



Liverpool Hospital Redevelopment – Hospital Main Works Independent Environmental Audit



Assessment of Lendlease Environmental System Compliance Against the SSD 10389 Conditions of Consent

Audit Reference:	AQ1303H.01
Audit Organisation:	Lendlease Building Pty Ltd
Auditors:	Luis Garzon – Lead Auditor, AQUAS Ana Maria Munoz – Auditor, AQUAS
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This report has been prepared and reviewed in accordance with our Quality control system.

This report has been prepared by:

LUIS GARZON
Environmental Auditor

Date: 25/01/2022

Reviewed by:

ANA MARIA MUNOZ
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Date: 25/01/2022

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1. Executive Summary

This independent audit was completed to assess the compliance of Liverpool Health & Academic Precinct – Main Works Package (the Project) with the requirements of Development Consent SSD 10389 (including Mod 1).

This was the first audit of the project and was conducted by AQUAS (Luis Garzon – Lead Auditor and Ana Maria Munoz – Auditor) on 13th December 2021. The audit covered the conditions under Schedule 2 Part A, Part B and Part C of the Consolidated Development Consent SSD 10389 (including Mod 1), dated 1st July 2021.

The Project construction commenced on 1st November 2021 and has progressed in accordance with the Staging Report prepared by Wolfpeak, Rev. 5 of 7th September 2021. The main construction activities observed onsite corresponded to Stage 1.1 and consisted of demolition (Thomas & Rachael Moore Education Centre – Building 27 and part Old Clinical Services Building – Building 05), and associated adjoining and adjacent structures.

Overall, the Project was found to be compliant to the conditions of Development Consent SSD 10389, with the following key strengths noted:

- The main hospital works construction activities were carried out as per the project program and Staging Report with no harm to the environment.
- The Construction Environmental Management Plan and Subplans have been developed in accordance with the requirements and implemented during the construction works.
- A Condition Compliance Tracker spreadsheet is maintained noting documentation, records and other evidence to monitor compliance with the conditions of consent.
- Active consultation and communications have been undertaken with stakeholders impacted by the project, including the Hospital, Council, Transport for NSW and others.
- No incidents were reported during this audit period, and complaints received have been promptly addressed and closed out without escalation.
- Environmental and Safety inspections were undertaken regularly using the Enablon system, with ability to run reports and follow up on any open actions.
- Implementation of the following environmental mitigation measures were noted:
 - Erosion and sedimentation controls including hard hoardings, use of sandbags, covering of pit drains, installation of rumble grid at the site access/egress and deployment of street sweeper, as necessary;
 - No mud tracks observed on the road;
 - Controls for checking and maintenance of construction equipment onsite;
 - Traffic controls implemented as per the Traffic Control Plans (TCP), controlled vehicle access and use of traffic controllers;
 - Site suitably enclosed with hoardings Class A and B, and no graffiti;
 - Real-time noise monitoring, with one monitor in the residents area on Goulburn Street and another within the live hospital. Additional handheld monitors have been in use during demolition activities. Noise monitoring reports are generated and posted on the project website;
 - Tree protection for trees on the corner of Elizabeth and Goulburn Streets;
 - Waste segregation in place; and
 - Good general housekeeping was noted.

Summary of Audit Findings

There were no non-compliances identified during this audit, and three Opportunities for Improvement (OFI) were raised for consideration by the Proponent, as follows:

- **OFI-01** Condition B14: The quantities of each waste type generated during construction is in Appendix 2 of the CWMS. Lendlease noted that there are several disposal locations that may be used at different times, and are not specifically included in the Plan. It is recommended to note in the CWMS that the recycling and disposal locations will be reflected in the Waste Disposal Report/ Register.
- **OFI-02** Condition C35: Subcontractor Delta prepares a tipping report for soft-strip components. The waste report includes details such as type of waste, volume, disposal facility, disposal docket. It is recommended to include waste facilities license numbers in the waste register and the waste report from Delta.
- **OFI-03** Condition C44: Due to the COVID-19 situation the commencement of construction was delayed to November 2021 and this affected the Audit Schedule. It is recommended that an amended version of the Schedule be prepared and submitted to DPIE to ensure compliance with this condition in subsequent independent audits.

The above are opportunities for the continual improvement of the Project environmental performance.

2. Introduction

2.1 Background

Lendlease Building Pty Limited (Lendlease – The Contractor) has been appointed by Health Infrastructure (The Proponent) through Johnstaff for the Liverpool Health and Academic Precinct Main Works redevelopment (the Project) which comprises of the following:

- construction and operation of the eight storey Integrated Services Building (including basement and plant levels);
- refurbishment works to old and new clinical service buildings and Caroline Chisolm building;
- skybridge over Campbell Street;
- tree removal; and
- demolition, remediation, road, landscaping and utility works.

The Proponent engaged AQUAS to undertake this first independent environmental audit, which was conducted on 13th December 2021 during the construction phase of the Liverpool Hospital Main Works project, in compliance with the following Development Consent Conditions:

Condition C44

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 C41 of this consent, as amended by condition C42; and
- (b) the Independent Audit Post Approval Requirements (IAPAR DPIE 2020, or as amended).

Condition C45

In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must:

- (a) review and respond separately to each Independent Audit Report prepared under condition C44 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.

2.2 Project Details

Project Name	Liverpool Hospital Redevelopment – Hospital Main Works
Project Application Number	SSD 10389 dated 30 November 2020; SSD 10389 Mod-1 dated 1 July 2021
Project Address	Corner of Elizabeth & Goulburn Street, Liverpool NSW 2170
Project Phase	Construction
Project Activity Summary	Key construction activities occurring onsite included: <ul style="list-style-type: none"> • Early works, surveys, dilapidation reports completed • Hoardings setup • Separation of works area from main hospital • Hard demolition taking place

2.3 Audit Team

Details of the following AQUAS environmental auditors for this audit were submitted to the Department of Planning by the Proponent:

Name	Company	Position	Certification
Luis Garzon	AQUAS	Lead Environmental Auditor	SAI Global Certification as Lead Environmental Auditor – Cert No. C182241
Ana Maria Munoz	AQUAS	Environmental Auditor	Exemplar Global Environmental Auditor – Certificate No. 115421

The written approval from DPIE for AQUAS as Independent Auditors was received on 16 September 2021 and copy is attached as **Appendix A**. The Independent Audit declaration forms signed by the auditors are attached as **Appendix C**.

2.4 Audit Objectives

The objective of this audit was to undertake the first independent environmental audit focused on preconstruction requirements of the development conditions and implementation of environmental management plans in compliance with the Development Consent Conditions SSD 10389 Mod-1 and in accordance with the following:

- the Independent Audit Schedule submitted to the Planning Secretary and the Certifier under condition C41 of this consent, as amended by condition C42; and
- the Independent Audit Post Approval Requirements (IAPAR DPIE 2020).

2.5 Audit Scope

The scope of this audit comprised the review of the project compliance against SSD 10389 Mod-1 Conditions Parts A, B and C, including the following:

- Review of implementation of management plans:
 - Construction Environmental Management Plan (CEMP)
 - Appendix 1 of the CEMP – Construction Traffic and Pedestrian Management Sub Plan (CTPMSP)
 - Appendix 2 of the CEMP – Construction Noise and Vibration Management Sub Plan (CNVMSP)
 - Appendix 3 of the CEMP – Construction Waste Management Sub Plan (CWMSP)
 - Appendix 4 of the CEMP – Hazardous Chemicals Management Sub Plan (HCMSP)
 - Appendix 5 of the CEMP – Asbestos and Hazardous Building Material Management Sub Plan (AMSP)
 - Appendix 6 of the CEMP – Stormwater and Erosion Management Sub Plan (SEMSP)
 - Appendix 7 of the CEMP – Air Quality Management Sub Plan (AQMSP)
 - Appendix 8 of the CEMP – Heritage and Archaeological Management Sub Plan (HAMSP)
 - Appendix 9 of the CEMP – Emergency Response Management Sub Plan (ERMSP)
 - Preconstruction compliance report – Liverpool Hospital Redevelopment – SSD 10389
 - Staging Report – Liverpool Hospital Redevelopment – SSD 10389
 - Development Consent – Section 4.38 of the Environmental Planning and Assessment Act 1979
- Site inspection, as conducted on 13th December 2021;
- Review of environmental records;
- Interviews with site personnel; and
- Consultation with stakeholders.

2.6 Audit Period

This was the first independent environmental audit carried out by AQUAS on the Project, which covers the review of environmental documentation and records from commencement of the construction works to 13 December 2021.

It is noted that this report is based on the result of random sampling and supplied documentation/records provided by the auditee, as well as site activities sighted on the day of audit inspection on 13 December 2021.

3. Audit Methodology

3.1 Approval of Auditors

Letter from the Planning Secretary agreeing to the auditors is attached as **Appendix A**.

3.2 Audit scope development

AQUAS developed the audit scope and a checklist based on the Project Development Consent Requirements Application No. SSD 10389 Mod-1. Refer to **Appendix D** of this report.

3.3 Audit Process

3.3.1 Opening Meeting

An opening meeting was held on 13th December 2021 at 8:40am with project personnel from Johnstaff, Lendlease and AQUAS, as per the Audit Attendance Sheet. Refer to **Appendix B** of this report.

Key items discussed included:

- Confirmation of the purpose and scope of the audit;
- Overview of the project and current status of the works;
- Staging of works per the Staging Report;
- Occurrence of environmental incidents and complaints; and
- Overview of the audit process in accordance with the proposed Audit Program.

3.3.2 Conduct of Audit

Audit activities included the following:

- Review of the project documentation (EMP and Sub-plans) to verify compliance with the Development Consent Conditions SSD 10389 Mod-1;
- Site inspection to review implementation of mitigation measures and environmental controls;
- Conduct of the audit following the checklist prepared in accordance with the Development Consent Conditions, through interviews with personnel and review of records provided as evidence of compliance;
- Preparation of identified findings and any actions noted during site inspection for discussion during closing meeting;
- Review of records provided by the Proponent and contractor after the conduct of site inspection and interview with personnel;
- Submission of draft audit report to the Proponent for their review and their response to the audit findings; and
- Submission of final report to the Proponent for their submission to DPIE and to be posted on the Project website.

3.3.3 Closing Meeting

The closing meeting was held on 13th December 2021 at 4:15pm with representatives of Johnstaff, Lendlease and AQUAS. General feedback was provided and the findings of the audit were discussed during this meeting.

The AQUAS auditors acknowledged the cooperation, openness, and hospitality of Lendlease staff during the conduct of this audit.

3.4 Interviewed Personnel

Name and position of persons interviewed:

Name	Organisation	Position
Clare Hall	Lendlease	Design Manager
Daniel Puljic	Lendlease	Construction Manager
Shamma Hasan	Johnstaff	Senior Project Manager

3.5 Details of Site Inspection

A site walk around the construction site was conducted with focus on the following controls:

- Erosion and sedimentation controls including sediment fences.
- Site access and egress;
- Roads surrounding the site for dust/mud tracks;
- Tree protection;
- Waste management;
- Site security, hoardings, fences, screens;
- Traffic management;
- Noise and vibration management;
- Heritage management if any;
- Soil and water management;
- Site signage; and
- General housekeeping.

Photos taken during site inspection are included in **Appendix E**.

3.6 Consultation

Email correspondence was sent to DPIE in advance of the audit to request feedback about the project and any focus areas to be reviewed by AQUAS during this audit. The Department requested to give particular focus to noise management, community consultation and traffic management.

Noise Management

The Contractor has a Construction Noise and Vibration Management Plan in place. The Plan identified the sensitive receivers, which included the hospital, educational and research facilities. Various controls were in place for the management of construction noise, including:

- noisy works undertaken during approved construction hours;
- respite periods in place between high-noise activities;
- real-time noise monitoring, with two monitoring devices installed onsite (one in residents area on Goulburn Street and one within the live hospital). Additional handheld monitors have been in use during demolition activities. Noise monitoring reports are generated;
- acknowledge complaints and take prompt remedial action (refer to section 5.2 of this report);
- Arrival/departure of construction vehicles to and from site within construction hours;
- Use of Disruption Work Notices as a communication tool with the Hospital for noisy activities;
- Use of squawkers in excavators and other construction vehicles onsite.

Community Consultation

A number of communication tools have been put in place to provide communication and interact with the community, including the following:

- Site signage – with project contact information;
- Project website with information, documents and contact details for enquiries and complaints;

- NSW HI Newsletter sent to people that signed up for letter updates. Newsletters are also published in the LHAP website.
- Letterbox drops for neighbouring residents – example sighted of letter with project information, dated 03/09/2021.

Traffic Management

A Construction Traffic and Pedestrian Management Plan has been developed for the project. The Plan incorporated comments from Council and Transport for NSW, received through consultation correspondence.

Construction vehicle access was through Gate 4, as observed during the site inspection. Traffic controllers were available with valid licences to operate.

A work zone approval from Liverpool City Council issued on 12/10/2021 and the work zone duration is from 18/10/2021 to 2022.

Refer to **Appendix F** for consultation records.

In accordance with the IAPAR document (DPIE 2020), section 3.2 only requires consultation with DPIE and they shall decide if consultation with other stakeholders is required.

3.7 Audit Compliance Status Descriptors

The following audit criteria were used for the rating of audit findings.

Status	Description
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.
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.

4. Document Review

The following documents were reviewed and/or sighted as part of this audit:

- Construction Environmental Management Plan (CEMP), Version 1 – October 2021
- Construction Traffic and Pedestrian Management Sub Plan (CTPMSP), Issue B – 28/10/2021
- Construction Noise and Vibration Management Sub Plan (CNVMSP), Revision 5 – 28/10/2021
- Construction Waste Management Sub Plan (CWMSPP), Revision 3 – 27/10/2021
- Hazardous Chemicals Management Sub Plan (HCMSP), Revision 2 – 05/08/2021
- Asbestos and Hazardous Building Material Management Sub Plan (AMSP), Revision 2 – 05/08/2021
- Stormwater and Erosion Management Sub Plan (SEMSP), Revision 2 – 05/08/2021
- Air Quality Management Sub Plan (AQMSP), Revision 2 – 05/08/2021
- Heritage and Archaeological Management Sub Plan (HAMSP), Revision 2 – 05/08/2021
- Emergency Response Management Sub Plan (ERMSP), Revision 2 – 18/08/2021
- Preconstruction compliance report – Liverpool Hospital Redevelopment – SSD 10389, Revision 1 – 28 October 2021
- Staging Report – Liverpool Hospital Redevelopment – SSD 10389, Revision 5 – 07/09/2021
- Development Consent – Section 4.38 of the Environmental Planning and Assessment Act 1979, Application number SSD-10389 – 30/11/2020 (and Mod-1 of 01/07/2021).
- Liverpool Hospital Redevelopment (SSD-10389) - Independent Environmental Auditors and Audit Schedule, submission number SSD-10389-PA-4 – 16/09/2021
- Construction Certificate CRO-21062 (CC#1.1) dated 10/09/2021 issued by Blakett Maguire + Goldsmith (BMG)
- Aconex correspondence LL-GCOR-003234 of 28/10/2021 Re: LHAP SSD103 B11 & B19 to BMG with all the Management Plans
- Structural design Certificate by SCP dated 09/06/2021
- Property Risk Australia Report Ref. PRJ000719-AM061-V1 of 10/12/2021 showing results of air monitoring
- Aconex correspondence Ref. LL-GCOR-005691 to BMG on 08/12/2021– notifying that the plans and strategies are being updated in accordance with condition A31
- Email 28/10/2021 with receipt from Planning for lodgement of the Compliance Report (Rev. 1 of 28/10/2021)
- Email from Planning Re: Liverpool Hospital Redevelopment – Post Approval Document Received (SSD-10389-PA-7) with receipt of notification of stage 1.1 commencement, dated 28/10/2021
- Consultation with Sydney Water regarding sewer discharge loads (AXIS-NSW-RFI-00005) dated 26/10/2021 – Section 73 Notice of requirements for Roberts Pizzarotti
- Dilapidation Survey Report - Elizabeth Street, Goulburn Street, Campbell Street Liverpool, by James Townsend Dilapidation Surveys Pty Ltd, 01/09/2021;
- Dilapidation Survey Report - Facade Survey, Campbell Street & Goulburn Street Liverpool, by James Townsend Dilapidation Surveys Pty Ltd 01/09/2021
- Issue of Dilapidation Reports to DPIE, Ref: SSD-10389-PA-5 dated 07/09/2021
- Letter from DPIE to HI on 23/02/2021 in response to the Design Guidance Note sent on 22/02/2021 with conditional approval, subject to some conditions
- Design Compliance Certificate for electrical power lighting comms ICT and AV – by JHA on 9/09/2021
- Fitzpatrick and Partners– Architectural Design Compliance Certification for CC#1.1, dated 9/09/2021 – has reference to compliance with condition B9

- Letter from DPIE to HI ref. SSD-10389-PA-6 dated 05/11/2021 – acknowledging receipt of the CEMP and relevant subplans
- Design Compliance Certificate – Civil by SCP dated 03/09/2021 to the PCA – includes statement of compliance with conditions B20 and B21
- Letter from Dr. S. Lavelle Delegate of the Heritage Council NSW to RPS (Heritage Consultants) – Ref. DO21/149224 Re: “SSD 10389 Post approval comment on conditions B23 and B24...” dated 16/03/2021
- Letter from DPIE to HI dated 17/09/2021 Re: “LHR SSD 10389 ARDEM Conditions B23 and B24
- Disruption notice issued to Liverpool Hospital LHAP_LL-DN_098 dated 16/11/2021
- Letter of Hoarding approval from Liverpool City Council dated 2/9/2021, No. HA-64/2021
- Complaints Register to 10/12/2021
- Vibration Monitoring results in register prepared by PRA for Nov. from 5/11/2021 – 30/11/2021; Noise monitoring report from 1/12/2021 to 11/12/2021
- Delta tipping report for soft strip component from 10/11/2021 to 19/11/2021
- Post Approval receipt Ref. SSE-10389-PA-4 with Independent audit schedule, Auditors CVs, declaration of independence documents for conditions C40, C41 and C42. Lodged 01/09/2021 per email from DEPIE’s no-repy@majorprojects
- Long Service Levy No. 497564 dated 30/07/2021 for Stages 1.1 and 1.2 referenced in CC # 1.1
- Delta Demolition Licence AD200422 Exp 25/09/2022 and Asbestos Removal Licence AD211811 Exp. 6/2/2024

5. Audit Findings

This audit was completed to assess the implementation of the EMP and environmental controls established by Lendlease to meet the requirements of Development Consent SSD 10389. The audit confirmed that Lendlease, Johnstaff and HI have implemented the approved Project Environmental Management Plan and subplans to satisfactory level.

The following table summarises the audit findings by rating category:

Findings Rating	Findings
Compliant	83
Non-Compliant	0
Not Triggered	47
Total Requirements	130

5.1 Assessment of Compliance

The audit determined that the Proponent has generally implemented the controls for environmental management within the construction activities that are currently being undertaken. The comparison of audit requirements against the compliance ratings is as follows:

SSD Requirements	Requirements	Findings
Part A – Administrative Controls	38	Compliant 24
		Non-compliant 0
		Not Triggered 14
Part B – Prior to commencement of Construction	28	Compliant 23
		Non-Compliant 0
		Not Triggered 5
Part C – During Construction	47	Compliant 28
		Non-Compliant 0
		Not Triggered 19
Appendix 1 – Incident Notification and Reporting & Appendix 2 – Advisory Notes	17	Compliant 7
		Non-Compliant 0
		Not Triggered 10

5.2 Notices, Incidents and Complaints

The Proponent noted that no agency notices, orders, penalty notices or prosecutions have been issued, and no reportable environmental incidents have occurred to date.

A Complaints Register is in place where details of complaints are recorded, including resolution reached. The Complaints Register is available to the public in the Project website, and noted four complaints, received between 5 November and 10 December 2021 and all came from the hospital regarding noise. The associated works were necessary for isolation of the construction site from the live hospital. Actions included communicating with the complainants, ceasing the noisy works and providing respite periods, conducting investigation and noise monitoring.

The register notes that none of the complaints required escalation and were promptly closed out.

5.3 Review of Previous Audit Findings

There are no previous findings, as this was the initial audit for this development against the SSD 10389 conditions (including Mod 1).

5.4 Audit Site Inspection

The site inspection was conducted at 9:00am on 13th December 2021. The AQUAS auditors, Johnstaff and Lendlease project staff walked through the construction site, where environmental controls were observed, including:

- Site signage and site sheds;
- Fencing and hoarding installed around the perimeter of the site and no graffiti was sighted;
- Erosion and sediment controls implemented in accordance with the plan;
- Rumble grid at site gate and wheel wash in place;
- Real-time noise and vibration monitoring;
- Dust suppression implemented;
- Traffic signage and traffic controllers onsite;
- Security cameras installed;
- Street sweeping conducted, as necessary;
- Skip bins available for waste segregation;
- Tree protection implemented;
- Equipment maintenance records up to date;
- Good housekeeping; and
- It was noted that no heritage items were on site.

There were no issues raised during the site inspection. Environmental mitigation measures were implemented and maintained in good condition.

Please refer to photos of the site inspection in **Appendix E**.

5.5 Suitability of Plans and the EMS and Assessment of Actual/Predicted Impacts

The CEMP and sub-plans were developed by Lendlease and subject matter experts, and were approved by Certifying Authority in compliance with the requirements of the Development Consent 10389. The Plans generally address the impacts and mitigation measures noted in the Environmental Impact Assessment developed for the project. Implementation of environmental controls was observed during the site inspection.

An opportunity for improvement identified during this audit that will trigger the update of the Construction Waste Management Subplan.

It is noted that no significant changes or additional impacts were noted in the actual construction works as compared to the predicted impacts of the development defined in the EIS.

5.6 Key Strengths

The project is generally compliant to the conditions of Development Consent SSD 10389, with the following key strengths noted:

- The main hospital works construction activities were carried out as per the project program and Staging Report with no harm to the environment.
- The Construction Environmental Management Plan and Subplans have been developed in accordance with the requirements and implemented during the construction works.
- A Condition Compliance Tracker spreadsheet is maintained noting documentation, records and other evidence to monitor compliance with the conditions of consent.
- Active consultation and communications have been undertaken with stakeholders impacted by the project, including the Hospital, Council, Transport for NSW and others.
- No incidents were reported during this audit period, and complaints received have been promptly addressed and closed out without escalation.
- Environmental and Safety inspections were undertaken regularly using the Enablon system, with ability to run reports and follow up on any open actions.
- Implementation of the following environmental mitigation measures were noted:
 - Erosion and sedimentation controls including hard hoardings, use of sandbags, covering of pit drains, installation of rumble grid at the site access/egress and deployment of street sweeper, as necessary;
 - No mud tracks observed on the road;
 - Controls for checking and maintenance of construction equipment onsite;
 - Traffic controls implemented as per the Traffic Control Plans (TCP), controlled vehicle access and use of traffic controllers;
 - Site suitably enclosed with hoardings Class A and B, and no graffiti;
 - Real-time noise monitoring, with one monitor in the residents area on Goulburn Street and another within the live hospital. Additional handheld monitors have been in use during demolition activities. Noise monitoring reports are generated and posted on the project website;
 - Tree protection for trees on the corner of Elizabeth and Goulburn Streets;
 - Waste segregation in place; and
 - Good general housekeeping was noted.

5.7 Audit Findings and Recommendations

The audit did not identify any non-compliances. The table below summarises the Opportunities for Improvement identified during this audit.

Refer to the attached **Appendix D** for full details of findings including evidence of compliance.

Finding No.	Condition of Consent Description	Audit Finding and Recommendation
Opportunity for Improvement – 01	<p>B14. Construction Waste Management Subplan</p> <p>The Construction Waste Management Sub-Plan (CWMSPP) must address, but not be limited to, the following:</p> <p>a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and</p>	<p>The quantities of each waste type generated during construction is in Appendix 2 of the CWMSPP.</p> <p>LL noted that there are several disposal locations that may be used at different times, and are not specifically included in the Plan.</p> <p><u>Recommendation:</u></p> <p>Consider noting in the CWMSPP that the</p>

Finding No.	Condition of Consent Description	Audit Finding and Recommendation
	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;	recycling and disposal locations will be reflected in the Waste Disposal Report/ Register.
Opportunity for Improvement - 02	C35. Waste Storage and Processing All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Delta prepares a tipping report for soft-strip components. The report includes details such as type of waste, volume, disposal facility, disposal docket. <u>Recommendation:</u> Consider including waste facilities license numbers in the waste register and the waste report from Delta.
Opportunity for Improvement - 03	C44. Independent Environmental Audit 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 C41 of this consent, as amended by condition C42; and b) the Independent Audit Post Approval Requirements (Department 2020, or as amended).	Due to the COVID-19 situation the commencement of construction was delayed to November 2021 and this affected the Schedule. <u>Recommendation:</u> It is recommended that an amended version of the Audit Schedule be prepared and submitted to DPIE to ensure compliance with this condition in subsequent independent audits.

Appendix A. Auditors Approval



Planning,
Industry &
Environment

Ms Claire Muir
Senior Planning Advisor
NSW Health Infrastructure
Level 14 77 Pacific Highway
NORTH SYDNEY NSW 2060

16/09/2021

Dear Ms Muri

Liverpool Hospital Redevelopment (SSD-10389) Independent Environmental Auditors and Audit Schedule

I refer to your submission (SSD-10389-PA-4) nominating Ms Annabelle Tungol, Mr Luis Garzon and Ms Ana Maria Munoz of AQUAS Pty Ltd as suitably qualified, experienced and independent persons to undertake the independent environmental audit and submitting the independent audit schedule in accordance with Conditions C40 and C41, Schedule 2, Part C of SSD-10389 (Consent) for the Liverpool Hospital Redevelopment (Project).

The Department of Planning, Industry and Environment (Department) has reviewed the nominations and information you have provided and is satisfied that Ms Annabelle Tungol, Mr Luis Garzon and Ms Ana Maria Munoz are suitably qualified, experienced, and independent.

Therefore, in accordance with Condition Conditions C40, Schedule 2, Part C of SSD-10389 the Secretary endorses the appointment of the following auditors:

- Ms Annabelle Tungol, AQUAS Pty Ltd
- Mr Luis Garzon, AQUAS Pty Ltd
- Ms Ana Maria Munoz, AQUAS Pty Ltd

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

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

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

Notwithstanding the agreement for the above listed audit team for this Project, each respective project approval or consent requires a request for the agreement to the auditor or audit team be submitted to the Department, for consideration of the Secretary. Each request is reviewed and depending on the complexity of future projects, the suitability of a proposed auditor or audit team will be considered.

If you wish to discuss the matter further, please contact Ania Dorocinska on 9274 6625.

Yours sincerely

A handwritten signature in black ink, appearing to read "R. Sherry".

Rob Sherry
Team Leader Compliance - Government Projects
Compliance

As nominee of the Planning Secretary

Appendix B. Audit Attendance Sheet

AUDIT ATTENDANCE SHEET



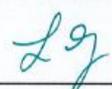
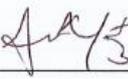
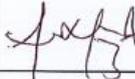
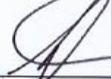
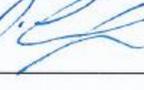
PROJECT: Liverpool Hospital Main Works AUDIT No.: 1

AUDITEE: Johnstaff/Lead Lease LEAD AUDITOR: Luis Garzon

MEETING LOCATION: LL Project Office

OPENING MEETING DATE AND TIME: 13 December 2021 8:40am

CLOSING MEETING DATE AND TIME: 13 December 2021 4:15pm

NAME	ORGANISATION	POSITION	SIGNATURE	
			OPENING MEETING	CLOSING MEETING
Luis Garzon	AQUAS	Auditor		
Ana Maria Monoz	AQUAS	Auditor		
Clare Hall	LLB	Design Manager		
Stamma Haran	JOHNSTAFF	SENIOR PROJECT MANAGER		
Daniel Puljic	Leadlease	Construction Manager		

Appendix C. Independent Audit Declaration Forms

Independent Audit Declaration Form

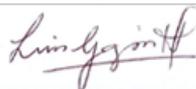
Project Name:	Liverpool Hospital and Academic Precinct Redevelopment
Consent Number:	SSD 210389 (Including Mod-1).
Description of Project:	Liverpool Hospital Redevelopment, comprising construction and operation of the eight storey Integrated Services Building (including basement and plant levels); refurbishment works to old and new clinical service buildings and Caroline Chisolm building; skybridge over Campbell Street; tree removal; demolition, remediation, road, landscaping and utility works.
Project Address:	Corner of Elizabeth & Goulburn Streets, Liverpool NSW 2170
Proponent:	Health Administration Corporation
Title of Audit:	Independent Environmental Audit No. 1
Date:	14 January 2022

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:

- i. the audit has been undertaken in accordance with relevant condition(s) of consent and the Independent Audit Post Approval Requirements (Department 2020);
- ii. the findings of the audit are reported truthfully, accurately and completely;
- iii. I have exercised due diligence and professional judgement in conducting the audit;
- iv. I have acted professionally, objectively and in an unbiased manner;
- v. 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 Independent Audit, or by relationship as spouse, partner, sibling, parent, or child;
- vi. I do not have any pecuniary interest in the project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- vii. 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
- viii. 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:

- a) 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
- b) 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 the Auditor:	Luis Garzon
Signature:	
Qualification:	Lead Environmental Auditor – SAI Global Cert. No. C182241
Company:	AQUAS Pty Ltd
Company Address:	Level 7, 116 Miller Street, North Sydney NSW 2060

Independent Audit Declaration Form

Project Name:	Liverpool Hospital and Academic Precinct Redevelopment
Consent Number:	SSD 210389 (Including Mod-1).
Description of Project:	Liverpool Hospital Redevelopment, comprising construction and operation of the eight storey Integrated Services Building (including basement and plant levels); refurbishment works to old and new clinical service buildings and Caroline Chisolm building; skybridge over Campbell Street; tree removal; demolition, remediation, road, landscaping and utility works.
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- iv. I have acted professionally, objectively and in an unbiased manner;
- v. 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 Independent Audit, or by relationship as spouse, partner, sibling, parent, or child;
- vi. I do not have any pecuniary interest in the project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- vii. 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
- viii. 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.

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- b) 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 the Auditor:	Ana Maria Munoz
Signature:	
Qualification:	Environmental Auditor – Exemplar Global Cert. No. 115421
Company:	AQUAS Pty Ltd
Company Address:	Level 7, 116 Miller Street, North Sydney NSW 2060

Appendix D. Audit Checklist and Audit Findings

ID No.	SSI Part	Req. No.	Requirement SSI 10389, 30 November 2020	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
Part A ADMINISTRATIVE CONDITIONS						
1.	A	A1	<p>Obligation to Minimise Harm to the Environment</p> <p>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.</p>	<p>Has a Condition Compliance Tracker spreadsheet, it has filters for the different stages.</p> <p>Currently working on Stage 1.1. Have had delays with stages 1.2 and 1.3 – there will be changes in the Staging Report in the coming days.</p> <p>During the site inspections no harm to the environment was noted.</p> <p>Erosion and sedimentation controls were implemented.</p> <p>Traffic controls were implemented as per the TCP. Hoardings were installed around the perimeter of the site.</p> <p>Security cameras were installed.</p> <p>HSE inspections of the development are carried out monthly, and observations daily and recorded in Enablon.</p>		Compliant
2.	A	A2	<p>Terms of Consent</p> <p>The development may only be carried out:</p> <ol style="list-style-type: none"> in compliance with the conditions of this consent; in accordance with all written directions of the Planning Secretary; generally in accordance with the EIS and Response to Submissions as amended by SSD-10389-Mod-1; and in accordance with the approved plans in the table below: 	<ol style="list-style-type: none"> Conditions of consent were found to be compliant. SSD 10389 was granted on 30/11/2020 and all architectural and landscape drawings were stamped by DPIE on the 30/11/2020. The CEMP version 1 dated 10/2021 includes reference to the EIS in section 3.1. Mitigation measures. Approved Architectural and Landscape drawings posted on the internal server, Aconex and the project website. Sighted stamped Plans 30/11/2021 signed off – e.g. 		Compliant

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

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<tr><td>A-SSDA-MW-14</td><td>9</td><td>LEVEL 6 – PLANT</td><td>06/11/20</td></tr> <tr><td>A-SSDA-MW-15</td><td>9</td><td>ROOF</td><td>06/11/20</td></tr> <tr><td>A-SSDA-MW-16</td><td>9</td><td>SECTION THROUGH NORTH IPU TOWER</td><td>06/11/20</td></tr> <tr><td>A-SSDA-MW-17</td><td>9</td><td>SECTION THROUGH EXISTING BUNKER</td><td>06/11/20</td></tr> <tr><td>A-SSDA-MW-18</td><td>9</td><td>SECTION THROUGH SOUTH IPU TOWER</td><td>06/11/20</td></tr> <tr><td>A-SSDA-MW-19</td><td>9</td><td>SECTION THROUGH MAIN ENTRY</td><td>06/11/20</td></tr> <tr><td>A-SSDA-MW-20</td><td>9</td><td>SECTION THROUGH ELIZABETH STREET</td><td>06/11/20</td></tr> <tr><td>A-SSDA-MW-21</td><td>9</td><td>SECTION THROUGH CAMPBELL STREET</td><td>06/11/20</td></tr> <tr><td>A-SSDA-MW-22</td><td>9</td><td>NORTH ELEVATION</td><td>06/11/20</td></tr> <tr><td>A-SSDA-MW-23</td><td>9</td><td>EAST ELEVATION 01</td><td>06/11/20</td></tr> <tr><td>A-SSDA-MW-24</td><td>9</td><td>EAST ELEVATION 02</td><td>06/11/20</td></tr> <tr><td>A-SSDA-MW-25</td><td>9</td><td>WEST ELEVATION 01</td><td>06/11/20</td></tr> <tr><td>A-SSDA-MW-26</td><td>9</td><td>WEST ELEVATION 02</td><td>06/11/20</td></tr> <tr><td>A-SSDA-MW-28</td><td>9</td><td>SOUTH ELEVATION</td><td>06/11/20</td></tr> <tr><td>A-SSDA-MW-29</td><td>9</td><td>SOUTH ELEVATION – NEW AMBULANCE STATION</td><td>06/11/20</td></tr> <tr><td>A-SSDA-MW-30</td><td>9</td><td>FAÇADE DETAIL SECTION IPU TOWER</td><td>06/11/20</td></tr> <tr><td>A-SSDA-MW-31</td><td>9</td><td>FAÇADE DETAIL SECTION PODIUM</td><td>06/11/20</td></tr> <tr><td>A-SSDA-MW-32</td><td>9</td><td>FAÇADE DETAIL SECTION BRICK</td><td>06/11/20</td></tr> <tr><td>A-SSDA-MW-33</td><td>9</td><td>SCHEDULE OF FINISHES: SOUTH WEST VIEW</td><td>06/11/20</td></tr> <tr><td>A-SSDA-MW-34</td><td>9</td><td>SCHEDULE OF FINISHES: EAST VIEW</td><td>06/11/20</td></tr> </tbody> </table> <table border="1"> <thead> <tr> <th colspan="4">Landscape drawings prepared by Clouston associates</th> </tr> <tr> <th>Dwg No.</th> 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A-SSDA-MW-29	9	SOUTH ELEVATION – NEW AMBULANCE STATION	06/11/20																																																																																																																																																																																																															
A-SSDA-MW-30	9	FAÇADE DETAIL SECTION IPU TOWER	06/11/20																																																																																																																																																																																																															
A-SSDA-MW-31	9	FAÇADE DETAIL SECTION PODIUM	06/11/20																																																																																																																																																																																																															
A-SSDA-MW-32	9	FAÇADE DETAIL SECTION BRICK	06/11/20																																																																																																																																																																																																															
A-SSDA-MW-33	9	SCHEDULE OF FINISHES: SOUTH WEST VIEW	06/11/20																																																																																																																																																																																																															
A-SSDA-MW-34	9	SCHEDULE OF FINISHES: EAST VIEW	06/11/20																																																																																																																																																																																																															
Landscape drawings prepared by Clouston associates																																																																																																																																																																																																																		
Dwg No.	Rev	Name of Plan	Date																																																																																																																																																																																																															
S19-0011 DD2292	B	MAIN WORKS PUBLIC DOMAIN PLANS	06/11/20																																																																																																																																																																																																															
L-SSDA-MW-02	7	TREE RETENTION AND REMOVALS	19.08.2020																																																																																																																																																																																																															
L-SSDA-MW-04	8	GROUND PLAN	09.11.2020																																																																																																																																																																																																															
L-SSDA-MW-05	8	GOULBURN STREET ENTRY AND CAROLINE CHISOLM COURTYARD	09.11.2020																																																																																																																																																																																																															
L-SSDA-MW-06	8	FORBES ST ENTRY FORECOURT	09.11.2020																																																																																																																																																																																																															
L-SSDA-MW-07	8	CAMPBELL ST SHARED WAY	09.11.2020																																																																																																																																																																																																															
L-SSDA-MW-08	8	BUNKER COURTYARDS	09.11.2020																																																																																																																																																																																																															
L-SSDA-MW-09	9	ROOF SITE PLAN	17.11.2020																																																																																																																																																																																																															
L-SSDA-MW-10	8	ROOF PLAN	09.11.2020																																																																																																																																																																																																															
L-SSDA-MW-11	8	NORTHERN & SOUTHERN BUNKER ROOFTOP – LEVEL 2	09.11.2020																																																																																																																																																																																																															
L-SSDA-MW-12	8	NORTHERN & SOUTHERN ROOFTOP – LEVEL 3	17.11.2020																																																																																																																																																																																																															
L-SSDA-MW-13	7	MATERNITY COURTYARD – LEVEL 2	19.08.2020																																																																																																																																																																																																															
L-SSDA-MW-14	7	INDICATIVE MATERIALS PALETTE	19.08.2020																																																																																																																																																																																																															
L-SSDA-MW-15	8	INDICATIVE PLANTING PALETTE	03.09.2020																																																																																																																																																																																																															
L-SSDA-MW-16	8	PLANTING SCHEDULE SHEET 1 OF 3	03.09.2020																																																																																																																																																																																																															
L-SSDA-MW-17	8	PLANTING SCHEDULE SHEET 2 OF 3	03.09.2020																																																																																																																																																																																																															
L-SSDA-MW-18	8	PLANTING SCHEDULE SHEET 3 OF 3	03.09.2020																																																																																																																																																																																																															
3.	A	A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <p>(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;</p> <p>(b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and</p>	<p>Received RFI from DPIE regarding clarifications on the Staging Report. This led to updates on the Report – e.g. sighted the Staging Report Rev. 5 of 7/09/2021. Sighted letter SSD-10389-PA2 – Liverpool Hospital Redevelopment Staging Report, Conditions A10 and A11, dated 17/09/2021.</p> <p>Lodgement for SSD Consent Mod 1 13/05/2021. Consent letter – dated 1/07/2021.</p>		Compliant																																																																																																																																																																																																												

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			(c) the implementation of any actions or measures contained in any such document referred to in (a) above.			
4.	A	A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	No inconsistencies, ambiguity or conflict have been identified		Not Triggered
5.	A	A5	Limits of Consent This consent lapses five years after the date of consent unless work is physically commenced.	Works have commenced, expected project completion is 2026		Not Triggered
6.	A	A6	Campbell Street Shared Zone The Campbell Street shared zone is not approved, and the works associated with the shared zone do not form part of the development approved under this consent.	Noted		Not Triggered
7.	A	A7	Prescribed Conditions The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Applicable part relates to structural design, compliance with BCA and signage requirements. Sighted Construction Certificate CRO-21062 (CC#1.1) dated 10/09/2021 has been issued by Blackett Maguire + Goldsmith (BMG); item #6 is the design certificate – structural from SCP consulting 9/9/2021.		Compliant
8.	A	A8	Planning Secretary as Moderator In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Noted. No disputes between the Applicant and a public authority had occurred to the date of the audit.		Not Triggered
9.	A	A9	Evidence of Consultation	Evidence of consultation was reviewed for conditions: <ul style="list-style-type: none"> B5 public infrastructure 		Compliant

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

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			<p>Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <ul style="list-style-type: none"> (a) consult with the relevant party prior to submitting the subject document for information or approval; and (b) provide details of the consultation undertaken including: <ul style="list-style-type: none"> (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. 	<ul style="list-style-type: none"> • B24 Archaeological Salvage - Heritage NSW • C12 Heritage Interp. Strategy - Heritage NSW • C15 Hoarding Requirements <p>Other consultation requirements will trigger at a later stage, as per the Staging Report</p>		
10.	A	A10	<p>Staging</p> <p>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).</p>	<p>Staging Report prepared by Wolfpeak – Rev. 5 of 07/09/2021.</p> <p>Sighted letter by DPIE 17/09/2021 to C. Muir of HI regarding the staging report submitted.</p> <p>It was mentioned that the Staging Report was updated in December 2021 and was awaiting approval by the PM.</p>		Compliant
11.	A	A11	<p>A Staging Report prepared in accordance with condition A10 must:</p> <ul style="list-style-type: none"> (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); 	<p>All requirements addressed in the Staging Report Rev. 5 of 07/09/2021.</p> <p>The report includes a table in Section 2 that indicates the stage, the stage activities, indicative commencement dates and indicative completion dates.</p> <p>Stage 1 (current works, with 5 sub-stages), Stage 2 demolition and structural work, Stage 3 remaining refurbishment works.</p> <p>Additionally, Appendix A includes a staging matrix for relevant Part A and Part B conditions.</p> <p>a) Included in table 2.1</p>		Compliant

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			<p>(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and</p> <p>(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.</p>	<p>b) Not yet relevant</p> <p>c) Appendix A</p> <p>d) Section 3.5</p>		
12.	A	A12	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	<p>Staging Report dated 7/9/2021 (Rev. 5) was approved by DPIE on the 17/9/2021.</p> <p>Will submit an updated Staging Report to reflect changes in the Stages, which will come later – e.g. an additional operating theatre added to stage 1.2.</p>		Compliant
13.	A	A13	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.	Noted. Construction is carried out in accordance with the Staging Report Rev. 5, approved by DPIE on 17/9/2021.		Compliant
14.	A	A14	<p>Staging, Combining and Updating Strategies, Plans or Programs</p> <p>The Applicant may:</p> <p>(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);</p> <p>(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</p>	<p>Update Plans on a quarterly basis – as part of LL corporate policy. All the Plans that are relevant to the SSD are submitted to DPIE and the Certifier.</p> <p>Sighted SSD10389 Management Plans Register Dec 21, e.g. included:</p> <ul style="list-style-type: none"> - CEMP - CTPMP (includes workers transport) - CNVMP - CWMP - SWMP <p>Sighted Aconex correspondence LL-GCOR-003234 of 28/10/2021 Re: LHAP SSD103 B11 & B19 to BMG with all the Management Plans.</p> <p>Sighted Aconex correspondence LL-GCOR-005870 of 11/12/2021 to BMG with all the latest updates to the Management Plans (CEMP and Subplans).</p>		Compliant

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

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			(c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	Sighted receipt of submission to DPIE on 14/10/2021 – email with all the plans for conditions B11-B19.		
15.	A	A15	Any strategy, plan or program prepared in accordance with condition A14, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	Staging Report for the project sighted – by Wolfpeak 7/09/2021 (Rev. 5) and approved by DPIE on the 17/09/2021. CEMP and sub-plans were submitted to DPIE on the 14/10/2021 and approved on 14/10/21.		Compliant
16.	A	A16	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.	Noted. Staging Report (Rev. 4 and 5) were done in consultation with HI and DPIE.		Compliant
17.	A	A17	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.	Latest revision of the Staging Report (Rev. 5) is implemented.		Compliant
18.	A	A18	Structural Adequacy All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. <i>Notes:</i> • Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.	Structural design Certificate by SCP dated 09/06/2021. Included in BMG Crown Certificate CRO-21062 CC#1.1 dated 10/09/2021, item 6.		Compliant
19.	A	A19	External Walls and Cladding	Not yet commenced – will be part of stage 1.5		Not Triggered

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			The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.			
20.	A	A20	Site Contamination Remediation approved as part of this development consent must be carried out in accordance with the Remediation Action Plan (RAP), dated 29 April 2020, prepared by JK Environments, or any updated RAP, prepared by a Certified Contaminated Land Consultant.	The RAP dated 29/04/2020 will be updated – no remediation conducted as yet.		Not Triggered
21.	A	A21	Applicability of Guidelines References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	Working with applicable guidelines as they are currently. Guidelines such as BCA and Australian Standards requirements are included in the Design and PCA Certificates. Australian Standard for Disability has been followed.		Compliant
22.	A	A22	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.	No directions from DPIE regarding compliance with updated or revised versions of guidelines, standards or other.		Not Triggered
23.	A	A23	Monitoring and Environmental Audits Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing. <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</i>	No incidents or non-conformances have occurred to date. Has real-time noise, vibration and air monitoring. Sighted PRA (NATA accredited) Report Ref. PRJ000719-AM061-V1 of 10/12/2021 showing results of air monitoring – no exceedances. Received daily. Has comments and recommendations. Sighted Noise data on a spreadsheet with table by PRA, summary graph (date range, e.g. 1/12/21 to 11/12/21). Has 2 monitors at the moment, one outside		Compliant

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			<p><i>documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i></p>	<p>on residents area Goulburn Street and other within the live hospital.</p> <ul style="list-style-type: none"> - Has had audit of the LL corporate office – 99% score, done on 24/11/2021 - Has regular EHS inspections – done on Enablon. Sighted a summary on the Enablon platform. <p>Sighted inspection of 30/11/2021 – it includes review of environmental elements, e.g. stormwater, waste, hazardous substances, noise, vibration, etc. Done monthly with the Site Manager.</p> <p>Also has daily EHS inspection done on Enablon, e.g. sighted a screenshot of observations in the last 30 days. Observations are ranked by severity, will show if there are any actions open (has KPIs against timeframes for closure).</p>		
24.	A	A24	<p>Access to Information</p> <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> <ul style="list-style-type: none"> (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; 	<p>Website (URL) includes:</p> <ul style="list-style-type: none"> i, ii, iii, SSD, MOD and EIS (included link to Planning website), SSD included in the project website, Staging report, CEMP and Subplans. iv - pre-construction compliance report v - LHAP Construction monitoring results vi - project updates in the local health district website – monthly newsletter. vii - contact details of LL staff viii - complaints register to 10/12/2021 ix - no audit reports available as yet x - Nil to date 		Compliant

ID No.	SSI Part	Req. No.	Requirement SSI 10389, 30 November 2020	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			<ul style="list-style-type: none"> (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (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 <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>			
25.	A	A25	<p>Compliance</p> <p>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.</p>	<p>SSDs are included as part of the contract documents for all the subcontractors.</p> <p>Sighted Aconex correspondence to all contractors and consultants Ref. LL-GCOR-001047, dated 02/08/2021 – with reference to the SSD 10389.</p> <p>Sighted the LL Induction program for the project – covers applicable conditions, e.g. parking, work hours, noise, tree protection, heritage, dust controls, incidents, unexpected finds, etc.</p>		Compliant
26.	A	A26	<p>Incident Notification, Reporting and Response</p> <p>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 the name of the development if it has one), and set out the location and nature of the incident.</p>	<p>No notifiable incidents to date.</p> <p>Process for incident notification to the DPIE included in section 6.2 the CEMP.</p>		Not Triggered

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

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27.	A	A27	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.	No notifiable incidents to date		Not Triggered
28.	A	A28	Non-Compliance Notification 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.	No Non-compliances have been identified		Not Triggered
29.	A	A29	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.	No Non-compliances have been identified		Not Triggered
30.	A	A30	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Noted		Not Triggered
31.	A	A31	Revision of Strategies, Plans and Programs Within three months of: (a) the submission of a compliance report under condition A36; (b) the submission of an incident report under condition A27; (c) the submission of an Independent Audit under condition C46; (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.	Sighted Aconex correspondence to the BMG on 08/12/2021 Ref. LL-GCOR-005691 – notifying that the plans and strategies are being updated in accordance with this condition. Submitted by Johnstaff to HI – on the same date.		Compliant
32.	A	A32	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a	No improvements have been required.		Not Triggered

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			<p>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 / or Certifier for approval and / or information (where relevant) within six weeks of the review.</p> <p><i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i></p>			
33.	A	A33	<p>Compliance Reporting</p> <p>No later than 48 hours prior to the commencement of construction, a Compliance Monitoring and Reporting Schedule prepared in accordance with the Compliance Reporting Post Approval Requirements, as amended by condition A34, must be submitted to the Planning Secretary and the Certifier.</p>	<p>Receipt SSD 10309-PA-8, Receipt SSD 10309-PA-9 for conditions A33, A34.</p> <p>Sighted email 28/10/2021 with the receipt from Planning for lodgement of the Schedule.</p>		Compliant
34.	A	A34	<p>Table 1 of the Compliance Reporting Post Approval Requirements is amended so that the Compliance Monitoring and Reporting Schedule, minimum frequency of Compliance Reports required is:</p> <ul style="list-style-type: none"> (a) a Pre-Construction Compliance Report must be submitted to the Planning Secretary prior to commencement of construction; (b) a Pre-Operational Compliance Report must be submitted to the Planning Secretary prior to commencement of operation and/or use; and (c) Operation Compliance Reports are required for the duration of operation and must be submitted to the Planning Secretary at intervals, no greater than 52 weeks from the commencement of operation or as otherwise by the Planning Secretary. 	<p>Noted.</p> <p>Sighted email 28/10/2021 with the receipt from Planning for lodgement of the Report (Rev. 1 of 28/10/2021). This was done prior to construction commencement on 01/11/2021.</p>		Compliant
35.	A	A35	<p>Compliance Reports of the development must be prepared in accordance with the Compliance Reporting Post Approval Requirements.</p>	<p>Pre-construction Compliance Report was prepared in accordance with CRPAR.</p>		Compliant

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36.	A	A36	Compliance Reports of the development must be submitted to the Planning Secretary in accordance with timing outlined in the Compliance Monitoring and Reporting Schedule.	Pre-construction Compliance Report was submitted to DPIE on 28/10/21, before construction commencement, consistent with the schedule.		Compliant
37.	A	A37	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	Report is published on the project website https://www.hinfra.health.nsw.gov.au/our-projects/project-search/liverpool-health-and-academic-precinct		Compliant
38.	A	A38	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, the Planning Secretary may approve a request for ongoing annual operation Compliance Reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that consistent operational compliance has been achieved.	This condition may only become relevant during the operational phase.		Not Triggered
PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION						
39.	B	B1	Notification of Commencement 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.	Sighted LL letter dated 27/10/2021 to DPIE with Notification of commencement for Stage 1.1. Construction started on 01/11/2021. Sighted email from Planning Liverpool Hospital Redevelopment – Post Approval Document Received (SSD-10389-PA-7) with receipt of the notification, dated 28/10/2021.		Compliant
40.	B	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.	As above. Post Approval Document Received (SSD-10389-PA-7) with receipt of the notification, dated 28/10/2021.		Compliant
41.	B	B3	Certified Drawings Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier relevant structural drawings prepared and signed by a suitably qualified practising	Structural Plans were prepared by SCP consultants and Structural Design Certificate was provided on 9/9/2021 Sighted the Design Certificate by SCP – Item 6 of CC#1.1.		Compliant

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			Structural Engineer that demonstrates compliance with this development consent.			
42.	B	B4	<p>External Walls and Cladding</p> <p>Prior to the commencement of construction of the facade, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. 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.</p>	This condition will trigger in stages 1.4, 2, and possibly in stage 1.2.		Not Triggered
43.	B	B5	<p>Protection of Public Infrastructure</p> <p>Prior to the commencement of construction, the Applicant must:</p> <ul style="list-style-type: none"> (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council. 	<p>Has the following:</p> <p>Consultation with Endeavour Energy correspondence – 9/08/2021 from Jacobs (consultant for the interface) regarding the certified drawings.</p> <p>Consultation with Sydney Water regarding sewer discharge loads (AXIS-NSW-RFI-00005) dated 26/10/2021 – Section 73 Notice of requirements for Roberts Pizzarotti.</p> <p>Application No. 1241413, status pending – pressure & flow enquiry.</p> <p>Warren Smith & Partners report regarding new gas connection (Jemena) – unlikely to have any upgrades on the network as a result of the project</p> <p>Telcos – during Stage 2 – Note.</p> <p>Issue of Dilapidation Reports to DPIE 07/09/2021, Ref: SSD-10389-PA-5.</p> <p>Issued to Council 03/09/2021 via online portal, with a follow up email - Ref:</p> <ol style="list-style-type: none"> 1. Dilapidation Survey Report - Elizabeth Street, Goulburn Street, Campbell Street Liverpool, by James Townsend Dilapidation Surveys Pty Ltd, 01/09/2021; 		Compliant

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

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				2. Dilapidation Survey Report - Facade Survey, Campbell Street & Goulburn Street Liverpool, by James Townsend Dilapidation Surveys Pty Ltd 01/09/2021 Crown Certificate CC1.1 is evidence of submission to PCA - Dilapidation Reports Referenced in items 14 and 15.		
44.	B	B6	Pre-Construction Dilapidation Report Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties and Council assets that are likely to be impacted by the proposed works.	As above.		Compliant
45.	B	B7	Ecologically Sustainable Development 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 4 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 certification process.	Has a HI Document – alternative to the 4 Star Green Star rating – Design Guidance Note 58 (HI Policy – alternative framework) Sighted letter from DPIE to HI on 23/02/2021 in response to the Design Guidance Note sent on 22/02/2021 with conditional approval, subject to some conditions.		Compliant
46.	B	B8	Outdoor Lighting Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Sighted Design Compliance Certificate for electrical power lighting comms ICT and AV – by JHA on 9/09/2021 for CC# 1.1. – includes all that is relevant to the works. There is a document by JHA that states this condition is not relevant – Aconex Correspondence JHA-GCOR-000260 of 9/09/2021.		Compliant
47.	B	B9	Demolition	Structural Design Certificate by SCP (item 6 of CC#1.1) – reflects compliance to the standard.		Compliant

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			Prior to the commencement of construction, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier.	Fitzpatrick and Partners 9/09/2021 – Architectural Design Compliance Certification for CC#1.1 – has reference to compliance with B9 condition.		
48.	B	B10	<p>Environmental Management Plan Requirements</p> <p>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).</p> <p><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></p> <p><i>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</i></p>	<p>Sighted letter from DPIE to HI ref. SSD-10389-PA-6 dated 05/11/2021 – acknowledging receipt of the CEMP and relevant subplans.</p> <p>The CEMP Section 3.1 makes reference to the plans being developed consistent with the DPIE Guidelines.</p>		Compliant
49.	B	B11	<p>Construction Environmental Management Plan</p> <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> <ul style="list-style-type: none"> (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge; (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vi) groundwater management plan including measures to prevent groundwater contamination; (vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; (viii) community consultation and complaints handling; 	<p>Construction Environmental Management Plan (CEMP), Version 1, dated October 2021, issued by MP and approved by the Department of Planning.</p> <p>(a) Details of B11 requirements are outlined in the following sections of the CEMP:</p> <ul style="list-style-type: none"> (i) Section 5.3 (ii) Section 5.6 (iii) Section 4.2, 4.3, 7.2. Appendix 7- Air Quality Management Sub Plan (iv) Section 11 Appendix 6 - Stormwater and Erosion Management Sub Plan (v) Section 11. Appendix 6 - Stormwater and Erosion Management Sub Plan 6 - Stormwater and Erosion Management Sub Plan (vi) Section 11. 		Compliant

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			<ul style="list-style-type: none"> (b) Construction Traffic and Pedestrian Management Sub-Plan (see condition B12); (c) Construction Noise and Vibration Management Sub-Plan (see condition B13); (d) Construction Waste Management Sub-Plan (see condition B14); (e) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; (f) 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>Appendix 6 - Stormwater and Erosion Management Sub Plan</p> <p>(vii) Section 13 (viii) Section 7</p> <p>(b) Section 8; Appendix 1 of the CEMP (c) Section 9; Appendix 2 of the CEMP (d) Section 10; Appendix 3 of the CEMP (e) Section 12 (f) Section 10; Appendix 3 – Waste Management Plan refers to the waste classification reports (page 4 and 14); Appendix 5 – Asbestos and Hazardous Building Material Management Sub Plan (page 12); Appendix 4 – Hazardous chemical Management Sub Plan (page 4)</p>		
50.	B	B12	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and TfNSW; (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 and pedestrians and bus services; and (d) detail heavy vehicle routes, access and parking arrangements. 	<p>CEMP Section 8; Appendix 1 - Construction Traffic and Pedestrian Management Sub Plan (CTPMSP), Issue B – 28/10/2021</p> <ul style="list-style-type: none"> (a) Prepared by Stantec (b) Document control table shows that TfNSW has provided feedback. Other consultation* (c) Sections 4.1, 4.2, 4.3, 4.4, 4.5 (d) Sections 3.3, 3.4, 3.5, 3.6, 3.7 <p>*Sighted consultation with Council and TfNSW: Email from Stantec (traffic consultant) on 28/10/2021 to TfNSW noting that the comments from them were addressed in the updated plan attached.</p> <p>Comments from TfNSW 25/10/2021 (email trail)</p> <p>Interim comments from TfNSW 18/10/2021 (email trail).</p> <p>Sighted other email from TfNSW on 18/10/21 saying no further comments on the plan.</p> <p>Sighted email to Council 3/09/2021 "Liverpool Health & Academic Precinct – CTMP Assessment</p>		Compliant

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				<p>Application DA-18217” noting that the CTPMP was uploaded on the Epathway portal. No further comments.</p> <p>Sighted email 13/12/2021 from Stantec to Council with Rev. B of the CTPMP (latest update).</p>		
51.	B	B13	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA’s Interim Construction Noise Guideline (DECC, 2009); (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (d) include strategies that have been developed with the community for managing high noise generating works; 	<p>CEMP Section 9; Appendix 2 - Construction Noise and Vibration Management Sub Plan (CNVMSP), Revision 5 – 28/10/2021.</p> <ul style="list-style-type: none"> (a) Prepared by Property Risk Australia Pty Ltd (b) Table 10, page 20 (c) Table 10, page 20 (d) Section 11 <p>Consultation:</p> <p>(c) the project team had engagement regarding dust, noise and vibration – June 2020 NSW Government Newsletter sent to people that signed up for letter updates and posted on the project website. Also letter from October 2021.</p> <p>3/09/2021 Letter from LL “to whom it may concern” – for letterbox drop regarding project information – and providing link to the project website.</p>		Compliant
52.	B	B14	<p>The Construction Waste Management Sub-Plan (CWMSPP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and (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. 	<ul style="list-style-type: none"> (a) Appendix 3 - Waste Management Sub Plan, Revision 3 – 27/10/2021. The quantities of each waste type generated during construction is in Appendix 2. LL noted that there are several disposal locations that may be used at different times. So although these are not specifically in the Plan, reference to these should be made in the Waste Disposal Register prepared to keep track of waste – OFI. (b) Section Site Waste Handling and Management (page 14) describes how hazardous materials will be managed. <p>The methodology to contain and control emission of fibres releases in the air is not listed – This is addressed in the Asbestos Management Plan</p>	<p><u>Opportunity for Improvement-01:</u> Consider noting in the CWMSPP that the recycling and disposal locations will be reflected in the Waste Disposal Report/ Register.</p>	Compliant

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				09/12/2021 Rev. 4 and Air Quality Management Plan 09/12/2021 Rev. 4.		
53.	B	B15	<p>A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:</p> <ul style="list-style-type: none"> (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. 	<p>Appendix 1 - Construction Traffic and Pedestrian Management Sub Plan (CTPMSP), Issue B – 28/10/2021.</p> <p>listed the Driver Code of Conduct in Section 5</p> <ul style="list-style-type: none"> (a) Section 5.1 (b) Section 5.1 (c) Section 5.1 (d) Section 5.1 		Compliant
54.	B	B16	<p>Soil and Water</p> <p>Prior to the commencement of construction, the Applicant must install erosion and sediment controls on the site to manage wet weather events.</p>	<p>Appendix 6 - Stormwater and Erosion Management Sub Plan (SEMSP), Revision 2 – 05/08/2021 – outlines the erosion and sediment controls on the site to manage wet weather events. This was observed during the site inspection.</p>		Compliant
55.	B	B17	<p>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'.</p>	<p>Appendix 6 - Stormwater and Erosion Management Sub Plan, page 5-6 (SEMSP), Revision 2 – 05/08/2021</p>		Compliant
56.	B	B18	<p>Construction Parking</p> <p>Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site for heavy vehicles, except where separate works zone have been approved, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.</p>	<p>Appendix 1 - Construction Traffic and Pedestrian Management Sub Plan (CTPMSP), Issue B – 28/10/2021; in Section 3.4, 3.5, 3.6, 3.7</p>		Compliant

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57.	B	B19	<p>Construction Worker Transportation Strategy</p> <p>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.</p>	<p>Appendix 1 - Construction Traffic and Pedestrian Management Sub Plan in Section 6.</p>		Compliant
58.	B	B20	<p>Flood Management</p> <p>Prior to the commencement of construction, a civil engineer must provide details and design certification to the Certifier that all new floor levels are protected against flooding up to the 1% Annual Exceedance Probability flood level plus 500 mm of freeboard.</p>	<p>Sighted Design Compliance Certificate – Civil by SCP dated 03/09/2021 to the PCA – includes statement of compliance with conditions B20 and B21.</p> <p>Reference to the above is in item 7 of the CC# 1.1</p> <p>Sighted Architectural Design Compliance Certification by Fitzpatrick & Partners to the PCA dated 09/09/2021 with reference to this condition.</p>		Compliant
59.	B	B21	<p>Prior to the commencement of construction, a civil and structural engineer must provide details and design certification to the Certifier that confirms any new structures affected by flooding (excluding any new structures to be protected by flood mitigation works) up to the Probable Maximum Flood levels in Flooding and Stormwater SSDA Report prepared by Taylor Thomson Whitting, dated 13 March 2020, are constructed from flood compatible building components.</p>	<p>As above.</p>		Compliant
60.	B	B22	<p>Operational Noise – Design of Mechanical Plant and Equipment</p> <p>Prior to installation of mechanical plant and equipment, the Applicant must incorporate noise mitigation measures in the detailed design drawings. An acoustic assessment prepared by a suitably qualified and experienced professional must be submitted to the Certifier verifying that the noise mitigation</p>	<p>Not applicable for Stage 1.1 will trigger for Stage 1.2</p>		Not Triggered

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ID No.	SSI Part	Req. No.	Requirement SSI 10389, 30 November 2020	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating																		
			<p>measures that have been incorporated into the design would ensure that the development will not exceed the noise limits at the times and locations in the table below.</p> <table border="1"> <thead> <tr> <th rowspan="3">Location</th> <th colspan="4">Noise Limits in dB(A)</th> </tr> <tr> <th>Day</th> <th>Evening</th> <th>Night</th> <th>Night</th> </tr> <tr> <th>L_{Aeq}(15 minute)</th> <th>L_{Aeq}(15 minute)</th> <th>L_{Aeq}(15 minute)</th> <th>L_AFmax</th> </tr> </thead> <tbody> <tr> <td>Any residence</td> <td>47</td> <td>43</td> <td>38</td> <td>53</td> </tr> </tbody> </table>	Location	Noise Limits in dB(A)				Day	Evening	Night	Night	L _{Aeq} (15 minute)	L _{Aeq} (15 minute)	L _{Aeq} (15 minute)	L _A Fmax	Any residence	47	43	38	53			
Location	Noise Limits in dB(A)																							
	Day	Evening	Night		Night																			
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Any residence	47	43	38	53																				
61.	B	B23	<p>Archaeological Salvage – Historic Archaeology</p> <p>Prior to the commencement of construction, a suitably qualified and experienced historical archaeologist, who meets Heritage Council of NSW's Criteria for assessing Excavation Directors, must be nominated to manage a historical archaeological program.</p>	<p>Appendix 8 – Heritage and Archaeological Management Sub Plan (HAMSP), Revision 3 – 12/08/2020.</p> <p>RPS are Heritage Consultants.</p>		Compliant																		
62.	B	B24	<p>Prior to the commencement of construction, an Archaeological Research Design and Excavation Methodology must be prepared to the satisfaction of the Planning Secretary to guide the historical archaeological program. It must be prepared in accordance with Heritage Council of NSW guidelines and in consultation with Heritage NSW. The final approved Archaeological Research Design and Excavation Methodology must be provided to Council.</p>	<p>Sighted letter from Dr. S. Lavelle Delegate of the Heritage Council NSW to RPS (Heritage Consultants) – Ref. DO21/149224 Re: "SSD 10389 Post approval comment on conditions B23 and B24..." dated 16/03/2021. Comment that in principle the ARDEM is satisfactory but it may need to be revised if anything is found.</p> <p>Sighted letter from DPIE to HI dated 17/09/2021 Re: "LHR SSD 10389 ARDEM Conditions B23 and B24.</p> <p>Post approval receipt SSD-10389-PA-3 for submission of this Plan – attached to email dated 17/08/2021.</p> <p>Sighted email from LL to Council 26/10/2021 with reference to condition B24 and attaching the Planning approval letter and the ARDEM.</p>		Compliant																		
63.	B	B25	<p>Roads and Approval</p> <p>Prior to the commencement of any construction works over Campbell Street, a Section 138 Approval must be provided to the Certifier.</p>	<p>No construction works on Campbell Street. Will become relevant for Stage 2 – works on Campbell St.</p>		Not Triggered																		

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64.	B	B26	<p>Landscaping</p> <p>Prior to the commencement of construction, the Applicant must prepare and submit to the Planning Secretary a revised Landscape Plan to manage the revegetation and landscaping works on-site. The plan must:</p> <ul style="list-style-type: none"> (a) provide for the planting of 150 trees; (b) detail the location, species, maturity and height at maturity of plants to be planted on-site; (c) include species (trees, shrubs and groundcovers) indigenous to the local area; (d) include the planting of trees with a pot container of 75 litres or greater; and (e) include the provision of street tree planting. Species and spacing of trees to be determined in Consultation with Council. 	Deferred by the Staging Report to Stages 1.5 and Stage 2.		Not Triggered
65.	B	B27	<p>Car Parking and Service Vehicle Layout</p> <p>Prior to the commencement of relevant construction works, compliance with the following requirements must be submitted to the Certifier:</p> <ul style="list-style-type: none"> (a) all vehicles must enter and leave the site in a forward direction; (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 (c) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed. 	<p>Appendix 1 - Construction Traffic and Pedestrian Management Sub-Plan in:</p> <ul style="list-style-type: none"> a) Section 3.4. b) Section 3.4 and Appendix B. c) Section 3.4, 4.1, 4.2. <p>Plans included in the CTPMSP</p>		Compliant
66.	B	B28	<p>Public Domain Works</p> <p>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</p>	Deferred by the Staging Report to Stages 1.5 and 2		Not Triggered

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			management. The Applicant must submit documentation of approval for each stage from Council to the Certifier.			
PART C DURING CONSTRUCTION						
67.	C	C1	<p>Site Notice</p> <p>A site notice(s):</p> <ul style="list-style-type: none"> (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 and must 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 must be durable and weatherproof and must 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) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted. 	<p>Site notice in place at the site entrance. Including: Name of Builder (Lend Lease), Certifier (BMG), hours of work, senior site manager details and 24-hour contact.</p> <p>The details of the Structural Engineer were not described in the site notice, but these were included shortly after the site inspection. Refer to photo in Appendix E.</p>		Compliant
68.	C	C2	<p>Operation of Plant and Equipment</p> <p>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.</p>	<p>Sighted plant and equipment register e.g., excavator from Delta Group, plant arrived to site 29/11/2021 and VOC was sighted for operator; also sighted for scissor lift from Delta date of arrival to site 5/11/2021. Both have been registered AMT verification sticker.</p>		Compliant
69.	C	C3	<p>Demolition</p> <p>Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B9.</p>	<p>Design Compliance Certificate – Structural from SCP dated 9/9/2021 including demolition sent to BMG. Included in the CC#1 item 6. Certificate indicates demolition work are in accordance with AS 2601-2001.</p>		Compliant

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70.	C	C4	<p>Construction Hours</p> <p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>(a) 7am and 6pm, Mondays to Fridays inclusive; and (b) 8am and 1pm, Saturdays.</p> <p>No work may be carried out on Sundays or public holidays.</p>	<p>Hours of work included in the CEMP, induction presentation and site notice.</p> <p>No works have been carried out on Sundays or Public Holidays.</p>		Compliant
71.	C	C5	<p>Construction activities may be undertaken outside of the hours in condition C4 if required:</p> <p>(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.</p>	No OOHW conducted to date.		Not Triggered
72.	C	C6	Notification of such construction activities as referenced in condition C5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	No OOHW conducted to date.		Not Triggered
73.	C	C7	<p>Construction activities may be undertaken outside of the hours in condition C4 for concrete finishing works (including the use of a helicopter float), unless directed otherwise by the Planning Secretary, with these activities restricted to the following times (over and above the hours approved in condition C4):</p> <p>(a) Friday: 6pm to 10pm. (b) Saturday: 1pm to 10pm. (c) Sunday: 8am to 10pm.</p>	No OOHW conducted to date.		Not Triggered
74.	C	C8	The work permitted under condition C7 must only be undertaken where managed by an Out-of-Hours Work Protocol, prepared in	No OOHW have been conducted to date.		Not Triggered

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			<p>consultation with the EPA and Council, and approved by the Planning Secretary. The Protocol must be prepared to identify a schedule for work to be undertaken outside the hours permitted under condition C4 and how they would be managed. The Protocol must provide:</p> <ul style="list-style-type: none"> (a) a description of the proposed out-of-hours works; (b) predictions of LAeq (15 minute) noise levels at noise sensitive receivers from these works and activities, where noise levels are predicted to be greater than the construction noise management level (NML); and (c) a monitoring plan to validate the noise predictions, based on monitoring at the boundary of representative sensitive receivers during noise generating activities that are representative of the out-of-hours works; (d) identification of proposed mitigation and management measures; (e) consideration of out-of-hours work against the relevant NML and vibration criteria; (f) a process for consultation with the community at each affected location for identifying and implementing mitigation measures where the NML would be exceeded, including respite periods. The measures must take into account the predicted noise levels and the likely frequency and duration of the out-of-hours works that sensitive receivers would be exposed to; and (g) notification arrangements for affected receivers, the EPA and the Planning Secretary for out-of-hours works. 	<p>Section 7.2 of the CNVMP and Section 5.3 of the CEMP include the protocol, which is exactly as the requirements of this condition and included a table with the hours for M-F 6pm-10pm and S 1pm-10pm.</p>		
75.	C	C9	<p>Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:</p> <ul style="list-style-type: none"> (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday. 	<p>Included in section 5.3 of the CEMP.</p> <p>Demolition has been carried out within the required hours, sighted disruption notice issued to Liverpool Hospital LHAP_LL-DN_098; date of disruption was 16/11/2021 from 13/12/2021 to 23/12/2021 reactive 4/1/2022 to 19/2/2022 including the hours permitted for structural demolition.</p>		Compliant
76.	C	C10	Archaeological Salvage – Historic Archaeology	<p>No heritage finds to date.</p>		Not Triggered

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			The historical archaeological program is to be undertaken in accordance with the approved Archaeological Research Design and Excavation Methodology under condition B24.			
77.	C	C11	A final archaeological excavation report must be prepared within 12 months of the completion of archaeological excavation. The report must include details of any significant artefacts recovered, where they were located and details of their ongoing conservation and protection in perpetuity. Copies of the final excavation report must be provided to the Planning Secretary, Heritage NSW and Liverpool Council's local studies unit.	No heritage finds to date.		Not Triggered
78.	C	C12	<p>Heritage Interpretation Strategy</p> <p>A Heritage Interpretation Strategy (HIS) must be prepared within 12 months of the completion of archaeological excavation, in consultation with Heritage NSW, and submitted to the Planning Secretary and Council. The HIS must ensure that the final design (building and landscaping) incorporates the results of previous and current archaeological excavations undertaken at Liverpool Hospital. This must include key results from the final excavation reports (prepared by Higginbotham, 1995 and AHMS, 2009) including artefacts, and where these can be located. Where relevant this should include information on the display and housing of artefacts.</p>	<p>Archaeological Methodology will be submitted after the excavations are completed.</p> <p>No archaeological excavations to date.</p>		Not Triggered
79.	C	C13	<p>Implementation of Management Plans</p> <p>The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).</p>	<p>The Construction Environmental Management Plan (version 1.0) Oct. 2021 and sub-plans have been reviewed and implemented with the following strengths sighted during the audit:</p> <ul style="list-style-type: none"> - The contractor was using Enablon system which tracks non-compliances, action plans, incidents, etc. - Environmental inspections have been carried out monthly; Observations are done daily. - Internal and external communication mechanisms have been established as well as the Disruption Works Notice process. <p>CEMP was uploaded to the website.</p>		Compliant

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80.	C	C14	<p>Construction Traffic</p> <p>All construction 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 otherwise by traffic control.</p>	<p>During the site inspection it was noted that Gate 4 has been used for trucks to come in and out of the site. Implementation of traffic control measures was observed during the site inspection. Sighted Traffic Controller ticket number: TCT0021829 Issued 6/11/2017 for IMP TCR.</p> <p>Sighted work zone approval from Liverpool City Council issued on the 12/10/2021 and the work zone duration is from 18/10/2021 to 2022.</p>		Compliant
81.	C	C15	<p>Hoarding Requirements</p> <p>The following hoarding requirements must be complied with:</p> <ul style="list-style-type: none"> (a) where feasible graphics must be provided illustrating Liverpool's history developed in consultation with Council's Public Art Officer; (b) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and (c) 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. 	<p>Class A and class B hoardings are in place installed around the perimeter of the site. No graffiti was noted.</p> <p>Sighted letter of Hoarding approval from Liverpool City Council dated 2/9/2021, No. HA-64/2021.</p>		Compliant
82.	C	C16	<p>No Obstruction of Public Way</p> <p>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.</p>	<p>No obstruction of public way or footpath sighted during the audit.</p> <p>No trucks parked outside; all equipment were contained within the site boundary.</p>		Compliant
83.	C	C17	<p>Construction Noise Limits</p> <p>The development must be constructed to achieve the construction noise management levels detailed in the <i>Interim Construction Noise Guideline</i> (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</p>	<p>Noise monitoring report sighted 1/12/2021 to 11/12/2021. Two monitoring devices have been installed in the construction site as per section 10.2 of the CNVMP. Also, handheld monitors have been used during the pulverising of the building and hospital staff attended to witness that.</p> <p>Has a NVM Register, showing results, graphs, ranges and exceedances for each day. It was noted that some exceedances happened over the weekend or out of hours for Lend Lease and were investigated</p>		Compliant

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			identified in the approved Construction Noise and Vibration Management Plan.	and monitored, with no escalation required. Management strategies are detailed in section 10 and associated sub sections of the CNVMP. Sighted complaints register, e.g. one on 5/11/2021 regarding drilling noise, 2 on 9/12/2021 and one 10/12/2021 re. handheld jack hammering; stopped the works until 11.30am as it was affecting the Audiology area. Register was sent to Johnstaff on 10/12/2021 so it could be published in the website.		
84.	C	C18	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C4 except where permitted by condition C7.	No vehicles parked outside of construction hours. Contractors are aware of workings hours and controls on site. No complaints received regarding vehicles arriving outside of work hours. Once the works progress then other gates will be available and the works zone will be implemented.		Compliant
85.	C	C19	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.	Excavators on site have all quackers implemented. Demolition trucks have quakers in place.		Compliant
86.	C	C20	Vibration Criteria (a) for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and (b) or human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> (DEC, 2006) (as may be updated or replaced from time to time).	Vibration criteria is detailed in section 9.0 of the CNVMP. Vibration Monitoring results (daily) are recorded in a register prepared by PRA; vibration results sighted for the month of Nov from 5/11/2021 – 30/11/2021; and all were within limit. No exceedances recorded.		Compliant
87.	C	C21	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 C20.	Not using any vibratory compactors. This will be part of stage 1.2.		Not Triggered
88.	C	C22	The limits in conditions C20 and C21 apply unless otherwise outlined in a Construction Noise and Vibration Management	Vibration monitoring results within limit.		Compliant

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			Plan, approved as part of the CEMP required by condition B13 of this consent.			
89.	C	C23	<p>Tree Protection</p> <p>For the duration of the construction works:</p> <ul style="list-style-type: none"> (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 property boundary along Campbell Street, Forbes Street, Goulburn Street and Elizabeth Street, unless approved for removal, 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; (c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Arboricultural Impact Assessment Tree Protection Specification, prepared by treeIQ, dated 5 March 2020; and (d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater. 	<p>Sighted tree protection on the corner of Elizabeth St and Goulburn St. See photos in Appendix E.</p> <p>No trimming of trees has been carried out.</p>		Compliant
90.	C	C24	Landscaping	Landscaping works have not started yet.		Not Triggered

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			Within 12 months of commencement of works, the landscaping works for the Caroline Chisolm courtyard must be completed to re-establish the canopy cover lost as soon as practicable.			
91.	C	C25	Air Quality The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Wheel washing in place. Water cart would be deployed as required. No mud tracks seen on the street. Currently most of the works are internal within the worksite. When hard demolition starts a water cannons will be used as well as dust suppression implemented.		Compliant
92.	C	C26	During construction, the Applicant must ensure that: <ul style="list-style-type: none"> (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. 	Noted the following: <ul style="list-style-type: none"> a) No stockpiles currently onsite b) Trucks loads are covered before leaving site c) No mud tracking or dust observed on roads, wheel washing was in place. d) Roads were kept clean, when required streets will be swept, refer to photos. e) NA at this stage Sedimentation fence (Slit) installed inside the perimeter. Sedimentation fence along Goulburn street. Geo Fabric in the drains.		Compliant
93.	C	C27	Erosion and Sediment Control All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works has 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'.	Good environmental controls were sighted. Silt fence along Goulburn street, drains covered. Refer to the photos for erosion & sedimentation controls on site. Sighted Erosion and Sediment Control Plan Rev.2 5/8/2021, current one Rev.4 - 9/12/2021. Plan was maintained and implemented.		Compliant
94.	C	C28	Imported Soil The Applicant must:	Not applicable at this stage 1.1.		Not Triggered

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			<ul style="list-style-type: none"> (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Certifier upon request. 			
95.	C	C29	<p>Disposal of Seepage and Stormwater</p> <p>Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the principal Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.</p>	<p>None of the drains are connected to the council stormwater. No disposal of seepage to date.</p> <p>An application has been put in place to LCC for approval, so will be done when required.</p>		Not Triggered
96.	C	C30	<p>Emergency Management</p> <p>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.</p>	<p>Included in the staff induction presentation and the Emergency Response Management Sub-plan dated 9/12/2021 Rev. 4, prepared by Lend Lease.</p> <p>Assembly points and evacuation routes included in 47 to 50.</p> <p>Emergency plans and procedures have been posted in the notice board.</p>		Compliant
97.	C	C31	<p>Stormwater Management System</p> <p>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:</p> <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 	<p>Design Compliance Certificate – Civil 3/9/2021 from SCP consultant. Item #7 in the CC 1.1.</p>		Compliant

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			(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.			
98.	C	C32	<p>Unexpected Finds Protocol – Aboriginal Heritage</p> <p>In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the object(s). The site must be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites. Works may only recommence with the written approval of Heritage NSW.</p>	There have been no unexpected finds; process described in EMP section 12.0.		Not Triggered
99.	C	C33	<p>Unexpected Finds Protocol – Historic Heritage</p> <p>If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and Heritage NSW contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of Heritage NSW.</p>	There have been no unexpected finds; process described in EMP section 12.0.		Not Triggered
100.	C	C34	<p>Waste Storage and Processing</p> <p>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.</p>	Waste bins on site have been provided. Delta Trucks coming daily to pick the waste generated because of the demolition works. Refer to photos.		Compliant

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101.	C	C35	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	<p>Delta tipping report for soft strip component sighted from 10/11/2021 to 19/11/2021. December report will be done mid-of the month. Report includes details such as type of waste, volume, disposal facility, disposal dockets. Records have been kept in the system. The waste facility license is checked prior to disposal. Sighted licenses for:</p> <ul style="list-style-type: none"> - Breen – Kurnell Landfill #4608. - Dial-a-dump #13426 - Mad transport #20341 - Cleanaway #20271 - Sita Australia #4068 - BM Recycling #12857 <p>Recycled and waste that went to landfill, etc. This will be produced from December 2021 onwards.</p> <p>Sighted dockets from Sim Metal for December 2021.</p>	<p>Opportunity for Improvement-02:</p> <p>Waste facilities license numbers to be included in the waste register and the waste report from Delta.</p>	Compliant
102.	C	C36	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	Concrete waste is put directly in Delta trucks and will be taken offsite and disposed of in licensed facilities.		Compliant
103.	C	C37	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.	Delta report sighted for all the soft strips. A waste report called 'Footprint' will be generated from December 2021 onwards and kept up to date.		Compliant
104.	C	C38	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.	No hazardous waste has been disposed of in stage 1.1.		Not Triggered
105.	C	C39	<p>Outdoor Lighting</p> <p>The Applicant must ensure that all external lighting is constructed and maintained in in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.</p>	Existing street lighting managed by Endeavour Energy. Hoarding approval from Liverpool City Council indicates that temporary lights will be provided in both type A and Type B hoarding are fixed to the hoardings.		Not Triggered

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				This is required for the public as no works are conducted at night time.		
106.	C	C40	<p>Independent Environmental Audit</p> <p>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.</p>	<p>Sighted Post Approval receipt Ref. SSE-10389-PA-4 with Independent audit schedule, Auditors CVs, declaration of independence documents for conditions C40, C41 and C42. Lodged 01/09/2021 per email from DEPIE's no-reply@majorprojects.</p> <p>Sighted letter from DPIE to HI dated 16/09/2021 Re: LHR Independent Environmental Auditors and Audit Schedule with approval of the AQUAS auditors.</p>		Compliant
107.	C	C41	<p>Within four weeks of the commencement of construction, an Independent Audit Schedule prepared in accordance with the Independent Audit Post Approval Requirements, as amended by condition C42, must be submitted to the Planning Secretary and the Certifier.</p>	<p>Audit Schedule was prepared and sent, as above – 01/09/2021 per email from no-reply@majorprojects.</p>		Compliant
108.	C	C42	<p>Table 1 of the Independent Audit Post Approval Requirements, is amended so that the Independent Audit Schedule frequency required in the construction phase is:</p> <ul style="list-style-type: none"> (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. 	<p>The Audit Schedule meets the requirements of this condition.</p>		Compliant
109.	C	C43	<p>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.</p>	<p>This has not been required.</p>		Not Triggered
110.	C	C44	<p>Independent Audits of the development must be carried out in accordance with:</p> <ul style="list-style-type: none"> (a) the Independent Audit Schedule submitted to the Planning Secretary and the Certifier under condition 	<p>The audit was conducted in accordance with the Independent Audit Post Approval Requirements guidelines (2020).</p>	<p>Opportunity for Improvement-03:</p> <p>It is recommended that an amended version of</p>	Compliant

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			C41 of this consent, as amended by condition C42; and (b) the Independent Audit Post Approval Requirements (Department 2020, or as amended).	Due to Covid the commencement of construction was pushed back to November 2021 and affected the Schedule. It is recommended that an amended version of the Schedule be submitted to Planning.	the Audit Schedule be prepared and submitted to DPIE to ensure compliance with this condition in subsequent independent audits.	
111.	C	C45	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: (a) review and respond separately to each Independent Audit Report prepared under condition C44 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.	Requirements will be met when the report for this audit gets issued.		Not Triggered
112.	C	C46	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, unless otherwise agreed by the Planning Secretary.	Requirement will be met when the report for this audit gets issued.		Not Triggered
113.	C	C47	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, 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.	This condition is not applicable at this stage of the project.		Not Triggered
APPENDIX 1 – INCIDENT NOTIFICATION						
114.	IN	IN.1	Written Incident Notification Requirements	No notifiable incidents to date.		Not Triggered

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			A written incident notification addressing the requirements set out below must be provided to the Planning Secretary through the major projects portal within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A26 or, having given such notification, subsequently forms the view that an incident has not occurred.			
115.	IN	IN.2	Written notification of an incident must: <ol style="list-style-type: none"> identify the development and application number; provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); identify how the incident was detected; identify when the applicant became aware of the incident; identify any actual or potential non-compliance with conditions of consent; describe what immediate steps were taken in relation to the incident; identify further action(s) that will be taken in relation to the incident; and identify a project contact for further communication regarding the incident. 	No notifiable incidents to date.		Not Triggered
116.	IN	IN.3	Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.	No notifiable incidents to date.		Not Triggered
117.	IN	IN.4	The Incident Report must include: <ol style="list-style-type: none"> a summary of the incident; 	No notifiable incidents to date.		Not Triggered

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			<ul style="list-style-type: none"> b. outcomes of an incident investigation, including identification of the cause of the incident; c. details of the corrective and preventative actions that have been, or will be, implemented to d. address the incident and prevent recurrence; and e. details of any communication with other stakeholders regarding the incident. 			
APPENDIX 2 – ADVISORY NOTES						
118.	AN	AN1	General All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	LL has a builder licence No. 71722C start date 06/03/1996, expiry 06/03/2023. Delta EPA license No.11995 - 15/12/2011 next review 2026. No ROL, no other EPA licences required. No asbestos removed so far, so no licence required.		Compliant
119.	AN	AN2	Long Service Levy For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	Long Service Levy No. 497564 dated 30/07/2021 for Stages 1.1 and 1.2 referenced in the CC # 1.1.		Compliant
120.	AN	AN3	Legal Notices Any advice or notice to the consent authority must be served on the Planning Secretary.	There have been no legal notices.		Not Triggered
121.	AN	AN4	Access for People with Disabilities The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifier must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	Sighted Architectural Design Compliance Certification – by Fitzpatrick and Partners dated 09/09/2021 noting that the design submitted addresses the requirements of the Accessibility Assessment Report, Design Development, LGAP Revision 3, prepared by BMG.		Compliant
122.	AN	AN5	Water, electricity and gas are to comply with sections 4.1.3 and 4.2.7 of Planning for Bush Fire Protection 2006.	Not relevant for this project.		Not Triggered

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123.	AN	AN6	Utilities and Services Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Covered under Condition B5 – some activities in progress.		Compliant
124.	AN	AN7	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	Not relevant at this stage of the project – but suggest it is kept in the radar.		Not Triggered
125.	AN	AN8	Road Design and Traffic Facilities All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.	Will be relevant for Stages 1.4 and 2.		Not Triggered
126.	AN	AN9	Road Occupancy Licence A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	Not required at this stage.		Not Triggered
127.	AN	AN 10	SafeWork Requirements To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	Excavator – Plant & equipment register Checked licences of traffic controllers and the excavator operator licence. The site was well enclosed with hoardings type A and B. Access restricted with locks and padlocks. Staff working with relevant PPE, as observed during site walk (safety boots, high vis vest, hard hat, glasses). Plans make reference to Safework documentation, e.g. Codes of Practice.		Compliant
128.	AN	AN 11	Hoarding Requirements The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	Sighted Hoarding approval from Liverpool City Council 2/9/2021 No. HA-64/2021.		Compliant

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSI Part	Req. No.	Requirement SSI 10389, 30 November 2020	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
129.	AN	AN 12	<p>Handling of Asbestos The Applicant must consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – ‘Transportation and management of asbestos waste’ must also be complied with.</p>	<p>The Asbestos and Hazardous Building Material Management Subplan addresses the requirements of this condition.</p> <p>There has been no notification of asbestos found so far. Has an unexpected asbestos finds protocol (CEMP Section 10.3 refers to the sub plan).</p> <p>For Delta (Demolition Contractor), it is a condition of their licence that they need to notify SafeWork NSW if any asbestos is found. Delta Demolition Licence AD200422 Exp 25/09/2022 and Asbestos Removal Licence is AD211811 Exp. 6/2/2024</p>		Compliant
130.	AN	AN 13	<p>Fire Safety Certificate The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council’s Fire Safety Statement.</p>	<p>This has not yet triggered. Has a Fire Engineering Brief regarding the new build (ISP) – will review and add any required performance solutions for the refurbished parts that will be completed.</p>		Not Triggered

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

Appendix E. Audit Photos

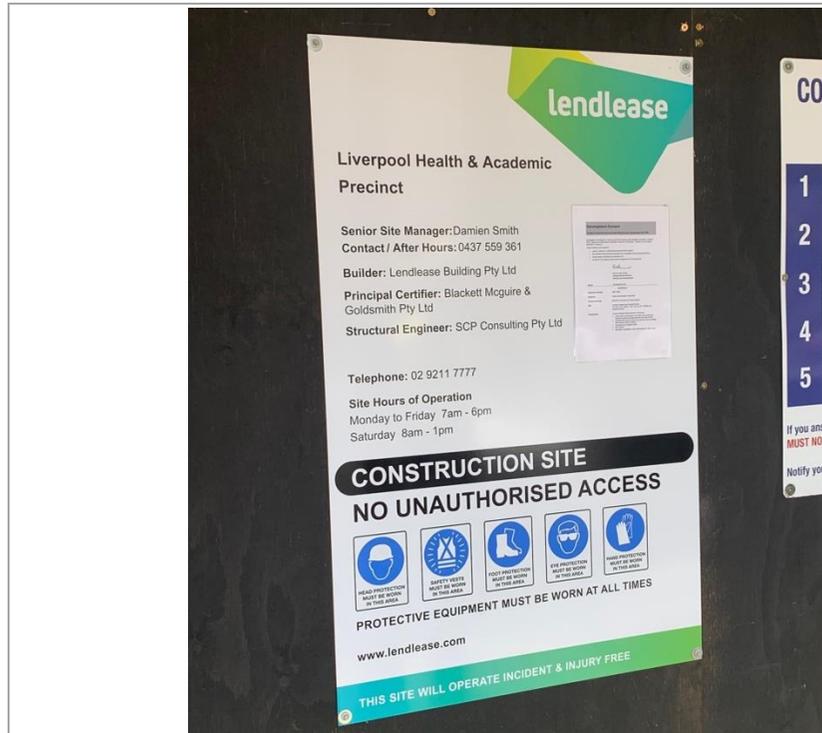


Photo 1 – Site notice with project information outside a site entrance.



Photo 2 – Class B Hoarding installed on Goulburn Street.



Photo 3 – Erosion and Sediment controls installed outside and inside the worksite.



Photo 4 – Nurse call and spill kit available onsite.



Photo 5 – Fencing within the worksite – for demolition works.



Photo 6 – Waste bins available onsite.



Photo 7 – Speed panels installed to separate the construction site from the hospital building which remains operational.



Photo 8 – Tree protection installed around trees on corner of Elizabeth and Goulburn Streets.



Photo 9 – Traffic controllers present onsite during construction hours.



Photo 10 – Demolition works in progress.



Photo 11 – Wheel wash for construction vehicles.

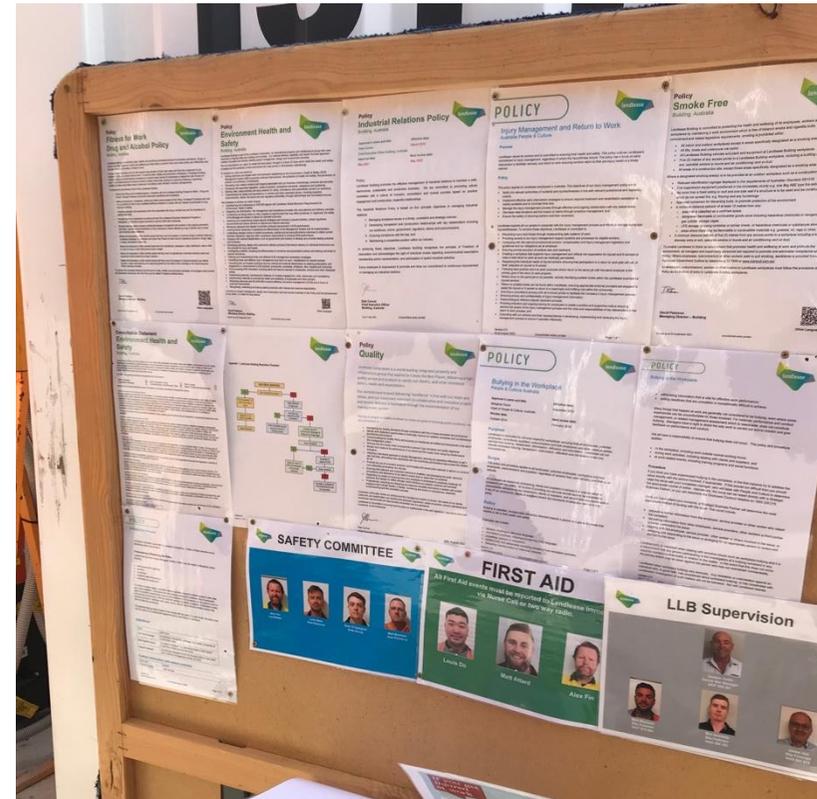


Photo 12 – Safety Board with policies and project information.

Appendix F. Consultation Records

From: Ania Dorocinska <Ania.Dorocinska@planning.nsw.gov.au>
Sent: Thursday, 25 November 2021 11:23 AM
To: Garzon, Luis
Subject: RE: Liverpool Hospital Redevelopment - SSD10389 Independent Environmental Audit

Categories: Pending, IMPORTANT INFO

EXTERNAL

Good Morning Luis,

Thank you for your email.

Can you please make specific consideration on noise management, community consultation and traffic management.

Thank you

Kind regards,

Ania Dorocińska
Senior Compliance Officer

Planning & Assessments | Department of Planning, Industry and Environment
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4 Parramatta Square, 12 Darcy St, Parramatta, NSW 2150.
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Planning,
Industry &
Environment

The Department of Planning, Industry and Environment acknowledges that it stands on Country which always was and always will be Aboriginal land. We acknowledge the Traditional Custodians of the land and waters, and we show our respect for elders past, present and emerging. We are committed to providing places in which Aboriginal people are included socially, culturally and economically through thoughtful and collaborative approaches to our work.

Dear Sir or Madam,

Health Infrastructure NSW has engaged AQUAS to undertake Independent Environmental Audits of the Liverpool Hospital Redevelopment Project.

The audit is a requirement of the Development Consent SSD 10389 for the main hospital works and will be conducted on Monday 6 December 2021.

Following the consultation requirements of the DPIE guideline *Independent Audit Post Approval Requirements (May 2020)* Section 3.2, I am writing to ask if you may have feedback in relation to this project or if there are any particular focus areas for AQUAS to consider during the environmental review at this stage of construction, e.g.

noise and vibration, air and dust controls, waste management, community consultation/communication, traffic management, etc.

Thank you and regards,

Luis Garzon | Senior Consultant | AQUAS |

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AQUAS: enables compliance ~ verifies compliance

AQUAS acknowledges Aboriginal and Torres Strait Islander Peoples as the Traditional Custodians of the Land, Rivers and Sea. We acknowledge and pay our respects to the Elders past, present and emerging of all Nations.

 Please consider the environment before printing this e-mail