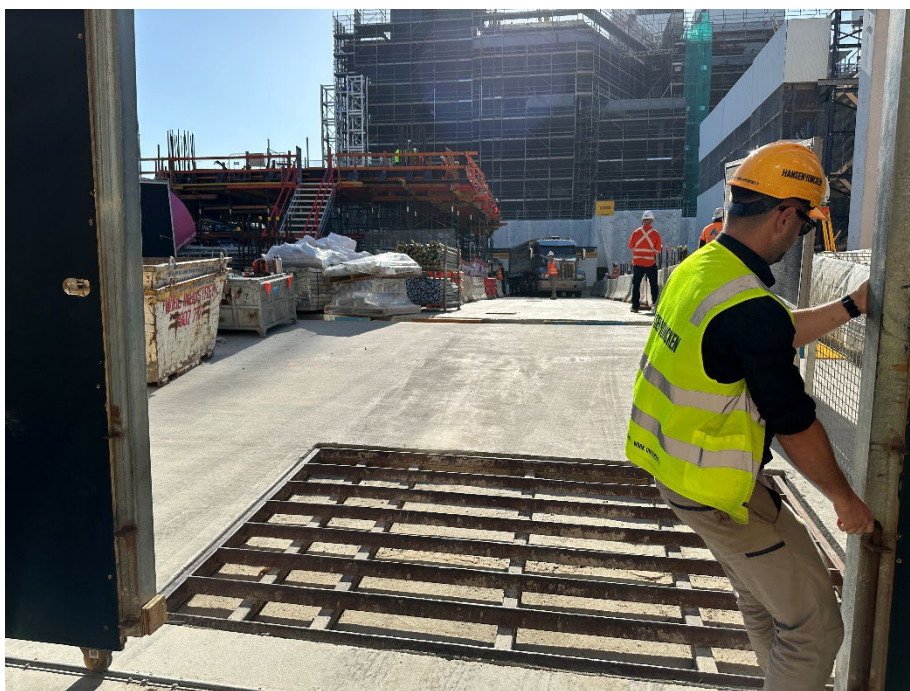


Photo 3: Gate 1 truck entrance along Botany Street on the western boundary of the site. Cattle grid installed at site entrance for trucks. Looking to the east. 06/12/23



Photo 4: Covered truck entering the site at Gate 1. Looking to the north. 06/12/23


Title: Independent Environmental Audit 2, SSD 10822510	Project-No.: 318001771-002	Date: 23/02/24
Site: Health Translation Hub		
Client: Hansen Yuncken Pty Ltd		



Photo 5: Loading bay along the western boundary of the site on Botany Street. Looking to the south. 06/12/23

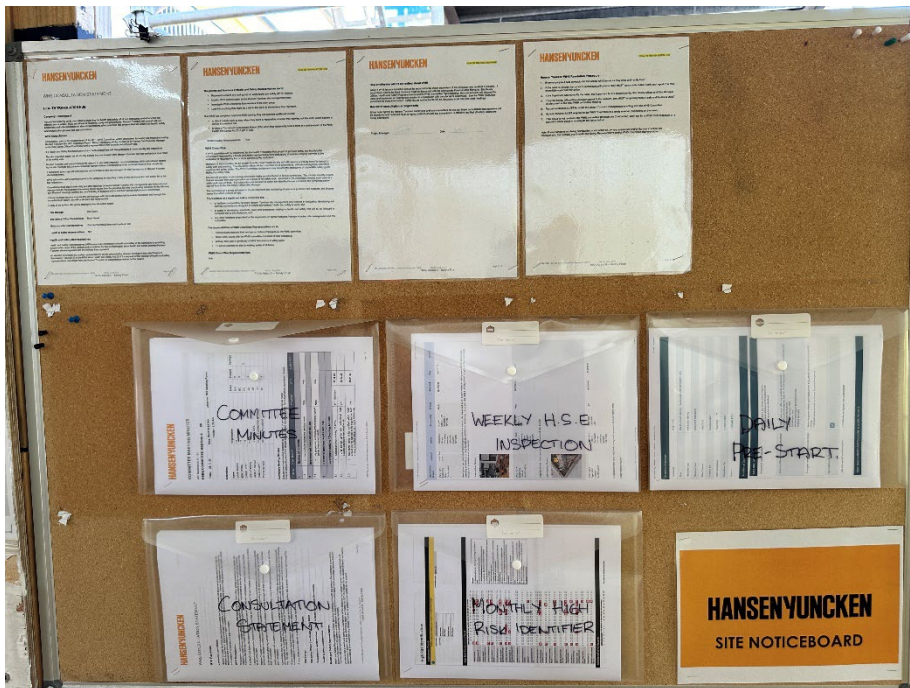


Photo 6: Site noticeboard at the pedestrian entrance to the site on High Street. Noticeboard includes minutes and inspection records for all employees to view onsite. 06/12/23


Title:	Independent Environmental Audit 2, SSD 10822510	Project-No.:	Date:
Site:	Health Translation Hub	318001771-002	23/02/24
Client:	Hansen Yuncken Pty Ltd		



Photo 7: Waste storage within the northeastern portion of the site. Looking to the south. 06/12/23

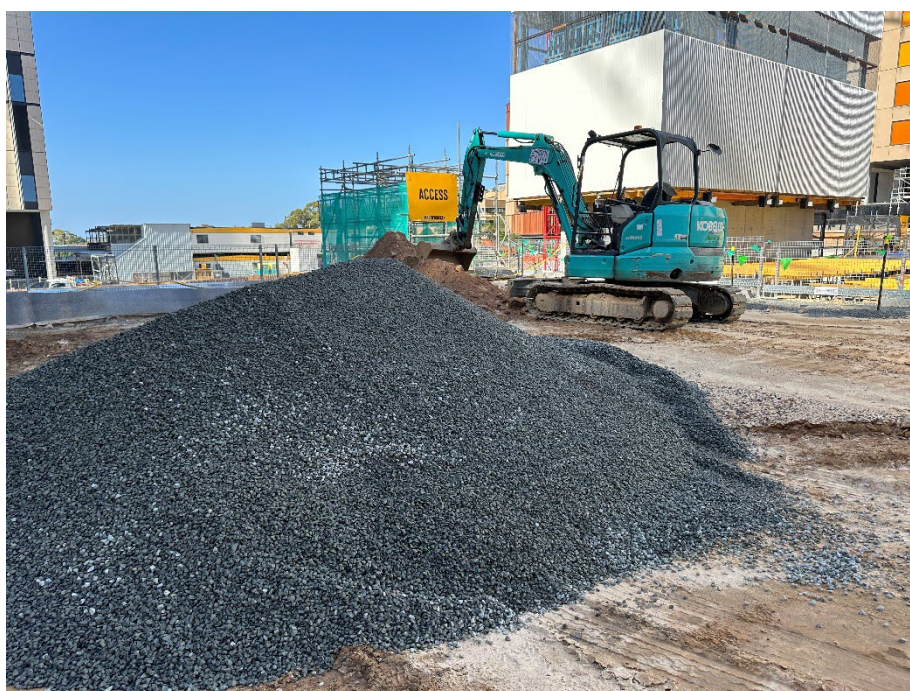


Photo 8: Gravel stockpile imported onto site located within the north eastern portion of the site. Looking to the south. 06/12/23


Title: Independent Environmental Audit 2, SSD 10822510	Project-No.:	Date:
Site: Health Translation Hub	318001771-002	23/02/24
Client: Hansen Yuncken Pty Ltd		



Photo 9: View of the southern portion of the site. Looking to the south. 06/12/23



Photo 10: Noise and vibration monitor located along the northern boundary of the site. Looking to the north. 06/12/23


Title: Independent Environmental Audit 2, SSD 10822510	Project-No.:	Date:
Site: Health Translation Hub	318001771-002	23/02/24
Client: Hansen Yuncken Pty Ltd		



Photo 11: Flood mitigation barrier located along the northern boundary of the site. Looking to the east. 06/12/23



Photo 12: Chemical storage within the northern portion of the site. Looking to the north. 06/12/23


Title: Independent Environmental Audit 2, SSD 10822510	Project-No.:	Date:
Site: Health Translation Hub	318001771-002	23/02/24
Client: Hansen Yuncken Pty Ltd		



Photo 13: Empty chemical container located within the southern portion of the site.
06/12/23

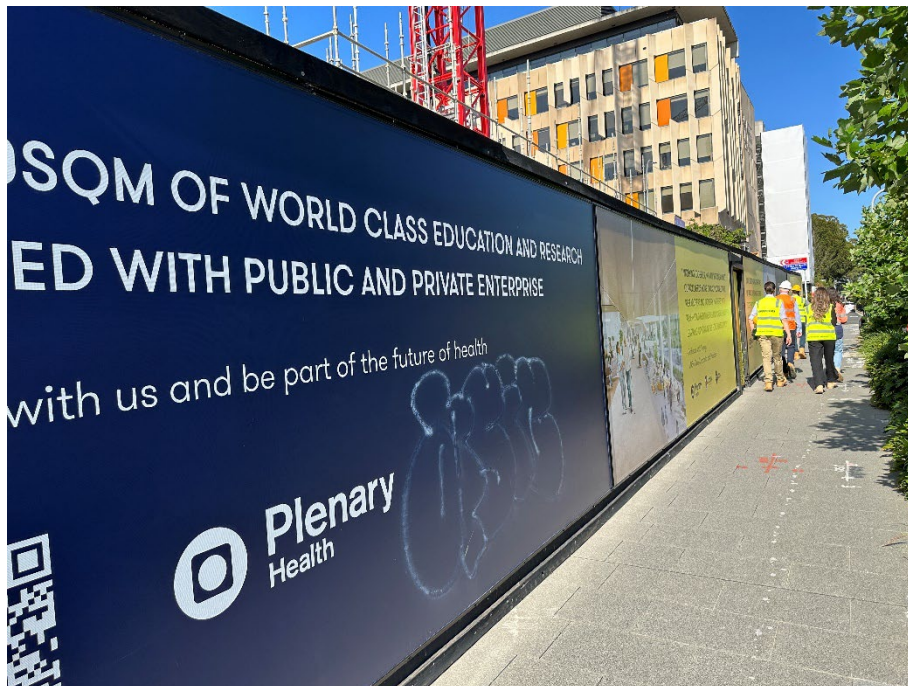


Photo 14: Graffiti on hoarding on High Street, northern boundary of the site. Looking to the west. 06/12/23


Title: Independent Environmental Audit 2, SSD 10822510	Project-No.:	Date:
Site: Health Translation Hub	318001771-002	23/02/24
Client: Hansen Yuncken Pty Ltd		



Photo 15: Looking south along the pedestrian pathway along Botany Street. 06/12/23

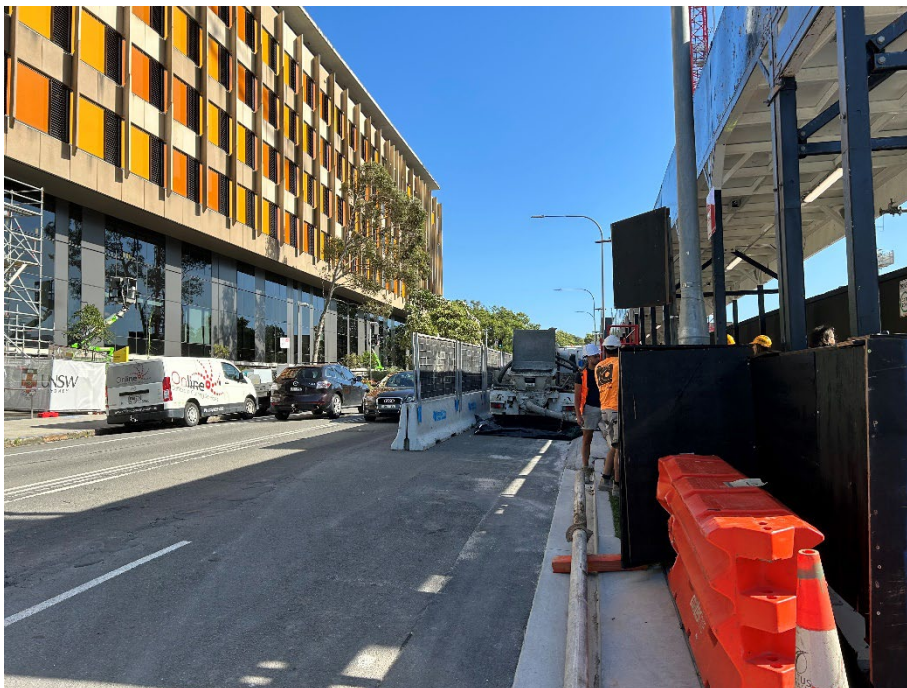



Photo 16: Looking north along Botany Street. Plastic liner under a truck. 06/12/23

Title:	Independent Environmental Audit 2, SSD 10822510	Project-No.:	Date:
Site:	Health Translation Hub	318001771-002	23/02/24
Client:	Hansen Yuncken Pty Ltd		

APPENDIX E CONSULTATION

From: [Vanessa Perkins](#)
To: [Astrid Christensen](#)
Cc: [Emily Rowe](#); compliance@planning.nsw.gov.au
Subject: Health Translation Hub (SSD 10822510) - Independent Environmental Audit
Date: Monday, 13 November 2023 11:25:32 AM
Attachments: [image001.png](#)
[Ramboll_Request for DPE Consultation_SSD10822510_131123.pdf](#)

Hi Astrid,

Please find attached a request for consultation regarding the Health Translation Hub (SSD-10822510) for the purpose of an Independent Environmental Audit (IEA).

Please let us know you have any questions.

Kind regards

Vanessa Perkins

Lead Consultant

3182678 - Sydney Consulting

D +61 2 9954 8100

M 0413 382 066

vperkins@ramboll.com

Ramboll
Level 3
100 Pacific Highway
PO Box 560
North Sydney
NSW 2060
Australia

<https://ramboll.com>

Ramboll Australia Pty Ltd.

ACN 095 437 442

ABN 49 095 437 442

[Let's Close The Gap on Decarbonisation](#)



13 November 2023

Department of Planning and Environment
4 Parramatta Square
12 Darcy Street Parramatta NSW 2150

Attention: astrid.christensen@planning.nsw.gov.au;
compliance@planning.nsw.gov.au

Dear Astrid,

**RE: Health Translation Hub (SSD 10822510) Independent
Environmental Audit 2
Request for Consultation with DPE**

Ramboll Australia Pty Ltd
Level 3, 100 Pacific Highway
PO Box 560
North Sydney NSW 2060

Ramboll Australia Pty Ltd (Ramboll) has been engaged by Hansen Yuncken Pty Ltd to conduct a 2nd Independent Environmental Audit of the Health Translation Hub Project at High Street, Randwick, NSW, as required under SSD 10822510. The Audit Team is seeking to consult the Department of Planning and Environment (the Department) to obtain its input into the scope of the audit in accordance with Condition C40, Schedule 2, Part C, SSD 10822510 and the *Independent Audit Post Approval Requirements* (2020).

T +61 2 9954 8100
www.ramboll.com

Ref: 318001771-002

Ramboll requests that you provide your requirements to Emily Rowe (erowe@ramboll.com; 0434 180 346) for the purpose of this consultation. We would greatly appreciate a prompt response.

Please contact the undersigned if you have any queries.

Yours faithfully,
Ramboll Australia Pty Ltd



Emily Rowe (Lead Auditor)
Managing Consultant

From: [Vanessa Perkins](#)
To: ["info@epa.nsw.gov.au"](mailto:info@epa.nsw.gov.au)
Cc: [Emily Rowe](#)
Subject: Health Translation Hub (SSD 10822510) - Independent Environmental Audit
Date: Monday, 13 November 2023 11:17:49 AM
Attachments: [Ramboll Request for EPA Consultation SSD10822510 131123.pdf](#)
[image001.png](#)

To whom this may concern,

Please find attached a request for consultation regarding the Health Translation Hub (SSD-10822510) for the purpose of an Independent Environmental Audit (IEA).

Please let us know you have any questions.

Kind regards

Vanessa Perkins

Lead Consultant

3182678 - Sydney Consulting

D +61 2 9954 8100

M 0413 382 066

vperkins@ramboll.com

Ramboll
Level 3
100 Pacific Highway
PO Box 560
North Sydney
NSW 2060
Australia

<https://ramboll.com>

Ramboll Australia Pty Ltd.

ACN 095 437 442

ABN 49 095 437 442

[Let's Close The Gap on Decarbonisation](#)



13 November 2023

NSW Environment Protection Authority

info@epa.nsw.gov.au

Dear Sir/Madam,

**RE: Health Translation Hub (SSD 10822510) Independent Environmental Audit 2
Request for Consultation with the EPA**

Ramboll Australia Pty Ltd (Ramboll) has been engaged by Hansen Yuncken Pty Ltd to conduct a 2nd Independent Environmental Audit of the Health Translation Hub Project at High Street, Randwick, NSW, as required under SSD 10822510. The Audit Team is required to consult with the NSW Environment Protection Authority (EPA) to obtain its input into the scope of the audit in accordance with Condition C40, Schedule 2, Part C, SSD 10822510 and the *Independent Audit Post Approval Requirements* (2020).

Ramboll Australia Pty Ltd
Level 3, 100 Pacific Highway
PO Box 560
North Sydney NSW 2060

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www.ramboll.com

Ramboll requests that you provide your requirements to Emily Rowe (erowe@ramboll.com; 0434 180 346) for the purpose of this consultation. We would greatly appreciate a prompt response.

Ref: 318001771-002

Please contact the undersigned if you have any queries.

Yours faithfully,
Ramboll Australia Pty Ltd



Emily Rowe (Lead Auditor)
Managing Consultant

From: [Steven James](#)
To: [Vanessa Perkins](#)
Cc: [Emily Rowe](#)
Subject: FW: Health Translation Hub (SSD 10822510) - Independent Environmental Audit [ref:!00D7F06iTix.!5007F01QzAxC:ref]
Date: Tuesday, 14 November 2023 8:14:02 AM
Attachments: [image001.png](#)

You don't often get email from steven.james@epa.nsw.gov.au. [Learn why this is important](#)

Hi Vanessa,

Thank you for your email and letter dated 13 November 2023 inviting comment from the Environment Protection Authority (EPA) about the Independent Environmental Audit of the Health Translation Hub (SSD 10822510) High Street, Randwick, NSW.

The EPA encourages independent audits as a useful tool for industry to ensure it is meeting its environmental objectives, however the EPA does not have any specific input to provide.

Thank you for your request.

Regards,

Steven James

Unit Head

NSW Environment Protection Authority
+61 2 4908 6823 +61 413 450 328

www.epa.nsw.gov.au ☐ [@NSW_EPA](#) ☐ [EPA YouTube](#)

Report pollution and environmental incidents 131 555 (NSW only) or +61 2 9995 5555

----- Forwarded Message -----

From: Vanessa Perkins [vperkins@ramboll.com]

Sent: 13/11/2023 11:17 AM

To: info@epa.nsw.gov.au

Cc: erowe@ramboll.com

Subject: Health Translation Hub (SSD 10822510) - Independent Environmental Audit

To whom this may concern,

Please find attached a request for consultation regarding the Health Translation Hub (SSD-10822510) for the purpose of an Independent Environmental Audit (IEA).

Please let us know you have any questions.

Kind regards

Vanessa Perkins

Lead Consultant

3182678 - Sydney Consulting

D +61 2 9954 8100

M 0413 382 066

vperkins@ramboll.com

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Ramboll Australia Pty Ltd.

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ref:!00D7F06iTix.!5007F01QzAxC:ref

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From: [Vanessa Perkins](#)
To: council@randwick.nsw.gov.au
Cc: [Emily Rowe](#)
Subject: Health Translation Hub (SSD 10822510) - Independent Environmental Audit
Date: Monday, 13 November 2023 11:14:22 AM
Attachments: [Ramboll Request for Randwick City Council Consultation SSD10822510_131123.pdf](#)
[image001.png](#)

To whom this may concern,

Please find attached a request for consultation regarding the Health Translation Hub (SSD-10822510) for the purpose of an Independent Environmental Audit (IEA).

Please let us know you have any questions.

Kind regards

Vanessa Perkins

Lead Consultant

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13 November 2023

Randwick City Council
30 Frances Street
Randwick NSW 2031

Attention: council@randwick.nsw.gov.au

Dear Sir/Madam,

**RE: Health Translation Hub (SSD 10822510) Independent Environmental Audit 2
Request for Consultation with Randwick City Council**

Ramboll Australia Pty Ltd (Ramboll) has been engaged by Hansen Yuncken Pty Ltd to conduct a 2nd Independent Environmental Audit of the Health Translation Hub Project at High Street, Randwick, NSW, as required under SSD 10822510. The Audit Team is seeking to consult with relevant agencies, such as the Randwick City Council, to obtain its input into the scope of the audit in accordance with Condition C40, Schedule 2, Part C, SSD 10822510 and the *Independent Audit Post Approval Requirements* (2020).

Ramboll requests that you provide your requirements to Emily Rowe (erowe@ramboll.com; 0434 180 346) for the purpose of this consultation. We would greatly appreciate a prompt response.

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Level 3, 100 Pacific Highway
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North Sydney NSW 2060

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www.ramboll.com

Ref: 318001771-002

Please contact the undersigned if you have any queries.

Yours faithfully,
Ramboll Australia Pty Ltd



Emily Rowe (Lead Auditor)
Managing Consultant

From: [Liam Stanley](#)
To: [Vanessa Perkins](#)
Cc: [Emily Rowe](#)
Subject: RE: Health Translation Hub (SSD 10822510) - Independent Environmental Audit
Date: Monday, 11 December 2023 5:06:34 PM
Attachments: [image001.png](#)
[image002.png](#)

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Hi Vanessa,

Not a worry, apologies again about the delay in responding.

Speaking with other internal departments at Council, the two points for consideration relate to vegetation removal along Botany Road (recently planted trees associated with ASB on the eastern side without notification and for the removal of a gum on UNSW land on the western side that could've been covered by a SSD Mod) and the location of the construction hoardings along Botany Road obstructing the shared path.

Happy to chat to provide further details.

With thanks,

Liam Stanley
Coordinator – Strategic Planning

Classification: Confidential

From: Vanessa Perkins <vperkins@ramboll.com>
Sent: Friday, 1 December 2023 4:25 PM
To: Liam Stanley <Liam.Stanley@randwick.nsw.gov.au>
Cc: Emily Rowe <EROWE@ramboll.com>
Subject: RE: Health Translation Hub (SSD 10822510) - Independent Environmental Audit

Hi Liam,

All good and thanks for getting back in touch. Yes, as part of the IEA process we are required to consult with relevant agencies if there are any topics or issues which they would like us to review as part of the Audit.

Please let us know once you have discussed internally if there are any concerns you would like us to review

Kind regards

Vanessa Perkins

Lead Consultant

3182678 - Sydney Consulting

D +61 2 9954 8100

M 0413 382 066

vperkins@ramboll.com

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Classification: Confidential

From: Liam Stanley <Liam.Stanley@randwick.nsw.gov.au>

Sent: Friday, 1 December 2023 2:19 PM

To: Vanessa Perkins <vperkins@ramboll.com>

Cc: Emily Rowe <EROWE@ramboll.com>

Subject: RE: Health Translation Hub (SSD 10822510) - Independent Environmental Audit

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Hello Vanessa,

Thank you for the email.

Apologies for the delayed response, your email has only just found its way through Council to my inbox.

Regarding the independent audit under C40 of the SSD, am I correct in assuming Ramboll are seeking for Council to raise any areas of issue for review that have occurred on the HTH SSD to date?

If so, I can liaise with relevant internal departments and compile any concerns that Council may have.

Happy to discuss further over the phone.

With thanks,

Liam Stanley
Coordinator – Strategic Planning
Randwick City Council
(02) 9093 6679
Liam.Stanley@randwick.nsw.gov.au
www.randwick.nsw.gov.au



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From: Vanessa Perkins <vperkins@ramboll.com>

Sent: Monday, 13 November 2023 11:14 AM

To: Randwick City Council <council@randwick.nsw.gov.au>

Cc: Emily Rowe <EROWE@ramboll.com>

Subject: Health Translation Hub (SSD 10822510) - Independent Environmental Audit

To whom this may concern,

Please find attached a request for consultation regarding the Health Translation Hub (SSD-10822510) for the purpose of an Independent Environmental Audit (IEA).

Please let us know you have any questions.

Kind regards

Vanessa Perkins

Lead Consultant

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