



# INDEPENDENT AUDIT REPORT

---

THE CHILDREN'S HOSPITAL AT WESTMEAD  
MULTI-STOREY CARPARK PROJECT – SSD-10434896

MAY 2022

## Authorisation

<b>Author name</b>	Derek Low	<b>Reviewer / approver name</b>	Steve Fermio
<b>Author position</b>	Lead Auditor	<b>Review position</b>	Director
<b>Author signature</b>		<b>Reviewer / approver signature</b>	
<b>Date</b>	01/07/22	<b>Date</b>	01/07/22

## Revision History

Revision	Date	Description
1.0	06/06/22	For issue to client
2.0	01/07/22	Final

**Report Name:** Independent Audit No. 1 – Audit Report, The Children’s Hospital at Westmead, Multi-storey Carpark Project – SSD-10434896

**Project No.:** 484

**Prepared for:**

Health Infrastructure NSW  
1 Reserve Road  
St Leonards, NSW 2065

**Prepared by:**

WolfPeak Pty Ltd

T: 1800 979 716

W: [www.wolfpeak.com.au](http://www.wolfpeak.com.au)

## Disclaimer

This disclaimer, together with any limitations specified in this report, apply to use of this report. This report was prepared in accordance with the contracted scope of works for the specific purpose stated in the contract and subject to the applicable cost, time and other constraints. In preparing this report, WolfPeak Pty Ltd (WolfPeak) relied on client/third party information which was not verified by WolfPeak except to the extent required by the scope of works, and WolfPeak does not accept responsibility for omissions or inaccuracies in the client/third party information; and information taken at or under the particular times and conditions specified, and WolfPeak does not accept responsibility for any subsequent changes. This report has been prepared solely for the use by, and is confidential to, the client and WolfPeak accepts no responsibility for its use by any other parties. This report does not constitute legal advice. This report is subject to copyright protection and the copyright owner reserves its rights.

# CONTENTS

<b>Executive Summary .....</b>	<b>5</b>
<b>1. Introduction.....</b>	<b>7</b>
1.1 Project overview .....	7
1.2 Approval requirements.....	9
1.3 The audit team .....	9
1.4 The audit objectives.....	9
1.5 Audit scope.....	9
<b>2. Audit methodology .....</b>	<b>11</b>
2.1 Audit process.....	11
2.2 Audit process detail .....	12
2.2.1 Audit initiation and scope development.....	12
2.2.2 Preparing audit activities .....	12
2.2.3 Site personnel involvement.....	13
2.2.4 Meetings.....	13
2.2.5 Interviews .....	13
2.2.6 Site inspection .....	13
2.2.7 Document review.....	13
2.2.8 Generating audit findings.....	14
2.2.9 Compliance evaluation .....	14
2.2.10 Evaluation of post approval documentation .....	14
2.2.11 Completing the audit.....	15
<b>3. Audit findings.....</b>	<b>16</b>
3.1 Approvals and documents audited and evidence sighted .....	16
3.2 Non-compliance, Observations and Actions .....	16
3.3 Adequacy of Environmental Management Plans, sub-plans and post approval documents.....	22
3.4 Summary of notices from agencies.....	22
3.5 Other matters considered relevant by the Auditor or DPE.....	22
3.6 Complaints .....	23
3.7 Incidents.....	23

3.8 Actual versus predicted impacts .....	23
<b>4. Conclusions .....</b>	<b>24</b>
<b>5. Limitations .....</b>	<b>25</b>
<b>Appendix A – SSD-10434896 Conditions of consent.....</b>	<b>26</b>
<b>Appendix B – Planning Secretary Agreement of Independent Auditors .....</b>	<b>56</b>
<b>Appendix C – Consultation Records .....</b>	<b>59</b>
<b>Appendix D – Site Inspection Photographs .....</b>	<b>61</b>
<b>Appendix E – Declaration Form .....</b>	<b>66</b>

## EXECUTIVE SUMMARY

Health Infrastructure NSW (HINSW) is responsible for delivering The Children's Hospital at Westmead Multi-storey Carpark Project (the Project). The Project includes the construction of a new multi-storey carpark (MSCP) accommodating both staff and visitor car parking, located on Redbank Road and Labyrinth Way, Westmead, on site of The Lodge. The Project is part of the Stage 2 Redevelopment of The Children's Hospital at Westmead. Consent for the Project, State Significant Development (SSD) 10434896, was granted on 15 September 2021, subject to a number of Conditions of Consent (conditions).

The scope of the Project includes demolition of existing structures (including The Lodge) to facilitate construction of a new MSCP will comprise 8 car parking storeys (equivalent to the height of 5 storeys of the hospital), totalling 1,003 car parking spaces. This will also involve realignment of Redbank Road with vehicular access connection to MSCP.

The Project is being constructed in two stages as per the approved Staging Report prepared by NGH, dated 22 November 2022. PricewaterhouseCoopers (PwC) has been appointed as the client representative on behalf of HINSW. Ford Civil is the principal contractor delivering the Stage 1 Early Works. The Principal Certifying Authority (the Certifier) is Blackett, Maguire & Goldsmith Pty Ltd (BM+G). The Stage 2 works have not yet been awarded.

Conditions C39 to C44 of Schedule 2 of SSD 10434896 set out the requirements for undertaking Independent Audits. The conditions give effect to the Department of Planning and Environment (the Department) 2020 document entitled *Independent Audit Guideline Post Approval Requirements* (IAPAR). The IAPAR sets out the scope, methodology and reporting requirements for the Independent Audit.

The objective of this Independent Audit is to satisfy SSD 10434896 Schedule 2, condition C40, which states:

*Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.*

This Independent Audit sought to verify compliance with the relevant conditions and assess the effectiveness of environmental management on the Project using the scope, methodology and reporting requirements from the IAPAR.

This Audit Report presents the findings from the first Independent Audit for construction, covering the period from the granting of consent (15 September 2021) and 4 May 2022 (the 'audit period'). Works undertaken during this period included demolition and earthworks associated with the Stage 1 Early Works scope.

The overall outcome of the Independent Audit was positive. All compliance records were organised and available at the time of the site inspection and interviews with Project personnel. Relevant environmental and compliance monitoring records were being collected and reported as required to provide verification of compliance to statutory requirements and the broader Project environmental requirements.

In summary:

- There were 145 conditions assessed.

- 13 non-compliances were identified. These relate to the submission of documents to the Department or the Certifier, content on the Project website, content of the Pre-construction Compliance Report, development of the CSWMSP, CTPMSP and CNVMSP. All but four (4) non-compliances are considered by the Auditor to be closed.
- Four (4) observations were identified. These relate to implementation of the Remediation Action Plan and responding to the Department's queries on the CEMP and Sub-plans.

Detailed findings are presented in Section 3, along with actions proposed or undertaken by the Project team to address the findings.

The Auditor would like to thank the auditees from HINSW, PwC, and Ford Civil for their high level of organisation, cooperation, and assistance during the Independent Audit.

## 1. INTRODUCTION

### 1.1 Project overview

Health Infrastructure NSW (HINSW) is responsible for delivering The Children's Hospital at Westmead Multi-storey Carpark Project (the Project). The Project includes the construction of a new multi-storey carpark (MSCP) accommodating both staff and visitor car parking, located on Redbank Road and Labyrinth Way, Westmead, on site of The Lodge. The Project is part of the Stage 2 Redevelopment of The Children's Hospital at Westmead.

The scope of the Project involves the following activities:

- Demolition of existing structures including The Lodge, existing at grade parking and part of the road and footpath along Redbank Road
- Construction of a new MSCP, comprising 8 car parking storeys, facilitating 996 car parking spaces for staff and visitors
- Establishing vehicular access via Redbank Road and egress via Labyrinth Way
- Realignment of Redbank Road
- Tree removal and associated landscape work
- Opportunity for an ancillary retail kiosk and associated public amenities (subject to commercial viability assessment).

A map of the Project site is provided in Figure 1, and drawing of the proposed site plan is included in Figure 2.

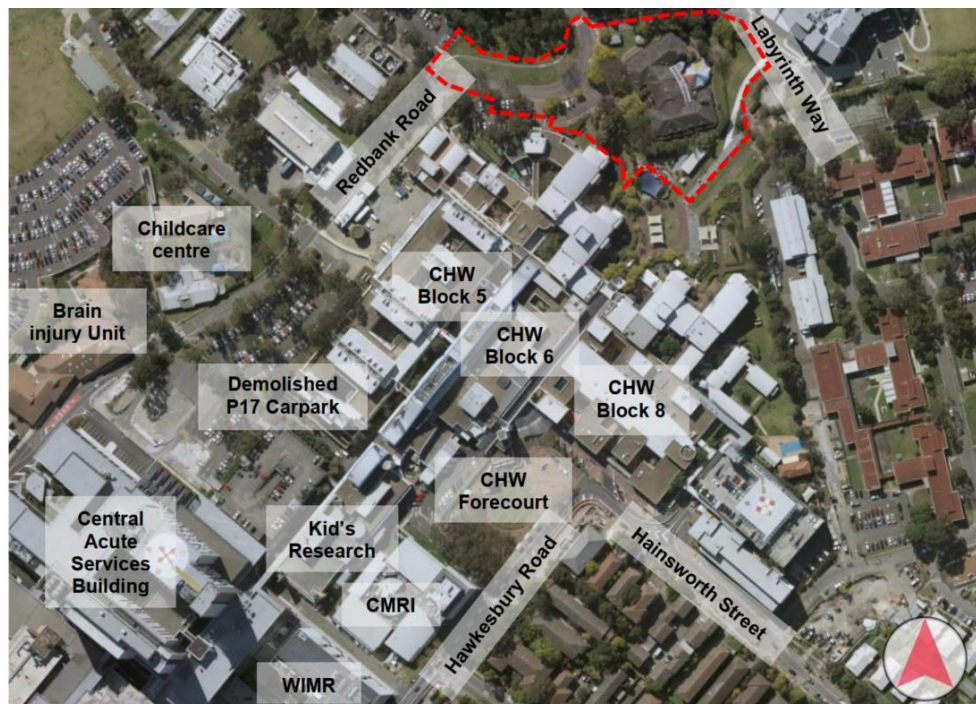


Figure 1: The Project site, indicated by the red dashed line (Source: Environmental Impact Statement (SSD-10434896) Multi-Storey Carpark, The Children's Hospital at Westmead, Architectus Australia, dated 13 April 2021)





Figure 2: Proposed site plan for works under SSD-10434896 (Source: Response to Submissions Report (SSD-10434896) Multi-Storey Carpark, The Children's Hospital at Westmead, Architectus Australia, 23 July 2021)

Consent for the Project, State Significant Development (SSD) 10434896, was granted on 15 September 2021, subject to a number of Conditions of Consent (conditions). The Project is being constructed in two stages as per the approved Staging Report prepared by NGH, dated 22 November 2022. The construction stages are as follows:

- Stage 1 – Early Works
  - Demolition of existing structures including The Lodge, existing at grade parking and part of the road and footpath along Redbank Road
  - Existing playground equipment and a shade structure located south of the site are to be removed and relocated as exempt development (ie. not subject to SSD approval)
  - Earthworks, remediation and inground structure and infrastructure
  - Redbank Road Realignment.
- Stage 2 – Main Works
  - Piling and footings, and remediation
  - Site Validation
  - Construction of the MSCP



- Facade finished and Services fit out
- External works – landscaping, access treatments (including Fire Brigade Access)
- Completion and Handover.

PricewaterhouseCoopers (PwC) has been appointed as the client representative on behalf of HINSW. Ford Civil is the principal contractor delivering the Stage 1 Early Works. The Principal Certifying Authority (the Certifier) is Blackett, Maguire & Goldsmith Pty Ltd (BM+G).

Notification of commencement of works and construction was provided to the Department on 10 February 2022. The Project is in the process of conducting Stage 1 Early Works.

The Stage 2 works had not commenced at the time of the audit.

## 1.2 Approval requirements

Conditions C39 to C44 of Schedule 2 of SSD 10434896 set out the requirements for undertaking Independent Audits. The conditions give effect to the Department of Planning and Environment (the Department) 2020 document entitled *Independent Audit Guideline Post Approval Requirements* (IAPAR). The IAPAR sets out the scope, methodology and reporting requirements for the Independent Audit.

## 1.3 The audit team

In accordance with Section 3.1 of the IAPAR, Independent Auditors must be suitably qualified, experienced, and independent of the Project, and appointed by the Planning Secretary.

The Audit Team comprises:

- Derek Low (Auditor Lead): Master of Environmental Engineering Management, Exemplar Global Certified Lead Environmental Auditor (Certificate No. 114283)

Approval of the Audit Team was provided by the Department on 7 December 2021. The letter is presented in Appendix B.

## 1.4 The audit objectives

The objective of this Independent Audit is to satisfy SSD 10434896 Schedule 2, condition C40, which states:

*Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.*

This Independent Audit sought to verify compliance with the relevant conditions and assess the effectiveness of environmental management on the Project using the scope, methodology and reporting requirements from the IAPAR.

## 1.5 Audit scope

This Independent Audit relates to the Project works between the granting of consent (15 September 2021) and 4 May 2022.

The scope of the Independent Audit comprises:

- an assessment of compliance with:
  - all conditions of consent applicable to the phase of the development that is being audited
  - all post approval and compliance documents prepared to satisfy the conditions of consent, including an assessment of the implementation of Environmental Management Plans and Sub-plans; and
  - all environmental licences and approvals applicable to the development excluding environment protection licences issued under the Protection of the Environment Operations Act 1997.
- a review of the environmental performance of the development, including but not necessarily limited to, an assessment of:
  - actual impacts compared to predicted impacts documented in the environmental impact assessment
  - the physical extent of the development in comparison with the approved boundary
  - incidents, non-compliances and complaints that occurred or were made during the audit period
  - the performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the scope of the audit; and
  - feedback received from the Department, and other agencies and stakeholders, including the community or Community Consultative Committee, on the environmental performance of the project during the audit period
- a review of the status of implementation of previous Independent Audit findings, recommendations and actions (if any)
- a high-level assessment of whether Environmental Management Plans and Sub-plans are adequate; and
- any other matters considered relevant by the auditor or the Department, taking into account relevant regulatory requirements and legislation, knowledge of the development's past performance and comparison to industry best practices.

## 2. AUDIT METHODOLOGY

### 2.1 Audit process

The Independent Audit was conducted in a manner consistent with AS/NZS ISO 19011.2019 – Guidelines for Auditing Management Systems and the methodology set out in the Department’s IAPAR. An overview of the audit activities, as specified in AS/NZS ISO 19011, is presented in Figure 3.

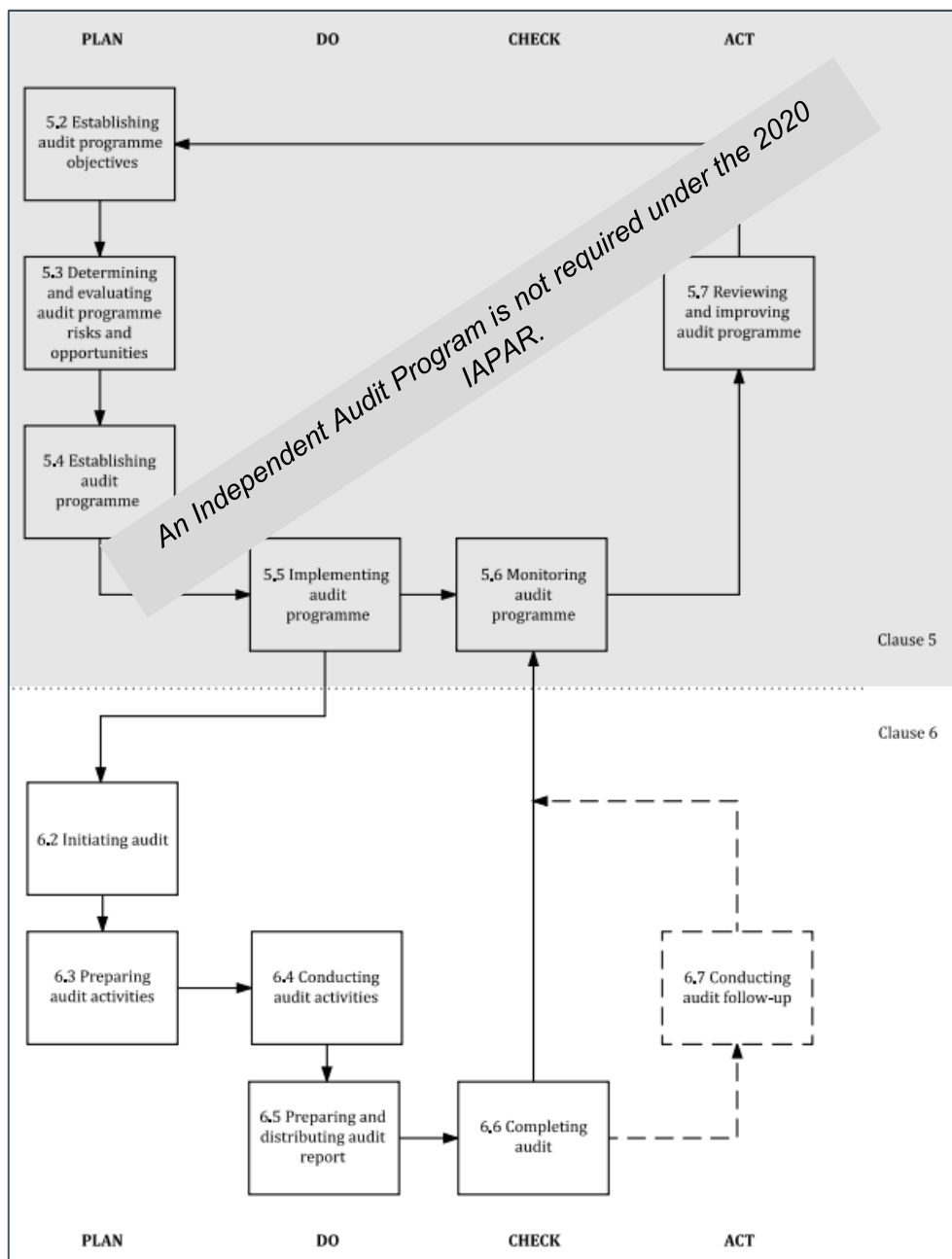


Figure 3: Audit activities overview (modified from AS/NZS ISO 19011). Subclause numbering refers to the relevant subclauses in the Standard.

## 2.2 Audit process detail

### 2.2.1 Audit initiation and scope development

Prior to the commencement of the audit the following tasks were completed:

- Establish initial contact with the Auditee.
- Confirm the audit team.
- Confirm the audit purpose, scope and criteria.

On 26 April 2022, WolfPeak consulted with the Department to obtain their input into the scope of the Independent Audit in accordance with Section 3.2 of the IAPAR. The consultation records are presented in Appendix C. No response was received from the Department and the Independent Audit was conducted in accordance with the IAPAR.

### 2.2.2 Preparing audit activities

The Auditor performed a document review, prepared an audit plan, and prepared work documents (audit checklists) and distributed to the Project team in preparation for the Independent Audit.

The primary documents reviewed prior to and after the site visit are as follows:

- *Environmental Impact Statement (SSD-10434896) Multi-Storey Carpark, The Children's Hospital at Westmead*, Architectus Australia, dated 13 April 2021 (the EIS)
- *Response to Submissions Report (SSD-10434896) Multi-Storey Carpark, The Children's Hospital at Westmead*, Architectus Australia, 23 July 2021 (the RtS)
- *Development Consent SSD-10434896, The Children's Hospital at Westmead Multi-storey Carpark*, 15 September 2021
- Project Environmental Management Plan (CEMP) – Westmead Children's Hospital Stage 2 Redevelopment Enabling Works, Ford Civil, Revision E, 27 April 2022
- Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) – Westmead Children's Hospital Stage 2 Redevelopment Enabling Works, Ford Civil, Revision E, 31 March 2022
- Construction Noise and Vibration Management Sub-Plan (CNVMSP) – Westmead Children's Hospital Stage 2 Redevelopment Enabling Works, Ford Civil, Revision D, 28 March 2022
- Construction Waste Management Sub-Plan (CWMSP) – Westmead Children's Hospital Stage 2 Redevelopment Enabling Works, Ford Civil, Revision B, 17 February 2022
- Construction Soil and Water Management Sub-Plan (CSWMSP) – Westmead Children's Hospital Stage 2 Redevelopment Enabling Works, Ford Civil, Revision D, 09 April 2022

### 2.2.3 Site personnel involvement

The on-site audit activities took place on Wednesday, 4 May 2022. The following personnel took part in the audit:

- Hossein Bidgoli, Health Infrastructure NSW
- Tom Morgan, PwC, Project Manager
- Ahmed Jaradat, PwC
- Danny Khal, Ford Civil
- Danielle Simpson, Ford Civil
- Mark Moulton, Ford Civil
- Adam Khan, Ford Civil
- Zac Hudson, Ford Civil
- Lawrence Saliba, Ford Civil
- Caitlyn Butchart, Ford Civil.

### 2.2.4 Meetings

Opening and closing meetings were held with the Auditor and Project personnel.

During the opening meeting, held on site on 4 May 2022, the objectives and scope of the Independent Audit, the resources required and methodology to be applied were discussed.

At the closing meeting, also held on site on 4 May 2022, preliminary audit findings were presented, preliminary recommendations (as appropriate) were made, timing for finalisation of the audit report and any post-audit actions were confirmed.

### 2.2.5 Interviews

The Auditor conducted interviews during the site inspection with key personnel involved in Project delivery, including those with responsibility for environmental management, to assist with verifying the compliance status of the development. All other communication was conducted remotely, which included detailed request for information and auditee responses to the request.

### 2.2.6 Site inspection

The on-site audit activities took place on Wednesday, 4 May 2022. The on-site audit activities included an inspection of the site and work activities. Photos are presented in Appendix D.

### 2.2.7 Document review

The Independent Audit included investigation and review of Project files, records and documentation that acts as evidence of compliance (or otherwise) with a compliance requirement. The documents sighted are included within Appendix A.

## 2.2.8 Generating audit findings

Independent Audit findings were based on verifiable evidence. The evidence included:

- relevant records, documents and reports
- interviews of relevant site personnel
- photographs
- figures and plans; and
- site inspections of relevant locations, activities and processes.

## 2.2.9 Compliance evaluation

The Auditor determined the compliance status of each compliance requirement in the Audit Table, using the descriptors from Table 2 of the IAPAR, as listed in Table 1, below:

*Table 1: Compliance descriptors from Table 2 of the IAPAR*

Status	Description
<b>Compliant</b>	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.
<b>Non-compliant</b>	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.
<b>Not Triggered</b>	A requirement has an activation or timing trigger that has not been met at the time when the audit is undertaken, therefore an assessment of compliance is not relevant.

Observations and notes may also be made to provide context, identify opportunities for improvement or highlight positive initiatives.

## 2.2.10 Evaluation of post approval documentation

The Auditor assessed whether post approval documents:

- have been developed in accordance with the CoCs and all other environmental licences and approvals applicable to the Project (if any) and their content is adequate.
- have been implemented in accordance with the CoCs and all other environmental licences and approvals applicable to the Project (if any).

The adequacy of post approval documents was determined on the basis of whether:

- there are any non-compliances resulting from the implementation of the document.
- whether there are any opportunities for improvement.



### 2.2.11 Completing the audit

The Independent Audit Report was distributed to the proponent to check factual matters and for input into actions in response to findings (where relevant). The Auditor retained the right to make findings or recommendations based on the facts presented.

### 3. AUDIT FINDINGS

#### 3.1 Approvals and documents audited and evidence sighted

The documents audited comprised all the conditions from Schedule 2 of SSD-10434896 applicable to the works being undertaken, and selected mitigation measures and commitments from the following plans:

- *Project Environmental Management Plan (CEMP) – Westmead Children’s Hospital Stage 2 Redevelopment Enabling Works*, Ford Civil, Revision E, 27 April 2022
- *Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) – Westmead Children’s Hospital Stage 2 Redevelopment Enabling Works*, Ford Civil, Revision E, 31 March 2022
- *Construction Noise and Vibration Management Sub-Plan (CNVMSP) – Westmead Children’s Hospital Stage 2 Redevelopment Enabling Works*, Ford Civil, Revision D, 28 March 2022
- *Construction Waste Management Sub-Plan (CWMSP) – Westmead Children’s Hospital Stage 2 Redevelopment Enabling Works*, Ford Civil, Revision B, 17 February 2022
- *Construction Soil and Water Management Sub-Plan (CSWMSP) – Westmead Children’s Hospital Stage 2 Redevelopment Enabling Works*, Ford Civil, Revision D, 09 April 2022

The evidence sighted against each requirement is detailed within Appendix A.

#### 3.2 Non-compliance, Observations and Actions

This section, including Table 2, presents the non-compliance and observations from the Independent Audit. Actions in response to each of the findings are also presented. Detailed findings against each requirement are presented in Appendix A.

In summary:

- There were 145 conditions assessed.
- 13 non-compliances were identified. These relate to the submission of documents to the Department or the Certifier, content on the Project website, content of the Pre-construction Compliance Report, development of the CSWMSP, CTPMSP and CNVMSP. All but four (4) non-compliances are considered by the Auditor to be closed.
- Four (4) observations were identified. These relate to implementation of the Remediation Action Plan and responding to the Department’s queries on the CEMP and Sub-plans.

Table 2: Audit findings and actions

Item	Ref.	Type	Details of item	Recommended or completed actions	By whom and by when	Status
<b>Findings from the first Independent Audit</b>						
<b>SSD-10434896 Conditions of Consent</b>						
10434896_IA1_01	A3	Observation	<p><i>Requirement: Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</i></p> <ul style="list-style-type: none"> <li>a) <i>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;</i></li> <li>b) <i>any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and</i></li> <li>c) <i>the implementation of any actions or measures contained in any such document referred to in (a) above.</i></li> </ul> <p><b>Observation: The Department provided an RFI on the content of the CEMP on 25/02/22 and 04/04/22. The auditees provided a response to DPE within the timeframe specified in the first RFI. The auditees responded to the second RFI on 19/05/22.</b></p>	HINSW confirmed that a response to DPE was provided on 19/05/22. The Auditor is not aware of DPE providing any further comments.	Ford Civil and HINSW	CLOSED
10434896_IA1_02	A8	Non-compliance	<p><i>Requirement: Where conditions of this consent require consultation with an identified party, the Applicant must:</i></p> <ul style="list-style-type: none"> <li>a) <i>consult with the relevant party prior to submitting the subject document for information or approval; and</i></li> <li>b) <i>provide details of the consultation undertaken including:</i> <ul style="list-style-type: none"> <li>i. <i>the outcome of that consultation, matters resolved and unresolved; and</i></li> <li>ii. <i>details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</i></li> </ul> </li> </ul> <p><b>Non-compliance: There was no evidence available to demonstrate that the CSWMSP had been prepared in consultation with Council in line with A8 and B15. In responding to this finding the auditee noted that 'As the project is within the hospital precinct, the CSWMSP was prepared in consultation with HI and the relevant stakeholders. Further to this, City of Parramatta Council (CoPC) resources (i.e. flood modelling) were utilised in the development of this plan with the controls listed being as per CoPC standards. This is referenced in Section 5.5 of the CSWMSP.'</b></p>	Ford Civil have submitted the CSWMSP to Council on 17/06/22. The Auditor notes that there are no soil and water interfaces with Council land or assets as all infrastructure and waterways are within the Westmead Hospital Precinct.	Ford Civil and HINSW	CLOSED
10434896_IA1_03	A9	Non-compliance	<p><i>Requirement: 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).</i></p> <p><b>Non-compliance: The auditor is unable to determine from the evidence provided whether the Staging Report was submitted &gt;1 month before commencement of construction.</b></p>	The Staging Report was approved by the Planning Secretary on 18/03/22.	HINSW	CLOSED
10434896_IA1_04	A20	Observation	<p><i>Requirement: Remediation approved as part of this development consent must be carried out in accordance with the Remediation Action Plan (RAP), dated 9 February 2021, prepared by JBS&amp;G, or any updated RAP, prepared by a Certified Contaminated Land Consultant.</i></p>	The minor deficiencies identified by JBS&G have been rectified by the Project team and JBS&G confirmed that overall works were adequate.	Ford Civil	CLOSED

Item	Ref.	Type	Details of item	Recommended or completed actions	By whom and by when	Status
			<b>Observation: Each week the contaminated lands consultant who prepared the RAP (JBS&amp;G) provides a summary on how the project is tracking against the requirements of the RAP (including material movements, PPE, site controls, asbestos finds, air quality and air monitoring results etc). Each week JBS&amp;G have identified minor deficiencies around dust management (x1), PPE (x2) and geofabric (x1). These were rectified by the Project team and JBS&amp;G confirmed that overall works were adequate.</b>			
10434896_IA1_05	A22	Observation	<p><i>Requirement: 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.</i></p> <p><b>Observation: The Department provided an RFI on the content of the CEMP on 25/02/22 and 04/04/22. The auditees provided a response to DPE within the timeframe specified in the first RFI. The auditees responded to the second RFI on 19/05/22.</b></p>	HINSW confirmed that a response to DPE was provided on 19/05/22. The Auditor is not aware of DPE providing any further comments.	Ford Civil and HINSW	CLOSED
10434896_IA1_06	A24	Non-compliance	<p><i>Requirement: 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:</i></p> <p><i>a) make the following information and documents (as they are obtained or approved) publicly available on its website:</i></p> <ul style="list-style-type: none"> <li><i>i. the documents referred to in condition A2 of this consent;</i></li> <li><i>ii. all current statutory approvals for the development;</i></li> <li><i>iii. all approved strategies, plans and programs required under the conditions of this consent;</i></li> <li><i>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;</i></li> <li><i>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;</i></li> <li><i>vi. a summary of the current stage and progress of the development;</i></li> <li><i>vii. contact details to enquire about the development or to make a complaint;</i></li> <li><i>viii. a complaints register, updated monthly;</i></li> <li><i>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;</i></li> <li><i>x. any other matter required by the Planning Secretary; and</i></li> </ul> <p><i>b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.</i></p> <p><b>Non-compliance: The website does not contain the information listed in this condition.</b></p>	The Project website is to be updated to include those documents detailed in A24. Documents should be easy to access.	HINSW 31/07/2022	OPEN
10434896_IA1_07	A33	Non-compliance	<p><i>Requirement: 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.</i></p> <p><b>Non-compliance: From the evidence provided, it is not clear that a copy of the Compliance Reporting Schedule has been submitted to the Department.</b></p>	The Project's Compliance Reporting Schedule is to be submitted to the Department.	HINSW As soon as possible	OPEN
10434896_IA1_08	A35	Non-compliance	<p><i>Requirement: Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.</i></p> <p><b>Non-compliance: From the evidence provided, it appears that the Pre-construction Compliance Report was not accompanied with a declaration in accordance with Appendix D of the Compliance</b></p>	The Pre-construction Compliance Report should be updated to include references to the evidence used to support claims of compliance and to include a declaration signed by HINSW.	HINSW As soon as possible	OPEN

Item	Ref.	Type	Details of item	Recommended or completed actions	By whom and by when	Status
			<b>Reporting Post Approval Requirements.</b> Further the Pre-construction Compliance Report does not reference any evidence to support claims of compliance (as is required under the Department's Compliance Reporting Post Approval Requirements. The Auditor notes that the Department has not provided any comments on the Report, in its response dated 23/05/22.			
10434896_IA1_09	A37	Non-compliance	<p><i>Requirement: The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.</i></p> <p><b>Non-compliance: The website does not contain the Pre-Construction Compliance Report as is required by this condition.</b></p>	The Project website is to be updated to include those documents detailed in A24 and A37. Documents should be easy to access.	HINSW As soon as possible	OPEN
10434896_IA1_10	B11	Non-compliance	<p><i>Requirement: 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 for information.</i></p> <p><b>Non-compliance: There was no evidence available to demonstrate that the CEMP and each Sub-plan was submitted to the Department prior to commencement of construction.</b></p>	The CEMP has been submitted to the Department (as evidenced by ongoing dialogue between the Project and the Department).	HINSW	CLOSED
10434896_IA1_11	B12	Non-compliance	<p><i>Requirement: 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:</i></p> <p style="padding-left: 40px;">a) be prepared by a suitably qualified and experienced person(s);</p> <p><b>Non-compliance: The CTPMSP was not prepared by a suitably qualified and experienced person (plan prepared by the Ford Civil team). That being said, the CTPMSP was reviewed by traffic consultant. The reviewer did not identify any actions for the Project to address.</b></p>	The CTPMSP was reviewed by traffic consultant. The reviewer did not identify any actions for the Project to address.	Ford Civil	CLOSED
10434896_IA1_12	B13	Non-compliance	<p><i>Requirement: The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</i></p> <p style="padding-left: 40px;">a) be prepared by a suitably qualified and experienced noise expert;</p> <p style="padding-left: 40px;">b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</p> <p style="padding-left: 40px;">c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p> <p style="padding-left: 40px;">d) include strategies that have been developed with the community for managing high noise generating works;</p> <p style="padding-left: 40px;">e) describe the community consultation undertaken to develop the strategies in condition B13(d);</p> <p style="padding-left: 40px;">f) include a complaints management system that would be implemented for the duration of the construction; and</p> <p style="padding-left: 40px;">g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B13.</p> <p><b>Non-compliance: The CNVMSP was not prepared by a suitably qualified and experienced noise expert (plan prepared by the Ford Civil team). That being said, the CNVMSP was reviewed by noise and vibration consultant, SLR. The plan was revised to addressed feedback from SLR before being finalised. The Auditor also observes that the high noise respite hours in section 5.2 of the CNVMSP do not align with (and are less stringent than) the hours specified in C8.</b></p>	<p>The CNVMSP was reviewed by a suitably qualified noise expert and updated following their input.</p> <p>Section 5 of the CNVMSP was updated prior to finalising this Audit Report to align with the high noise respite hours specified in C8.</p>	Ford Civil	CLOSED



Item	Ref.	Type	Details of item	Recommended or completed actions	By whom and by when	Status
10434896_IA1_13	B15	Non-compliance	<p><i>Requirement: The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSP) and the plan must address, but not be limited to the following:</i></p> <ul style="list-style-type: none"> <li>a) <i>be prepared by a suitably qualified expert, in consultation with Council;</i></li> <li>b) <i>measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</i></li> <li>c) <i>describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils &amp; Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';</i></li> <li>d) <i>provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site);</i></li> <li>e) <i>detail all off-site flows from the site; and</i></li> <li>f) <i>describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 5-year ARI and 1 in 100- year ARI.</i></li> </ul> <p><b>Non-compliance: There was no evidence available to demonstrate that the CSWMSP had been prepared in consultation with Council in line with A8 and B15. In responding to this finding the auditee noted that 'As the project is within the hospital precinct, the CSWMSP was prepared in consultation with HI and the relevant stakeholders. Further to this, City of Parramatta Council (CoPC) resources (i.e. flood modelling) were utilised in the development of this plan with the controls listed being as per CoPC standards. This is referenced in Section 5.5 of the CSWMSP.'</b></p>	Ford Civil have submitted the CSWMSP to Council on 17/06/22. The Auditor notes that there are no soil and water interfaces with Council land or assets as all infrastructure and waterways are within the Westmead Hospital Precinct.	Ford Civil and HINSW	CLOSED
10434896_IA1_14	B17	Non-compliance	<p><i>Requirement: Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to 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 provided to the Planning Secretary for information.</i></p> <p><b>Non-compliance: Refer to B11. There is no evidence available to demonstrate that the CWTS (which forms part of the CTPMSP) was submitted to the Department prior to commencement of construction. Further, the CTPMSP states that the construction worker transport strategy would be communicated to the workforce in the induction, however the induction does not contain this information.</b></p>	<p>The CEMP has been submitted to the Department (as evidenced by ongoing dialogue between the Project and the Department).</p> <p>The Project induction presentation was updated to include content that explains key requirements from the construction worker transport strategy.</p>	Ford Civil	CLOSED
10434896_IA1_15	B25	Non-compliance	<p><i>Requirement: Prior to the commencement of construction, evidence of compliance of construction parking and access arrangements with the following requirements must be submitted to the Certifier:</i></p> <ul style="list-style-type: none"> <li>a) <i>all vehicles must enter and leave the Site in a forward direction;</i></li> <li>b) <i>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, is in accordance with the latest version of AS 2890.2; and</i></li> <li>c) <i>that the proposed design demonstrates that safety issues in areas with shared vehicles and pedestrian access have been managed safely, applying best practice in road design and traffic management, as considered in Austroads, Transport for NSW Guidelines and the Australian Standards.</i></li> </ul> <p><b>Non-compliance: Whilst the design statements and swept path analysis were completed, these were not completed and submitted to the Certifier prior to commencement of construction.</b></p>	The completed design statements and swept path analysis were submitted to the Certifier after commencement of construction.	Ford Civil	CLOSED
10434896_IA1_16	C1	Non-compliance	<p><i>Requirement: A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements:</i></p> <ul style="list-style-type: none"> <li>a) <i>minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size;</i></li> </ul>	A site notice that meets the requirements of C1 was erected, with a photo provided on 23/06/22.	Ford Civil	CLOSED



Item	Ref.	Type	Details of item	Recommended or completed actions	By whom and by when	Status
			<p>b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period;</p> <p>c) the approved hours of work, the name of the builder, Certifier, structural engineer, 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(s); and</p> <p>d) the site 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> <p><b>Non-compliance: There is no site notice on the Project boundary.</b></p>			
10434896_IA1_17	C36	Observation	<p><i>Requirement: Remediation of the site must be carried out in accordance with the Remedial Action Plan 56200/131434 (Rev. C) prepared by JBS&amp;G and dated 09.02.2021 and any variations to the Remedial Action Plan 56200/131434 (Rev. C) approved by an NSW EPA-accredited Site Auditor.</i></p> <p><b>Observation: Each week the contaminated lands consultant who prepared the RAP provide a summary on how the project is tracking against the requirements of the RAP (including material movements, PPE, site controls, asbestos finds, air quality and air monitoring results etc). Each week JBS&amp;G have identified minor deficiencies around dust management (x1), PPE (x2) and geofabric (x1). These were rectified by the Project team and JBS&amp;G confirmed that overall works were adequate.</b></p>	The minor deficiencies identified by JBS&G have been rectified by the Project team and JBS&G confirmed that overall works were adequate.	Ford Civil	CLOSED

### 3.3 Adequacy of Environmental Management Plans, sub-plans and post approval documents

The adequacy of post approval documents must be determined on the basis of whether:

- There are any non-compliances resulting from the implementation of the document, and
- There are any opportunities for improvement.

A review was conducted of the:

- *Project Environmental Management Plan (CEMP) – Westmead Children’s Hospital Stage 2 Redevelopment Enabling Works*, Ford Civil, Revision E, 27 April 2022
- *Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) – Westmead Children’s Hospital Stage 2 Redevelopment Enabling Works*, Ford Civil, Revision E, 31 March 2022
- *Construction Noise and Vibration Management Sub-Plan (CNVMSP) – Westmead Children’s Hospital Stage 2 Redevelopment Enabling Works*, Ford Civil, Revision D, 28 March 2022
- *Construction Waste Management Sub-Plan (CWMSP) – Westmead Children’s Hospital Stage 2 Redevelopment Enabling Works*, Ford Civil, Revision B, 17 February 2022
- *Construction Soil and Water Management Sub-Plan (CSWMSP) – Westmead Children’s Hospital Stage 2 Redevelopment Enabling Works*, Ford Civil, Revision D, 09 April 2022

The plans are considered to be generally adequate for the works being undertaken. However, it is noted that a non-compliance has been raised in relation to the CSWMSP as it was not prepared in consultation with Council.

In addition, observations have also been raised in relation to the CTPMSP and CSWMSP as these plans were not considered to be prepared by suitably qualified professionals (as per B12 and B15), however they were audited by experts and findings addressed in revision of the plans where relevant.

### 3.4 Summary of notices from agencies

To the Auditors knowledge no formal notices were issued by the Department during the audit period.

### 3.5 Other matters considered relevant by the Auditor or DPE

Other than the matters identified in Section 3.2, there were no other matters considered relevant by the Auditor. During consultation, the Department did not request any additional issues for inclusion within the scope of the audit that were not already captured by Section 3.3 of the IAPAR.

### 3.6 Complaints

A complaints register is being maintained for the Project. The auditees advised that no complaints have been received on the Project to date. The complaints register is not published on the Project website and a non-compliance has been raised against condition A24.

### 3.7 Incidents

The Project has not identified any reportable incidents during the audit period.

### 3.8 Actual versus predicted impacts

Predicted outcomes associated with the construction of the Project are described in Chapter 6 of the *Environmental Impact Statement (SSD-10434896) Multi-Storey Carpark, The Children's Hospital at Westmead*, Architectus Australia, dated 13 April 2021 (the EIS), and in Chapter 4 of the *Response to Submissions Report (SSD-10434896) Multi-Storey Carpark, The Children's Hospital at Westmead*, Architectus Australia, 23 July 2021 (the RtS).

The EIS and RtS included a range of studies and predictions that relied on observation, measurement and modelling of the existing environments and potential outcomes arising from the Project. Full assessment of the accuracy of these predictions would also require a significant number of studies involving measurement and modelling using actual data points as inputs. Other than the construction requirements specified in the conditions and mitigation measures, to the Auditor's knowledge there are no requirements to undertake such studies and doing so does not form part of this Independent Audit. Any such comparison is qualitative only.

Construction commenced on 10 February 2022. Works completed during the current audit period (i.e.: from the granting of approval on 15 September 2021 to 4 May 2022) were associated with the Stage 1 Early Works scope, including site establishment activities and commencement of earthworks. Works associated with the Stage 2 Main Works have not yet commenced, which includes:

- Piling and footings, and remediation
- Site Validation
- Construction of the MSCP
- Facade finished and Services fit out
- External works – landscaping, access treatments (including Fire Brigade Access)

These works that have not yet commenced are likely to be associated with greater environmental impacts.

Given the relatively limited nature of the works undertaken during the audit period, the environmental impacts are mostly minor or negligible and qualitatively well within that predicted by the EIS and RtS with the exception of the non-compliances identified in Section 3.2 above in relation to noise, vibration and tree removal (which indicate some departures from the predicted impacts).

## 4. CONCLUSIONS

This Audit Report is the first Independent Audit for the construction period, covering the period from the granting of consent (15 September 2021) and 4 May 2022.

The overall outcome of the Independent Audit was positive. Compliance records were organised and available at the time of the site inspection and interviews with Project personnel from PwC and Ford Civil.

Relevant environmental and compliance monitoring records were being collected and reported as required to provide verification of compliance to statutory requirements and the broader Project environmental requirements.

In summary:

- There were 145 conditions assessed.
- 13 non-compliances were identified. These relate to the submission of documents to the Department or the Certifier, content on the Project website, content of the Pre-construction Compliance Report, development of the CSWMSP, CTPMSP and CNVMSP. All but four (4) non-compliances are considered by the Auditor to be closed.
- Four (4) observations were identified. These relate to implementation of the Remediation Action Plan and responding to the Department's queries on the CEMP and Sub-plans.

Detailed findings are presented in Section 3, along with actions proposed or undertaken by the Project team to address the findings.

The Auditor would like to thank the auditees from HINSW, PwC, and Ford Civil for their high level of organisation, cooperation, and assistance during the Independent Audit.

## 5. LIMITATIONS

This Document has been provided by WolfPeak Pty Ltd (WolfPeak) to the Client and is subject to the following limitations:

This Document has been prepared for the particular purpose/s outlined in the WolfPeak proposal/contract/relevant terms of engagement, or as otherwise agreed, between WolfPeak and the Client.

In preparing this Document, WolfPeak has relied upon data, surveys, analyses, designs, plans and other information provided by the Client and other individuals and organisations (the information). Except as otherwise stated in the Document, WolfPeak has not verified the accuracy or completeness of the information. To the extent that the statements, opinions, facts, findings, conclusions and/or recommendations in this Document (conclusions) are based in whole or part on the information, those conclusions are contingent upon the accuracy and completeness of the information. WolfPeak will not be liable in relation to incorrect conclusions should any information be incomplete, incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to WolfPeak.

This Document has been prepared for the exclusive benefit of the Client and no other party. WolfPeak bears no responsibility for the use of this Document, in whole or in part, in other contexts or for any other purpose. WolfPeak bears no responsibility and will not be liable to any other person or organisation for or in relation to any matter dealt with in this Document, or for any loss or damage suffered by any other person or organisation arising from matters dealt with or conclusions expressed in this Document (including without limitation matters arising from any negligent act or omission of WolfPeak or for any loss or damage suffered by any other party relying upon the matters dealt with or conclusions expressed in this Document). Other parties should not rely upon this Document or the accuracy or completeness of any conclusions and should make their own inquiries and obtain independent advice in relation to such matters.

To the best of WolfPeak's knowledge, the facts and matters described in this Document reasonably represent the Client's intentions at the time of which WolfPeak issued the Document to the Client. However, the passage of time, the manifestation of latent conditions or the impact of future events (including a change in applicable law) may have resulted in a variation of the Document and its possible impact. WolfPeak will not be liable to update or revise the Document to take into account any events or emergent circumstances or facts occurring or becoming apparent after the date of issue of the Document.

## **APPENDIX A – SSD-10434896 CONDITIONS OF CONSENT**



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status																																																																												
Part A Administrative conditions																																																																																
Obligation to Minimise Harm to the Environment																																																																																
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Evidence referred to elsewhere in this Audit Table	Feasible and reasonable measures were observed to be implemented for the construction at the time of the audit, noting however the non-compliances and observations referred to in this audit table.	Compliant																																																																												
Terms of Consent																																																																																
A2	<div>The development may only be carried out:<div><div>a) in compliance with the conditions of this consent;</div><div>b) in accordance with all written directions of the Planning Secretary;</div><div>c) generally in accordance with the EIS and the Response to Submissions; and</div><div>d) in accordance with the approved plans in the table below:</div></div><table><tr><th colspan="4">Architectural drawings prepared by <i>Billard Leece Partnership</i></th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>CHW-AR-DG- MCP-DA007</td><td>C</td><td>SITE PLAN – EXISTING</td><td>21.12.2020</td></tr><tr><td>CHW-AR-DG- MCP-DA008</td><td>D</td><td>SITE PLAN – DEMOLITION</td><td>22.06.2021</td></tr><tr><td>CHW-AR-DG- MCP-DA009</td><td>D</td><td>SITE PLAN – PROPOSED ROOF LEVEL</td><td>22.06.2021</td></tr><tr><td>CHW-AR-DG- MCP-DA031</td><td>F</td><td>PARKING LEVEL – P1 PLAN</td><td>22.06.2021</td></tr><tr><td>CHW-AR-DG- MCP-DA032</td><td>F</td><td>PARKING LEVEL – TYPICAL PLAN LEVELS P2 – P7</td><td>22.06.2021</td></tr><tr><td>CHW-AR-DG- MCP-DA038</td><td>E</td><td>PARKING LEVEL – P8 PLAN</td><td>22.06.2021</td></tr><tr><td>CHW-AR-DG- MCP-DA039</td><td>D</td><td>PARKING LEVEL – ROOF PLAN</td><td>22.06.2021</td></tr><tr><td>CHW-AR-DG- MCP-DA012</td><td>D</td><td>SITE SECTIONS AND ELEVATIONS</td><td>22.06.2021</td></tr><tr><td>CHW-AR-DG- MCP-DA040</td><td>J</td><td>ELEVATIONS – SHEET 01</td><td>23.07.2021</td></tr><tr><td>CHW-AR-DG- MCP-DA041</td><td>H</td><td>ELEVATIONS – SHEET 02</td><td>23.07.2021</td></tr><tr><td>CHW-AR-DG- MCP-DA050</td><td>G</td><td>SECTIONS – SHEET 01</td><td>23.07.2021</td></tr><tr><td>CHW-AR-DG- MCP-DA051</td><td>G</td><td>SECTIONS – SHEET 02</td><td>23.07.2021</td></tr><tr><td>CHW-AR-DG- MCP-DA060</td><td>C</td><td>FAÇADE TYPES</td><td>22.06.2021</td></tr><tr><td>CHW-AR-SC- MCP-DA092</td><td>C</td><td>SCHEDULE – MATERIAL AND LEGEND</td><td>22.06.2021</td></tr><tr><th colspan="4">Landscape drawings prepared by <i>MCGREGOR COXALL</i></th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>CHW-LD-DG- MSCP-SD101</td><td>7</td><td>SCHEMATIC DESIGN – MSCP PLAN</td><td>15.06.2021</td></tr></table></div>	Architectural drawings prepared by <i>Billard Leece Partnership</i>				Dwg No.	Rev	Name of Plan	Date	CHW-AR-DG- MCP-DA007	C	SITE PLAN – EXISTING	21.12.2020	CHW-AR-DG- MCP-DA008	D	SITE PLAN – DEMOLITION	22.06.2021	CHW-AR-DG- MCP-DA009	D	SITE PLAN – PROPOSED ROOF LEVEL	22.06.2021	CHW-AR-DG- MCP-DA031	F	PARKING LEVEL – P1 PLAN	22.06.2021	CHW-AR-DG- MCP-DA032	F	PARKING LEVEL – TYPICAL PLAN LEVELS P2 – P7	22.06.2021	CHW-AR-DG- MCP-DA038	E	PARKING LEVEL – P8 PLAN	22.06.2021	CHW-AR-DG- MCP-DA039	D	PARKING LEVEL – ROOF PLAN	22.06.2021	CHW-AR-DG- MCP-DA012	D	SITE SECTIONS AND ELEVATIONS	22.06.2021	CHW-AR-DG- MCP-DA040	J	ELEVATIONS – SHEET 01	23.07.2021	CHW-AR-DG- MCP-DA041	H	ELEVATIONS – SHEET 02	23.07.2021	CHW-AR-DG- MCP-DA050	G	SECTIONS – SHEET 01	23.07.2021	CHW-AR-DG- MCP-DA051	G	SECTIONS – SHEET 02	23.07.2021	CHW-AR-DG- MCP-DA060	C	FAÇADE TYPES	22.06.2021	CHW-AR-SC- MCP-DA092	C	SCHEDULE – MATERIAL AND LEGEND	22.06.2021	Landscape drawings prepared by <i>MCGREGOR COXALL</i>				Dwg No.	Rev	Name of Plan	Date	CHW-LD-DG- MSCP-SD101	7	SCHEMATIC DESIGN – MSCP PLAN	15.06.2021	Evidence referred to elsewhere in this audit table  Interview with auditees, 04/05/22  Development Consent, SSD-10434896, 15/09/2021  Environmental Impact Statement (SSD-10434896) Multi-Storey Carpark, The Children’s Hospital at Westmead, Architectus Australia, 13/04/21  Response to Submissions Report (SSD-10434896) Multi-Storey Carpark, The Children’s Hospital at Westmead, Architectus Australia, 23/0721  Crown Certificate, CRO 22006, Blackett MaGuire and Goldsmith, 09/03/22 (covers Stage 1 of the MSCP)	Whilst some non-compliances were identified, these were not substantial in nature and were not significant in number. Other than these few events, compliance is being achieved in all other respects and, on this basis, the Auditor does not consider it appropriate to assign a non-compliance with this condition.  Development was observed to be carried out generally in accordance with the EIS, RtS and additional information provided in support of the application.  The Certifier has verified that the works to date are consistent with the approved design.	Compliant
Architectural drawings prepared by <i>Billard Leece Partnership</i>																																																																																
Dwg No.	Rev	Name of Plan	Date																																																																													
CHW-AR-DG- MCP-DA007	C	SITE PLAN – EXISTING	21.12.2020																																																																													
CHW-AR-DG- MCP-DA008	D	SITE PLAN – DEMOLITION	22.06.2021																																																																													
CHW-AR-DG- MCP-DA009	D	SITE PLAN – PROPOSED ROOF LEVEL	22.06.2021																																																																													
CHW-AR-DG- MCP-DA031	F	PARKING LEVEL – P1 PLAN	22.06.2021																																																																													
CHW-AR-DG- MCP-DA032	F	PARKING LEVEL – TYPICAL PLAN LEVELS P2 – P7	22.06.2021																																																																													
CHW-AR-DG- MCP-DA038	E	PARKING LEVEL – P8 PLAN	22.06.2021																																																																													
CHW-AR-DG- MCP-DA039	D	PARKING LEVEL – ROOF PLAN	22.06.2021																																																																													
CHW-AR-DG- MCP-DA012	D	SITE SECTIONS AND ELEVATIONS	22.06.2021																																																																													
CHW-AR-DG- MCP-DA040	J	ELEVATIONS – SHEET 01	23.07.2021																																																																													
CHW-AR-DG- MCP-DA041	H	ELEVATIONS – SHEET 02	23.07.2021																																																																													
CHW-AR-DG- MCP-DA050	G	SECTIONS – SHEET 01	23.07.2021																																																																													
CHW-AR-DG- MCP-DA051	G	SECTIONS – SHEET 02	23.07.2021																																																																													
CHW-AR-DG- MCP-DA060	C	FAÇADE TYPES	22.06.2021																																																																													
CHW-AR-SC- MCP-DA092	C	SCHEDULE – MATERIAL AND LEGEND	22.06.2021																																																																													
Landscape drawings prepared by <i>MCGREGOR COXALL</i>																																																																																
Dwg No.	Rev	Name of Plan	Date																																																																													
CHW-LD-DG- MSCP-SD101	7	SCHEMATIC DESIGN – MSCP PLAN	15.06.2021																																																																													
A3	<div>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:<div><div>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;</div><div>b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and</div><div>c) the implementation of any actions or measures contained in any such document referred to in (a) above.</div></div></div>	Interview with auditees 04/05/22  DPE comments on CEMP and sub-plans for MSCP (RFI 37653997), 04/04/22	<b>Observation: The Department provided an RFI on the content of the CEMP on 25/02/22 and 04/04/22. The auditees provided a response to DPE within the timeframe specified in the first RFI. The auditees are working through the comments of the second RFI and are yet to respond.</b>	Compliant																																																																												

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). 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.	-	Noted. This audit assesses compliance with the current conditions. No conflicts identified.	Not Triggered
<b>Limit of Consent</b>				
A5	This consent lapses five years after the date of consent unless work is physically commenced.	Site inspection 04/05/22 Letter to DPE notifying construction commencement, Ford Civil, 08/02/22	Letter sent by Ford Civil to the Planning Secretary notifying commencement of Stage 1 – Early Works on 10/02/22. This was the actual date of commencement.	Compliant
<b>Prescribed Conditions</b>				
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Part 6, Division 8A of the EP&A Regulation Crown Certificate, CRO 22006, Blackett MaGuire and Goldsmith, 09/03/22 (covers Stage 1 of the MSCP)	Part 6, Division 8A of the EP&A relates to prescribed conditions for: <ul style="list-style-type: none"> <li>Compliance with the BCA (Crown Certificate received for current works)</li> <li>Erection of signs (not relevant)</li> <li>Residential building work (not relevant)</li> <li>Entertainment venues (not relevant)</li> <li>Signage for max number of persons in venues (not relevant for construction)</li> <li>Shoring and adjoining properties (not relevant – no shoring or adjoining properties).</li> </ul>	Compliant
<b>Planning Secretary as Moderator</b>				
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Interview with auditees 04/05/22	The audit team are not aware of any disputes.	Not Triggered
<b>Evidence of Consultation</b>				
A8	Where conditions of this consent require consultation with an identified party, the Applicant must: <ol style="list-style-type: none"> <li>consult with the relevant party prior to submitting the subject document for information or approval; and</li> <li>provide details of the consultation undertaken including: <ol style="list-style-type: none"> <li>the outcome of that consultation, matters resolved and unresolved; and</li> <li>details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</li> </ol> </li> </ol>	Refer to evidence sighted in relation to B5, B12, and B15	A non-compliance has been raised against B15 as the CSWMSP was not prepared in consultation with Council.  <b>Non-compliance: There was no evidence available to demonstrate that the CSWMSP had been prepared in consultation with Council in line with A8 and B15. In responding to this finding the auditee noted that 'As the project is within the hospital precinct, the CSWMSP was prepared in consultation with HI and the relevant stakeholders. Further to this, City of Parramatta Council (CoPC) resources (i.e. flood modelling) were utilised in the development of this plan with the controls listed being as per CoPC standards. This is referenced in Section 5.5 of the CSWMSP.'</b>	Non-compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
<b>Staging</b>				
A9	The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	Staging Report – Multi-Storey Carpark (SSD-10434896), NGH Consulting, version 02, 10/03/22  Staging Report approval letter from DPE to HINSW, dated 18/03/22  Letter to DPE notifying construction commencement, Ford Civil, 08/02/22	A Staging Report has been prepared for the Project, which was approved by the Planning Secretary on 18/03/22.  <b>Non-compliance: The auditor is unable to determine from the evidence provided whether the Staging Report was submitted &gt;1 month before commencement of construction.</b>	Non-compliant
A10	A Staging Report prepared in accordance with condition A9 must: a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	Staging Report – Multi-Storey Carpark (SSD-10434896), NGH Consulting, version 02, 10/03/22  Staging Report approval letter from DPE to HINSW, dated 18/03/22	The Project Staging Report addresses the requirements of A10 and was approved by the Planning Secretary on 18 March 2022.	Compliant
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Staging Report – Multi-Storey Carpark (SSD-10434896), NGH Consulting, version 02, 10/03/22	Works are being conducted in accordance with the Staging Report, with the Project currently delivering the Stage 1 – Early Works (Ford Civil). Compliance monitoring is ongoing.	Compliant
A12	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.	Staging Report – Multi-Storey Carpark (SSD-10434896), NGH Consulting, version 02, 10/03/22	Appendix A of the approved Staging Report sets out sets out which conditions have been deemed applicable to each stage of works.	Compliant
<b>Staging, Combining and Updating Strategies, Plans or Programs</b>				
A13	The Applicant may: a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, 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).	Staging Report – Multi-Storey Carpark (SSD-10434896), NGH Consulting, version 02, 10/03/22  DPE comments on CEMP and sub-plans for MSCP (RFI 37653997), 04/04/22  Project Environmental Management Plan (CEMP) – Westmead Children's Hospital Stage 2 Redevelopment Enabling Works, Ford Civil, Revision E, 27/04/22  Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) – Westmead Children's Hospital Stage 2 Redevelopment Enabling Works, Ford Civil, Revision E, 31/03/22  Construction Noise and Vibration Management Sub-Plan (CNVMSP) – Westmead Children's Hospital Stage 2 Redevelopment Enabling Works, Ford Civil, Revision D, 28/03/22	The CEMP and sub-plans etc cover the entirety of Stage 1, consistent with the Staging Report. The auditees have not relied on this condition.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Construction Waste Management Sub-Plan (CWMSWP) – Westmead Children's Hospital Stage 2 Redevelopment Enabling Works, Ford Civil, Revision B, 17/02/22</p> <p>Construction Soil and Water Management Sub-Plan (CSWMSP) – Westmead Children's Hospital Stage 2 Redevelopment Enabling Works, Ford Civil, Revision D, 09/04/22</p>		
A14	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	<p>Staging Report – Multi-Storey Carpark (SSD-10434896), NGH Consulting, version 02, 10/03/22</p> <p>Project Environmental Management Plan (CEMP) – Westmead Children's Hospital Stage 2 Redevelopment Enabling Works, Ford Civil, Revision E, 27/04/22</p> <p>Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) – Westmead Children's Hospital Stage 2 Redevelopment Enabling Works, Ford Civil, Revision E, 31/03/22</p> <p>Construction Noise and Vibration Management Sub-Plan (CNVMSP) – Westmead Children's Hospital Stage 2 Redevelopment Enabling Works, Ford Civil, Revision D, 28/03/22</p> <p>Construction Waste Management Sub-Plan (CWMSWP) – Westmead Children's Hospital Stage 2 Redevelopment Enabling Works, Ford Civil, Revision B, 17/02/22</p> <p>Construction Soil and Water Management Sub-Plan (CSWMSP) – Westmead Children's Hospital Stage 2 Redevelopment Enabling Works, Ford Civil, Revision D, 09/04/22</p>	The CEMP and sub-plans etc cover the entirety of Stage 1, consistent with the Staging Report. The auditees have not relied on this condition.	Not Triggered
A15	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	<p>Staging Report – Multi-Storey Carpark (SSD-10434896), NGH Consulting, version 02, 10/03/22</p> <p>DPE comments on CEMP and sub-plans for MSCP (RFI 37653997), 04/04/22</p>	No agreements have been made with the Planning Secretary to update a strategy, plan, or program in a staged manner or without consulting with required parties.	Not Triggered
A16	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	<p>Staging Report – Multi-Storey Carpark (SSD-10434896), NGH Consulting, version 02, 10/03/22</p> <p>Project Environmental Management Plan (CEMP) – Westmead Children's Hospital Stage 2 Redevelopment Enabling Works, Ford Civil, Revision E, 27/04/22</p>	The CEMP and sub-plans etc cover the entirety of Stage 1, consistent with the Staging Report. The auditees have not relied on this condition.	Not Triggered



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) – Westmead Children’s Hospital Stage 2 Redevelopment Enabling Works, Ford Civil, Revision E, 31/03/22</p> <p>Construction Noise and Vibration Management Sub-Plan (CNVMSP) – Westmead Children’s Hospital Stage 2 Redevelopment Enabling Works, Ford Civil, Revision D, 28/03/22</p> <p>Construction Waste Management Sub-Plan (CWMSP) – Westmead Children’s Hospital Stage 2 Redevelopment Enabling Works, Ford Civil, Revision B, 17/02/22</p> <p>Construction Soil and Water Management Sub-Plan (CSWMSP) – Westmead Children’s Hospital Stage 2 Redevelopment Enabling Works, Ford Civil, Revision D, 09/04/22</p>		
<b>Structural Adequacy</b>				
A17	<p>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.</p> <p><i>Note: Part 8 of the EP&amp;A Regulation sets out the requirements for the certification of the development.</i></p>	<p>Design Certificate, Arup, 03/02/22 (structural design certificate)</p> <p>Crown Certificate, CRO 22006, Blackett MaGuire and Goldsmith, 09/03/22 (covers Stage 1 of the MSCP)</p>	The structural designers confirmed structures comply with he BCA. This was verified by the Certifier.	Compliant
<b>External Walls and Cladding</b>				
A18	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	<p>Staging Report – Multi-Storey Carpark (SSD-10434896), NGH Consulting, version 02, 10/03/22</p> <p>Staging Report approval letter from DPE to HINSW, dated 18/03/22</p>	Condition not applicable to Stage 1 – Early Works, as per approved Staging Report.	Not Triggered
<b>External Materials</b>				
A19	<p>The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in Condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided:</p> <ul style="list-style-type: none"> <li>a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials;</li> <li>b) the quality and durability of any alternative material is the same standard as the approved external building materials; and</li> <li>c) a copy of any approved changes to the external colours and/or building materials is provided to the Planning Secretary for information.</li> </ul>	<p>Staging Report – Multi-Storey Carpark (SSD-10434896), NGH Consulting, version 02, 10/03/22</p> <p>Staging Report approval letter from DPE to HINSW, dated 18/03/22</p>	Condition not applicable to Stage 1 – Early Works, as per approved Staging Report.	Not Triggered
<b>Site Contamination</b>				
A20	Remediation approved as part of this development consent must be carried out in accordance with the <i>Remediation Action Plan</i> (RAP), dated 9 February 2021, prepared by JBS&G, or any updated RAP, prepared by a Certified Contaminated Land Consultant.	<p>Site inspection 04/05/22</p> <p>Weekly Audit Summary, JBS&amp;G, 04/05/22, 14/04/22</p>	<b>Observation: Each week the contaminated lands consultant who prepared the RAP provide a summary on how the project is tracking against the requirements of the RAP (including material movements, PPE, site controls, asbestos finds, air quality and air monitoring results etc). Each week JBS&amp;G have identified minor deficiencies around dust management</b>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			(x1), PPE (x2) and geofabric (x1). These were rectified by the Project team and JBS&G confirmed that overall works were adequate.	
<b>Applicability of Guidelines</b>				
A21	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.	CEMP and Sub-Plans (B11, B12, B13, B14, and B15)	Noted. The project plans appear to reference the current versions of guidelines, protocols, Standards or policies.	Compliant
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.	Interview with auditees 04/05/22  DPE comments on CEMP and sub-plans for MSCP (RFI 37653997), 04/04/22	<b>Observation: The Department provided an RFI on the content of the CEMP on 25/02/22 and 04/04/22. The auditees provided a response to DPE within the timeframe specified in the first RFI. The auditees are working through the second RFI and are yet to respond.</b>	Compliant
<b>Applicability of Guidelines</b>				
A23	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&amp;A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>	Asbestos in air monitoring, SafeWork Environments, (various records through Feb to April 22)  PM10 dust monitoring results, AE Smith (weekly records for March and April)  Westmead PSB and MSCP noise monitoring report 09/02/22 to 28/02/22, Arup, dated 07/03/22  Westmead PSB and MSCP noise monitoring report 01/03/22 to 31/03/22, Arup, dated 04/04/22  Westmead Hospital vibration monitoring reports, Arup, February and March 2022  CHW Stage 2 enabling works noise and vibration register, current to end 28/04/22	The relevant section of the EPAA relates to (among other things) the need to be accurate, true (not misleading), properly conducted (approved methodology, calibrated etc) and with records retained.  Dust monitoring reports indicate that monitoring was conducted in accordance with the NEPM using dusttracks. Results are satisfactory for the audit period.  Noise monitoring reports indicate that monitoring was conducted in accordance with AS1055.  Vibration monitoring reports indicate that the EPA assessing vibration guide has been implemented. instrument and patient comfort specific criteria has been adopted.  This Independent Audit has been conducted in accordance with the Department's IAPAR and ISO 19011.	Compliant
<b>Access to Information</b>				
A24	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:  a) make the following information and documents (as they are obtained or approved) publicly available on its website:  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;  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;	<a href="https://westmeadkidsredevelopment.health.nsw.gov.au/projects/new-car-park-(1)">https://westmeadkidsredevelopment.health.nsw.gov.au/projects/new-car-park-(1)</a>	<b>Non-compliance: The website does not contain the information listed in this condition.</b>	Non-compliant



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	ix. audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; x. any other matter required by the Planning Secretary; and b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.			
<b>Compliance</b>				
A25	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.	Project induction, Ford Civil, Rev 3, 03/05/22 Subcontractor onboarding checklist (no date). Induction register, current to 03/05/22 Pre-start / toolbox talk records, 04/05/22, 22/04/22, 11/03/22	The requirements of the Project were communicated to the workforce as relevant to their roles through the subcontractor agreements, inductions and training. Sighted induction material, that included, but not to, site rules, consultation and training, hazards and risks including dust, odour, noise and vibration, access, hours of works, tools and equipment, hazardous substances and asbestos, water management, wet weather, traffic and access, incident management, emergencies, and the environmental control plans. Evidence shows that everyone has been inducted (191 people). Contractual requirements were included in attachments including, but not limited to the CEMP. Sighted pre-starts which includes requirements around dust, noise, wet weather etc and risks relevant to the works being undertaken.	Compliant
<b>Incident Notification, Reporting and Response</b>				
A26	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.	Interview with auditees 04/05/22 Incident Register, current to 28/04/22	The incident register was sighted. There were no reportable incidents (as defined by the consent) during the audit period.	Not Triggered
A27	Subsequent notification must be given and reports submitted in accordance with the requirements set out in <b>Appendix 1</b> .	Interview with auditees 04/05/22 Incident Register, current to 28/04/22	The incident register was sighted. There were no reportable incidents (as defined by the consent) during the audit period.	Not Triggered
<b>Non-Compliance Notification</b>				
A28	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.	Interview with auditees 04/05/22	The auditees have not identified any non-compliances during the audit period.	Not Triggered
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.	Interview with auditees 04/05/22	The auditees have not identified any non-compliances during the audit period.	Not Triggered
A30	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Interview with auditees 04/05/22	The auditees have not identified any non-compliances or incidents during the audit period.	Not Triggered
<b>Revision of Strategies, Plans and Programs</b>				
A31	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 C40 or C41; d) the approval of any modification of the conditions of this consent; or	Interview with auditees 04/05/22 Site inspection 04/05/22	There have been no triggering events to date.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	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.			
A32	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.  <i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i>	Interview with auditees 04/05/22 Site inspection 04/05/22	There have been no triggering events to date.	Not Triggered
<b>Compliance Reporting</b>				
A33	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.	Interview with auditees 04/05/22	<b>Non-compliance: From the evidence provided, it is not clear that a copy of the Compliance Reporting Schedule has been submitted to the Department.</b>	Non-compliant
A34	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:  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.	Pre-commencement Compliance Report, Ford, 01/02/22 (the PCCR) DPE post approval portal, 07/02/22 (lodgement of PCCR) Staging Report – Multi-Storey Carpark (SSD-10434896), NGH Consulting, version 02, 10/03/22 Staging Report approval letter from DPE to HINSW, dated 18/03/22 Staging Report – Multi-Storey Carpark (SSD-10434896), NGH Consulting, version 02, 10/03/22 Staging Report approval letter from DPE to HINSW, dated 18/03/22	The PCCR was prepared and submitted prior to commencement of construction.  Pre-Operational Compliance Report not applicable to Stage 1 – Early Works, as per approved Staging Report.  Operational Compliance Reports not applicable to Stage 1 – Early Works, as per approved Staging Report.	Compliant
A35	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	Pre-commencement Compliance Report, Ford, 01/02/22 (the PCCR) DPE post approval portal, 07/02/22 (lodgement of PCCR) DPE post approval response 23/05/22.	The PCCR was prepared and submitted prior to commencement of construction.  <b>Non-compliance: From the evidence provided, it appears that the Pre-construction Compliance Report was not accompanied with a declaration in accordance with Appendix D of the Compliance Reporting Post Approval Requirements. Further the Pre-construction Compliance Report does not reference any evidence to support claims of compliance (as is required under the Department's Compliance Reporting Post Approval Requirements. The Auditor notes that the Department has not provided any comments on the Report, in its response dated 23/05/22.</b>	Non-compliant
A36	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements, unless otherwise agreed by the Planning Secretary.	Pre-commencement Compliance Report, Ford, 01/02/22 (the PCCR) DPE post approval portal, 07/02/22 (lodgement of PCCR)	The PCCR was submitted prior to construction.	Compliant
A37	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	<a href="https://westmeadkidsredevelopment.health.nsw.gov.au/projects/new-car-park-1">https://westmeadkidsredevelopment.health.nsw.gov.au/projects/new-car-park-1</a>	<b>Non-compliance: The website does not contain the Pre-Construction Compliance Report as is required by this condition.</b>	Non-compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
A38	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	Staging Report – Multi-Storey Carpark (SSD-10434896), NGH Consulting, version 02, 10/03/22  Staging Report approval letter from DPE to HINSW, dated 18/03/22	Condition not applicable to Stage 1 – Early Works, as per approved Staging Report.	Not Triggered
<b>Landscape Plan Limitation</b>				
A39	The relocated playground to the south of the Galleria path shown on the landscape plan referenced in condition A2 is displayed indicatively and is excluded from this approval. Any proposed works on this playground area are subject to a separate approval (if required).	Interview with auditees 04/05/22 Site inspection 04/05/22 SSD10434896_Request for Information_Rev1 (FCC and PwC) (Client response to RFI)	The auditees advised that the interim playground works, including relocation of existing play equipment, has been completed and were undertaken as exempt development.	Compliant
<b>PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION</b>				
<b>Notification of Commencement</b>				
B1	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	Letter to DPE notifying construction commencement, Ford Civil, 08/02/22 Interview with auditees 04/05/22	Letter sent by Ford Civil to the Planning Secretary notifying commencement of Stage 1 – Early Works on 10/02/22. This was the actual date of commencement.	Compliant
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.	Letter to DPE notifying construction commencement, Ford Civil, 08/02/22 Interview with auditees 04/05/22	Letter sent by Ford Civil to the Planning Secretary notifying commencement of Stage 1 – Early Works on 10/02/22. This was the actual date of commencement.	Compliant
<b>Certified Drawings</b>				
B3	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	Design Certificate, Arup, 03/02/22 (structural design certificate)  Crown Certificate, CRO 22006, Blackett MaGuire and Goldsmith, 09/03/22 (covers Stage 1 of the MSCP)	The structural designers confirmed structures comply with he BCA. This was verified by the Certifier.	Compliant
<b>External Walls and Cladding</b>				
B4	Prior to the commencement of façade construction, 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.	Staging Report – Multi-Storey Carpark (SSD-10434896), NGH Consulting, version 02, 10/03/22  Staging Report approval letter from DPE to HINSW, dated 18/03/22	Condition not applicable to Stage 1 – Early Works, as per approved Staging Report.	Not Triggered
<b>Protection of Public Infrastructure</b>				
B5	Prior to the commencement of construction, the Applicant must:  a) consult with and obtain relevant approvals from 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.	Scope of Works and Minor Works Quote, Telstra, 08/02/22 (relocation of Telstra)  Email, Zinfra and PwC 05/07/21 (gas consultation)  Email Endeavour to Stantec, 21/08/21 and 18/03/22 (electricity consultation)  Dilapidation Survey Report, James Townsend, 22-23/09/21 (roads, gutters and footpaths)	Telstra was the only service that has been encountered and relocated. Evidence shows Telstra undertook the works.  Zinfra (Jemena) confirmed satisfaction of design with respect to underlying gas line.  Endeavour confirmed satisfaction of design with respect to underlying electricity lines.  The dilapidation reports were prepared covering all surrounding assets and submitted to the identified stakeholders.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Dilapidation Survey Report, James Townsend, 22-23/09/21 (facades) Email Ford to Certifier, 06/02/22 (submission to Council) Email Ford Civil to Council, 28/01/22 (submission of dilapidation to Council) DPE post approval portal lodgement 21/01/22 (DPE submission)		
<b>Pre-Construction Dilapidation Report</b>				
B6	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.	Dilapidation Survey Report, James Townsend, 22-23/09/21 (roads, gutters and footpaths) Dilapidation Survey Report, James Townsend, 22-23/09/21 (facades) Email Ford to Certifier, 06/02/22 (submission to Council) Email Ford Civil to Council, 28/01/22 (submission of dilapidation to Council) DPE post approval portal lodgement 21/01/22 (DPE submission)	The dilapidation reports were prepared covering all surrounding assets and submitted to the identified stakeholders.	Compliant
<b>Outdoor Lighting</b>				
B7	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting being installed within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Site inspection 04/05/22	Lighting installation has not commenced.	Not Triggered
<b>Ecologically Sustainable Development</b>				
B8	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate to the Certifier that ESD initiatives recommended by the ESD report (Ref No. 197087 S02 MSCP, prepared by Steensen Varming, dated 27.01.2021) have been incorporated into the design of the development and that compliance is achieved in accordance with the Health Infrastructure Engineering Services Guidelines (incorporating Design Guidance Note No. 058).	Staging Report – Multi-Storey Carpark (SSD-10434896), NGH Consulting, version 02, 10/03/22 Staging Report approval letter from DPE to HINSW, dated 18/03/22	Condition not applicable to Stage 1 – Early Works, as per approved Staging Report.	Not Triggered
<b>Demolition</b>				
B9	Prior to the commencement of construction, demolition work plans required by AS 2601-2001 <i>The demolition of structures</i> (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.	Demolition Works Plan, Titan, 03/02/22 (statement of compliance by licenced demolitions contractor) Demolition Works Plan, Titan, 03/02/22 Email Ford to Certifier, 03/02/22 (submission to Certifier)	The Demolition Works Plan was prepared and accompanied by a statement by a suitably qualified person that the plans comply with AS2601.	Compliant
<b>Environmental Management Plan Requirements</b>				
B10	Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the <i>Environmental Management Plan Guideline: Guideline for Infrastructure Projects</i> (DPIE April 2020). Note:	CEMP and Sub-Plans (B11, B12, B13, B14, and B15)	The CEMP and sub-plans have been prepared giving regard to the Guideline where specifics are required by the consent.	Compliant



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<ul style="list-style-type: none"> <li>The Environmental Management Plan Guideline is available on the Planning Portal at: <a href="https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval">https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval</a></li> <li>The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.</li> </ul>			
<b>Construction Environmental Management Plan</b>				
B11	Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary for information. The CEMP must include, but not be limited to, the following:	<p>Project Environmental Management Plan (CEMP) – Westmead Children's Hospital Stage 2 Redevelopment Enabling Works, Ford Civil, Revision A, 02/02/22</p> <p>Project Environmental Management Plan (CEMP) – Westmead Children's Hospital Stage 2 Redevelopment Enabling Works, Ford Civil, Revision E, 27/04/22</p> <p>Crown Certificate, CRO 22006, Blackett MaGuire and Goldsmith, 09/03/22 (covers Stage 1 of the MSCP)</p>	<p><b>Non-compliance: There was no evidence available to demonstrate that the CEMP and each Sub-plan was submitted to the Department prior to commencement of construction.</b></p> <p>The latest version of the CEMP is Revision E, dated 27/04/22.</p> <p>The CEMP has been generally prepared in line with the requirements of B11, as referenced below.</p>	Non-compliant
	a) Details of:			
	i. hours of work;		CEMP Section 9.8	
	ii. 24-hour contact details of site manager;		CEMP Section 2.1.8	
	iii. management of dust and odour to protect the amenity of the neighbourhood;		CEMP Section 9.22	
	iv. stormwater control and discharge;		CEMP Sections 9.1 and 9.4	
	v. measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;		CEMP Sections 9.1, 15.3.2, and 15.5	
	vi. groundwater management plan including measures to prevent groundwater contamination;		CEMP Section 9.23	
	vii. external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;		CEMP Section 9.24	
	viii. community consultation and complaints handling;		CEMP Section 2.2	
	b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed;		CEMP Sections 9.21 and 15.3.2	
	c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;		CEMP Section 9.20	
	d) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site.		CEMP Section 9.10	
	e) Construction Traffic and Pedestrian Management Sub-Plan (see condition B12);		CEMP Appendix A	
	f) Construction Noise and Vibration Management Sub-Plan (see condition B13);		CEMP Appendix B	
	g) Construction Waste Management Sub-Plan (see condition B14); and		CEMP Appendix C	
	h) Construction Soil and Water Management Sub-Plan (see condition B15).		CEMP Appendix D	
B12	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:	Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) – Westmead Children's Hospital Stage 2 Redevelopment Enabling Works, Ford Civil, Revision E, 31/03/22	CTPMSP contained within Appendix A of the CEMP.	Non-compliant
	a) be prepared by a suitably qualified and experienced person(s);		<p>CTPMSP Section 8.3 and Appendix F</p> <p><b>Non-compliance: The CTPMSP was not prepared by a suitably qualified and experienced person (plan prepared by the Ford Civil team). That being said, the CTPMSP was reviewed by</b></p>	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
			<b>traffic consultant. The reviewer did not identify any actions for the Project to address.</b>	
	b) be prepared in consultation with Council and TfNSW;		CTPMSP Sections 4.1, 6.2, 8.3, and Appendix E	
	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;		CTPMSP Sections 5.1, 6.1.2, and 6.5	
	d) detail the measures that are to be implemented to mitigate adverse impacts to the Parramatta Light Rail (PLR) Project;		CTPMSP Section 5.2, and Appendix E	
	e) provide a description and route map for vehicles involved in spoil removal, material delivery and machine floatage;		CTPMSP Section 5.1	
	f) provide the estimated number and type of construction vehicle movements including morning and afternoon peak and off peak movements;		CTPMSP Section 5.1	
	g) ensure that turning areas within the site allow the forward entry and egress of construction vehicles;		CTPMSP Section 5.2 and Appendix C	
	h) outline the location of construction site entrances and exits (controlled by a certified traffic controller), proposed work zones, proposed crane standing areas, vehicle loading / unloading points, truck layover zones, storage areas and on-site construction worker parking; and		CTPMSP Section 5.1, 5.3, and 5.6 CEMP Section 15.4 and 15.5	
	i) detail the proposed staging and the process for managing temporary road closures associated with the realignment of Redbank Road.		CTPMSP Section 6.1.1	
B13	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:	Construction Noise and Vibration Management Sub-Plan (CNVMSP) – Westmead Children’s Hospital Stage 2 Redevelopment Enabling Works, Ford Civil, Revision D, 28/03/22	CNVMSPP contained within Appendix B of the CEMP.	Non-compliant
	a) be prepared by a suitably qualified and experienced noise expert;		CNVMSPP Section 9.3 and Appendix E <b>Non-compliance: The CNVMSP was not prepared by a suitably qualified and experienced noise expert (plan prepared by the Ford Civil team). That being said, the CNVMSP was reviewed by noise and vibration consultant, SLR. The plan was revised to address feedback from SLR before being finalised.</b>	
	b) describe procedures for achieving the noise management levels in EPA’s <i>Interim Construction Noise Guideline</i> (DECC, 2009);		CNVMSPP Sections 6.1 and 6.2	
	c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;		CNVMSPP Sections 5.2 and 6.3.3	
	d) include strategies that have been developed with the community for managing high noise generating works;		CNVMSPP Section 5.2 <b>Observation: The high noise respite hours in section 5.2 of the CNVMSP do not align with the hours specified in C8.</b>	
	e) describe the community consultation undertaken to develop the strategies in condition B13(d);		CNVMSPP Section 5.2, 6.4.4, and 6.4.5	
	f) include a complaints management system that would be implemented for the duration of the construction; and		CNVMSPP Section 4.2 and Appendix D	
	g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B13.		CNVMSPP Sections 6.3.3, 6.4.5, and 8.3	

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
B14	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the procedures for the management of waste including the following:	Construction Waste Management Sub-Plan (CWMSP) – Westmead Children’s Hospital Stage 2 Redevelopment Enabling Works, Ford Civil, Revision B, 17/02/22	CWMSP contained within Appendix C of the CEMP.	Compliant
	a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use;		CWMSP Sections 3.3, 5.1, and 5.5	
	b) information regarding the management of asbestos; and		CWMSP Section 4.2	
	c) information regarding the recycling and disposal locations.		CWMSP Section 5.4	
B15	The Applicant must prepare a Construction Soil and Water Management Sub-Plan (CSWMSP) and the plan must address, but not be limited to the following:	Construction Soil and Water Management Sub-Plan (CSWMSP) – Westmead Children’s Hospital Stage 2 Redevelopment Enabling Works, Ford Civil, Revision D, 09/04/22	CSWMSP contained within Appendix D of the CEMP.	Non-compliant
	a) be prepared by a suitably qualified expert, in consultation with Council;		CSWMSP Section 4.1, 8.2, and Appendix C <b>Non-compliance: There was no evidence available to demonstrate that the CSWMSP had been prepared in consultation with Council in line with A8 and B15. In responding to this finding the auditee noted that ‘As the project is within the hospital precinct, the CSWMSP was prepared in consultation with HI and the relevant stakeholders. Further to this, City of Parramatta Council (CoPC) resources (i.e. flood modelling) were utilised in the development of this plan with the controls listed being as per CoPC standards. This is referenced in Section 5.5 of the CSWMSP.’</b>	
	b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;		CSWMSP Section 6.3.1 and Appendix A CEMP Sections 9.1, 15.3.2, and 15.5	
	c) describe all erosion and sediment controls to be implemented during construction, including as a minimum, measures in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the ‘Blue Book’;		CSWMSP Section 6.3.1 and Appendix A	
	d) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site);		CSWMSP Section 5.5.1	
	e) detail all off-site flows from the site; and		CSWMSP Section 5.2	
	f) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 5-year ARI and 1 in 100-year ARI.		CSWMSP Section 5.5	
B16	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: a) minimise the impacts of earthworks and construction on the local and regional road network; b) minimise conflicts with other road users; c) minimise road traffic noise; and d) ensure truck drivers use specified routes.	Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) – Westmead Children’s Hospital Stage 2 Redevelopment Enabling Works, Ford Civil, Revision E, 31/03/22	The Driver Code of Conduct for the Stage 1 – Enabling Works is included in Appendix D of the CTPMSP, as the following: <ul style="list-style-type: none"> <li>Motor Vehicle Policy</li> <li>Heavy Vehicle National Law (HVNL) – Chain of Responsibility Policy</li> </ul>	Compliant
<b>Construction Parking</b>				
B17	Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to 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 provided to the Planning Secretary for information.	Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) – Westmead Children’s Hospital Stage 2 Redevelopment Enabling Works, Ford Civil, Revision E, 31/03/22	This is addressed in Section 5.3 of the CTPMSP. It notes that parking / private vehicle use will be discouraged and communicated to the workforce. The subcontractor on boarding checklist includes direction not to park and a copy of the	Non-compliant



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Project induction, Ford Civil, Rev 3, 03/05/22</p> <p>Subcontractor onboarding checklist (no date).</p> <p>Crown Certificate, CRO 22006, Blackett MaGuire and Goldsmith, 09/03/22 (covers Stage 1 of the MSCP)</p>	<p>CTPMSP. The document was submitted to the Certifier prior to the issue of the Crown Construction Certificate.</p> <p><b>Non-compliance: Refer to B11. There is no evidence available to demonstrate that the CWTS (which forms part of the CTPMSP) was submitted to the Department prior to commencement of construction. Further, the CTPMSP states that the construction worker transport strategy would be communicated to the workforce in the induction, however the induction does not contain this information.</b></p>	
<b>Soil and Water</b>				
B18	Prior to the commencement of construction, the Applicant must install erosion and sediment controls on the site to manage wet weather events.	<p>Erosion and Sediment Control Plan, Ford, 29/04/21</p> <p>Site inspection 04/05/22</p>	An Erosion and Sediment Control Plan (ESCP) has been prepared and maintained during construction. the controls appear to be consistent with the Blue Book. Controls sighted appeared to be adequate for the site layout and consistent with the ESCP.	Compliant
B19	Prior to the commencement of construction, erosion and sediment controls must be installed and maintained, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'.	<p>Erosion and Sediment Control Plan, Ford, 29/04/21</p> <p>Site inspection 04/05/22</p>	An Erosion and Sediment Control Plan (ESCP) has been prepared and maintained during construction. the controls appear to be consistent with the Blue Book. Controls sighted appeared to be adequate for the site layout and consistent with the ESCP.	Compliant
<b>Flood Management</b>				
B20	<p>Prior to the commencement of construction, the Applicant must prepare and implement for the duration of construction:</p> <ul style="list-style-type: none"> <li>a) flood warning and notification procedures for construction workers on site; and</li> <li>b) evacuation and refuge protocols.</li> </ul>	<p>Flood Emergency Response Plan, Ford Civil, 02/02/22 (for PSB, but covers the MSCP)</p> <p>Project Emergency Response Plan, 17/03/22</p> <p>Evacuation diagram, Ford Civil, Rev0</p>	Section 5 of the PSB FERSP covers flood warnings and notification requirements. This applies also to the MSCP. The Emergency Response Plan covers evacuation and refuge protocols.	Compliant
B21	Prior to the commencement of construction, the Certifier must be satisfied that all habitable floor levels must be no lower than the 1% Annual Exceedance Probability flood plus 500mm of freeboard.	<p>Staging Report – Multi-Storey Carpark (SSD-10434896), NGH Consulting, version 02, 10/03/22</p> <p>Staging Report approval letter from DPE to HINSW, dated 18/03/22</p>	Condition not applicable to Stage 1 – Early Works, as per approved Staging Report.	Not Triggered
B22	Prior to the commencement of construction, the Certifier must be satisfied that the structures below the Probable Maximum Flood Level are constructed from flood compatible building components.	<p>Staging Report – Multi-Storey Carpark (SSD-10434896), NGH Consulting, version 02, 10/03/22</p> <p>Staging Report approval letter from DPE to HINSW, dated 18/03/22</p>	Condition not applicable to Stage 1 – Early Works, as per approved Staging Report.	Not Triggered
<b>Operational Noise – Design of Mechanical Plant and Equipment</b>				
B23	<p>Prior to installation of mechanical plant and equipment:</p> <ul style="list-style-type: none"> <li>a) a detailed assessment of mechanical plant and equipment with compliance with the relevant project noise trigger levels as recommended in the Acoustics Report Ref: 44311-1, dated 15.06.2021 and prepared by Stantec must be undertaken by a suitably qualified person; and</li> <li>b) evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under (a) have been incorporated into the design to ensure the development will not exceed the recommended operational noise identified in the Acoustics Report Ref: 44311-1.</li> </ul>	<p>Staging Report – Multi-Storey Carpark (SSD-10434896), NGH Consulting, version 02, 10/03/22</p> <p>Staging Report approval letter from DPE to HINSW, dated 18/03/22</p>	Condition not applicable to Stage 1 – Early Works, as per approved Staging Report.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
<b>Landscaping</b>				
B24	<p>Prior to the commencement of landscaping works, the Applicant must prepare a revised Landscape Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Certifier. The plan must:</p> <ul style="list-style-type: none"> <li>a) detail the location, species, maturity and height at maturity of plants to be planted on-site;</li> <li>b) include species (trees, shrubs and groundcovers) indigenous to the local area;</li> <li>c) include the planting of trees with a pot container of 100 litres or greater;</li> </ul>	<p>Staging Report – Multi-Storey Carpark (SSD-10434896), NGH Consulting, version 02, 10/03/22</p> <p>Staging Report approval letter from DPE to HINSW, dated 18/03/22</p>	Condition not applicable to Stage 1 – Early Works, as per approved Staging Report.	Not Triggered
<b>Construction Access Arrangements</b>				
B25	<p>Prior to the commencement of construction, evidence of compliance of construction parking and access arrangements with the following requirements must be submitted to the Certifier:</p> <ul style="list-style-type: none"> <li>a) all vehicles must enter and leave the Site in a forward direction;</li> <li>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, is in accordance with the latest version of AS 2890.2; and</li> <li>c) that the proposed design demonstrates that safety issues in areas with shared vehicles and pedestrian access have been managed safely, applying best practice in road design and traffic management, as considered in Austroads, Transport for NSW Guidelines and the Australian Standards.</li> </ul>	<p>Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) – Westmead Children’s Hospital Stage 2 Redevelopment Enabling Works, Ford Civil, Revision E, 31/03/22</p> <p>CTMP, SPP Site audit (traffic statement, Comsec Group, 08/03/22 (confirmation of compliance with B25(c)).</p> <p>Swept Path drawings, Enspire, 25/02/22 (B25(b))</p> <p>Civil design statement, Enspire, 26/02/22 (B25a) – c))</p> <p>Email Ford to Certifier, 03/02/22</p>	<b>Non-compliance: Whilst the design statements and swept path analysis were completed, these were not completed and submitted to the Certifier prior to commencement of construction.</b>	Non-compliant
<b>Operations Access, Car Parking and Service Vehicle Arrangements</b>				
B26	<p>Prior to the commencement of construction of operational parking and access facilities, evidence of compliance of the design of operational parking and access arrangements with the following requirements must be submitted to the Certifier:</p> <ul style="list-style-type: none"> <li>a) all vehicles must enter and leave the site in a forward direction;</li> <li>b) all driveways and internal access ramps are to be designed in accordance with the latest version of AS 2890.1;</li> <li>c) the exit ramp concrete barrier must be tapered to ensure sufficient pedestrian visibility with appropriate traffic calming devices and lighting designed for the adjacent pedestrian crossing in accordance with the latest versions of AS 2890.1 and AS 1158;</li> <li>d) the minimum 996 on-site car parking spaces for use during operation of the development are to be designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and</li> <li>e) the swept path of the largest service 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.</li> </ul>	<p>Staging Report – Multi-Storey Carpark (SSD-10434896), NGH Consulting, version 02, 10/03/22</p> <p>Staging Report approval letter from DPE to HINSW, dated 18/03/22</p>	Condition not applicable to Stage 1 – Early Works, as per approved Staging Report.	Not Triggered
<b>Contamination</b>				
B27	<p>Prior to the commencement of construction, the Applicant must engage a NSW EPA-accredited Site Auditor to provide advice throughout the duration of works to ensure that any work required in relation to soil or groundwater contamination is appropriately managed.</p>	Variation Approval, PwC to Senversa, 22/03/21	Senversa have been engaged as the Site Auditor on the Project. They were engaged well before commencement of construction.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
<b>PART C DURING CONSTRUCTION</b>				
<b>Site Notice</b>				
C1	<p>A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements:</p> <ul style="list-style-type: none"> <li>a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size;</li> <li>b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period;</li> <li>c) the approved hours of work, the name of the builder, Certifier, structural engineer, 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(s); and</li> <li>d) the site 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.</li> </ul>	Site inspection 04/05/22	<b>Non-compliance: There is no site notice on the Project boundary.</b>	Non-compliant
<b>Operation of Plant and Equipment</b>				
C2	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	<p>Plant verification checklist proforma WENAB2 FCC-FOR-125</p> <p>Plant and asset register, Ford, FCC-FOR-121</p> <p>Subcontractor onboarding document checklist (no date)</p>	The plant verification records included details on the inspections of the plant including the maintenance register and initial verification. The plant verification records include service history, equipment registers, plant operator verifications of competency. Records show plant service records are up to date.	Compliant
<b>Demolition</b>				
C3	Demolition work must comply with the demolition work plans required by <i>Australian Standard AS 2601-2001 The demolition of structures</i> (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B9.	<p>Demolition Works Plan, Titan, 03/02/22 (stamen of compliance by licenced demolitions contractor)</p> <p>Demolition Works Plan, Titan, 03/02/22</p> <p>HSEQ Task Observations Feb 22 (on demolition works)</p>	<p>The Demolition Works Plan was prepared and accompanied by a statement by a suitably qualified person that the plans comply with AS2601.</p> <p>The works were supervised with no material issues observed.</p>	Compliant
<b>Construction Hours</b>				
C4	<p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <ul style="list-style-type: none"> <li>a) between 7am and 6pm, Mondays to Fridays inclusive; and</li> <li>b) between 8am and 1pm, Saturdays.</li> </ul> <p>No work may be carried out on Sundays or public holidays.</p>	<p>Project Environmental Management Plan (CEMP) – Westmead Children's Hospital Stage 2 Redevelopment Enabling Works, Ford Civil, Revision E, 27/04/22</p> <p>Construction Noise and Vibration Management Sub-Plan (CNVMSP) – Westmead Children's Hospital Stage 2 Redevelopment Enabling Works, Ford Civil, Revision D, 28/03/22</p> <p>Project induction, Ford Civil, Rev 3, 03/05/22</p> <p>Complaints register current to 03/05/22</p>	<p>Project hours have been communicated to the workforce through the sharing of Project plans and the induction. No complaints have been received to date.</p> <p>Refer C5 and C6 regarding OOHV.</p>	Compliant
C5	Notwithstanding condition C4, provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours: between 1pm and 5pm, Saturdays.	<p>Interview with auditees 04/05/22</p> <p>Construction Noise and Vibration Management Sub-Plan (CNVMSP) –</p>	Some works have extended to between 1pm and 5pm Saturdays. These have been confined to the movement of barriers on the road (using a forklift) and manual changes to fencing and shade cloth. There is no assessment associated with these works but the	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Westmead Children's Hospital Stage 2 Redevelopment Enabling Works, Ford Civil, Revision D, 28/03/22  Complaints register current to 03/05/22	Auditor agrees with the auditee that these works were consistent with background. No complaints have been received.	
C6	Construction activities may be undertaken outside of the hours in condition C4 and C5 if required: a) by the Police or a public authority for the delivery of vehicles, plant or materials; or b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or c) where the works are inaudible at the nearest sensitive receivers; or d) for the delivery, set-up and removal of construction cranes, where notice of the crane-related works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or e) where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.	Email PwC to Westmead Children's Hospital Network, 18/02/22, 16/03/22, 18/03/22  Complaints register current to 03/05/22	Oversize deliveries were the only OOHW events that occurred during the audit period. These were notified prior to the events to the Westmead Hospital Network representatives prior to the events.  No complaints received during the audit period.	Compliant
C7	Notification of such construction activities as referenced in condition C6 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Email PwC to Westmead Children's Hospital Network, 18/02/22, 16/03/22, 18/03/22  Complaints register current to 03/05/22	Oversize deliveries were the only OOHW events that occurred during the audit period. These were notified prior to the events to the Westmead Hospital Network representatives prior to the events.  No complaints received during the audit period.	Compliant
C8	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: a) 9am to 12pm, Monday to Friday; b) 2pm to 5pm Monday to Friday; and c) 9am to 12pm, Saturday.	Construction Noise and Vibration Management Sub-Plan (CNVMSP) – Westmead Children's Hospital Stage 2 Redevelopment Enabling Works, Ford Civil, Revision D, 28/03/22  Interview with auditees 04/05/22  Complaints register current to 03/05/22	These restricted hours are included in the CNVMSP which has been issued to the workforce. To note the restricted hours in Section 5.2 of the CNVMSP do not align with the hours in this condition. Nevertheless there have not been any activities as listed in this condition.  No complaints received during the audit period.	Compliant
<b>Implementation of Management Plans</b>				
C9	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	HSEQ Task Observations Feb- April 22 HSEQ Daily Inspection Records (daily since commencement of construction) HSEQ Weekly Inspection Record (weekly since commencement of construction). Asbestos in air monitoring, SafeWork Environments, (various records through Feb to April 22I) PM10 dust monitoring results, AE Smith (weekly records for March and April) Westmead PSB and MSCP noise monitoring report 09/02/22 to 28/02/22, Arup, dated 07/03/22 Westmead PSB and MSCP noise monitoring report 01/03/22 to 31/03/22, Arup, dated 04/04/22 Westmead Hospital vibration monitoring reports, Arup, February and March 2022	Evidence observed during the IA indicated that the CEMP and sub-plans were being implemented on site.  The site induction and pre-start training material includes requirements on condition requirements such as dust, noise, hours, waste disposal, unexpected finds, access and being a good neighbour etc.  Plant is being assessed and maintained. Plant operator competencies are being checked.  Inspections are occurring consistent with the timeframes in the CEMP and sub-plans. Deficiencies identified, responsible person assigned, and actions addressed.  Monitoring of dust, noise and vibration is ongoing, consistent with the CEMP and CNVMSP. It is noted that noise and vibration monitoring reports for February and March 2022 include identified exceedances of management levels for MSCP but these were determined to not be related to construction works,  Erosion and sediment control plans were being progressively updated and controls were adequate.  Water collected on site is tested and reused as dust suppression.  No complaints received during the audit period.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Noise and vibration monitoring register current to 14/06/22</p> <p>Erosion and Sediment Control Plan, Ford, 29/04/21</p> <p>Plant verification checklist proforma WENAB2 FCC-FOR-125</p> <p>Plant and asset register, Ford, FCC-FOR-121</p> <p>Subcontractor onboarding document checklist (no date)</p> <p>Project induction, Ford Civil, Rev 3, 03/05/22</p> <p>Subcontractor onboarding checklist (no date).</p> <p>Induction register, current to 03/05/22</p> <p>Pre-start / toolbox talk records, 04/05/22, 22/04/22, 11/03/22</p> <p>Water Discharge Form FC-FOR-181 (water discharge form)</p> <p>Site inspection 04/05/22</p> <p>Complaints register current to 03/05/22</p>		
<b>Construction Traffic</b>				
C10	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 by traffic control.	<p>Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) – Westmead Children’s Hospital Stage 2 Redevelopment Enabling Works, Ford Civil, Revision E, 31/03/22</p> <p>Site inspection 04/05/22</p> <p>Complaints register current to 03/05/22</p> <p>Disruption notice, 05/01/22 and 05/02/22 (closure of lane on Redbank Road to allow works to occur)</p>	Construction vehicles are confined to site unless under an approved lane closure. Road closures were obtained from the Hospital (as the road authority) to enable works to occur over 11 days in January and February 22.	Compliant
<b>Hoarding Requirements</b>				
C11	<p>The following hoarding requirements must be complied with:</p> <ul style="list-style-type: none"> <li>a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing other than for the purpose of fulfilling functions of a health services facility; and</li> <li>b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.</li> </ul>	<p>HSEQ Task Observations Feb- April 22</p> <p>HSEQ Daily Inspection Records (daily since commencement of construction)</p> <p>HSEQ Weekly Inspection Record (weekly since commencement of construction).</p> <p>Interview with auditees 04/05/22</p> <p>Site inspection 04/05/22</p>	No issues with third party advertising or graffiti on the site fencing has been identified by the auditees. None was observed during the site inspection.	Compliant
<b>No Obstruction of Public Way</b>				
C12	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>Disruption notice, 05/01/22 and 05/02/22 (closure of lane on Redbank Road to allow works to occur)</p> <p>Site inspection 04/05/22</p>	No issues with obstruction have been identified by the auditees or recorded in the complaints register. Lane closure was approved by the Hospital prior to the works occurring. Diversions have been established and approved by the Hospital during these works.	Compliant



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Complaints register current to 03/05/22 HSEQ Task Observations Feb- April 22 HSEQ Daily Inspection Records (daily since commencement of construction) HSEQ Weekly Inspection Record (weekly since commencement of construction).		
<b>Construction Noise Limits</b>				
C13	The development must achieve the construction noise management levels during construction as 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 identified in the approved Construction Noise and Vibration Management Plan.	Westmead PSB and MSCP noise monitoring report 09/02/22 to 28/02/22, Arup, dated 07/03/22 Westmead PSB and MSCP noise monitoring report 01/03/22 to 31/03/22, Arup, dated 04/04/22 Westmead Children's Hospital Vibration Monitoring Report, Arup, 09/03/22 Noise and vibration monitoring register current to 14/06/22	Arup has been contracted by PwC to install noise loggers to monitor construction noise for the Project. Arup has prepared summary reports for the months of February and March 2022, detailing numerous exceedances of Noise Management Levels (NMLs) at the identified sensitive receivers. It is noted that sensitive receivers identified for the MSCP works are limited to Ronald McDonald House and The Children's Hospital Westmead. In Arup's reports, it is stated that: <i>It is the responsibility of Ford Civils (the Head Contractor) to respond to each Noise Management Level exceedance when it occurs and record the outcome of the exceedance investigation (cause of NML exceedance, any noise mitigation measures implemented to address the exceedance, etc.).</i> It is noted that no complaints received during the audit period. NML exceedances identified were investigated and determined to not be related to construction on the MSCP.	Compliant
C14	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, unless allowed by Condition C5.	Project Environmental Management Plan (CEMP) – Westmead Children's Hospital Stage 2 Redevelopment Enabling Works, Ford Civil, Revision E, 27/04/22 Construction Noise and Vibration Management Sub-Plan (CNVMSP) – Westmead Children's Hospital Stage 2 Redevelopment Enabling Works, Ford Civil, Revision D, 28/03/22 Project induction, Ford Civil, Rev 3, 03/05/22 Email PwC to Westmead Children's Hospital Network, 18/02/22, 16/03/22, 18/03/22 Complaints register current to 03/05/22	Project hours have been communicated to the workforce through the sharing of Project plans and the induction. Oversize deliveries were the only OOHW events that occurred during the audit period. These were notified prior to the events to the Westmead Hospital Network representatives prior to the events. No complaints received during the audit period.	Compliant
C15	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	Site inspection 04/05/22 Complaints register current to 03/05/22	All mobile plant on site was observed to have quackers fitted. No complaints received during the audit period.	Compliant



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
<b>Vibration Criteria</b>				
C16	Vibration caused by construction at any residence or structure outside the site must be limited to: <ul style="list-style-type: none"> <li>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</li> <li>b) for 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).</li> </ul>	Westmead Hospital vibration monitoring reports, Arup, February and March 2022  Westmead Children's Hospital Vibration Monitoring Report, Arup, 09/03/22  Noise and vibration monitoring register current to 14/06/22	Arup has been contracted by PwC to conduct vibration monitoring for the Project. Monitors have been installed at sensitive locations in areas of Westmead Hospital. Arup has prepared summary reports of vibration monitoring results for the months of February and March 2022. Several exceedances of vibration limits have been identified during both months. No further details have been provided in relation to these identified exceedances.  It is noted that no complaints received during the audit period.  <b>Vibration exceedances were investigated and determined to not be related to construction on the MSCP.</b>	Compliant
C17	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria marked this as retain. specified in condition C16.	Site inspection 04/05/22	The Ronald McDonald House is the closes residence. This is beyond 30 m from earthworks.	Not Triggered
C18	The limits in conditions C16 and C17 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B13 of this consent.	Construction Noise and Vibration Management Sub-Plan (CNVMSP) – Westmead Children's Hospital Stage 2 Redevelopment Enabling Works, Ford Civil, Revision D, 28/03/22	Section 6.4.5 of the CNVMSP sets out the process to be followed in the event that the criteria cannot be achieved or safe working distances for plant cannot be achieved.	Compliant
<b>Tree Protection</b>				
C19	For the duration of the construction works: <ul style="list-style-type: none"> <li>a) 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, prepared by Tree Management Strategies, dated 20.01.2020; and</li> <li>b) 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.</li> </ul>	Site inspection 04/05/22  Nearmap review 01/02/22 – 16/02/22  Demolition MSCP Plan, CHW-ARP-CV-DG_MP-00-XX084, Arup  Arboricultural Impact Assessment, Tree Management Strategies, 20/01/20  Letter Abel Ecology to Ford, 14/02/22 (pre clearing inspection) dated 20.01.2020  Demolition Plan (CHW-AR-DG-MCP-DA008), stamped by DPE 15/09/21	The demolition works plan identifies the trees to be removed, consistent with the Arboricultural Impact Assessment with the exception of Tree 235 (which the assessment marked to retain).  The auditees state that no works have needed to occur within TPZs.  A tree marked for retention in the EIS Arboricultural Impact Assessment (Tree 235) was removed, however this was marked for removal in the DPE stamped Demolition Plan (CHW-AR-DG-MCP-DA008).	Compliant
<b>Air Quality</b>				
C20	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Project induction, Ford Civil, Rev 3, 03/05/22  Induction register, current to 03/05/22  Pre-start / toolbox talk records, 04/05/22, 22/04/22, 11/03/22  Water Discharge Form FC-FOR-181 (water discharge form)  HSEQ Task Observations Feb- April 22  HSEQ Daily Inspection Records (daily since commencement of construction)  HSEQ Weekly Inspection Record (weekly since commencement of construction).  Complaints register current to 03/05/22  Nearmap review 01/02/22 – 16/02/22	Dust management is communicated to the workforce.  The Project is cut to fill balance at this stage. Static stockpiles are covered.  The truck sighted during the inspection had an automatic cover.  2 x watercarts (one fitted with the water cannon) and a streetsweeper are being used on site.  The street is kept clean via street sweeper.  The project is early stage, land stabilisation is yet to occur however portions of the site not needing to be disturbed have been retained.  Erosion and sediment controls were in place.  Water retained is being reused as dust suppression.  Asbestos in air and dust monitoring reports show dust as being below criteria.	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		<p>Erosion and Sediment Control Plan, Ford, 29/04/21</p> <p>Asbestos in air monitoring, SafeWork Environments, (various records through Feb to April 22l)</p> <p>PM10 dust monitoring results, AE Smith (weekly records for March and April)</p> <p>Site inspection 04/05/22</p>		
C21	<p>During construction, the Applicant must ensure that:</p> <ul style="list-style-type: none"> <li>a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust;</li> <li>b) all trucks entering or leaving the site with loads have their loads covered;</li> <li>c) trucks associated with the development do not track dirt onto the public road network;</li> <li>d) public roads used by these trucks are kept clean; and</li> <li>e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</li> </ul>	<p>Project induction, Ford Civil, Rev 3, 03/05/22</p> <p>Induction register, current to 03/05/22</p> <p>Pre-start / toolbox talk records, 04/05/22, 22/04/22, 11/03/22</p> <p>Water Discharge Form FC-FOR-181 (water discharge form)</p> <p>HSEQ Task Observations Feb- April 22</p> <p>HSEQ Daily Inspection Records (daily since commencement of construction)</p> <p>HSEQ Weekly Inspection Record (weekly since commencement of construction).</p> <p>Complaints register current to 03/05/22</p> <p>Nearmap review 01/02/22 – 16/02/22</p> <p>Erosion and Sediment Control Plan, Ford, 29/04/21</p> <p>Asbestos in air monitoring, SafeWork Environments, (various records through Feb to April 22l)</p> <p>PM10 dust monitoring results, AE Smith (weekly records for March and April)</p> <p>Site inspection 04/05/22</p>	<p>Dust management is communicated to the workforce.</p> <p>The Project is cut to fill balance at this stage. Static stockpiles are covered.</p> <p>The truck sighted during the inspection had an automatic cover.</p> <p>2 x watercarts (one fitted with the water cannon) and a streetsweeper are being used on site.</p> <p>The street is kept clean via street sweeper.</p> <p>The project is early stage, land stabilisation is yet to occur however portions of the site not needing to be disturbed have been retained.</p> <p>Erosion and sediment controls were in place.</p> <p>Water retained is being reused as dust suppression.</p> <p>Asbestos in air and dust monitoring reports show dust as being below criteria.</p>	Compliant
<b>Soil and Water</b>				
C22	<p>All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils &amp; Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.</p>	<p>Erosion and Sediment Control Plan, Ford, 29/04/21</p> <p>Site inspection 04/05/22</p>	<p>An Erosion and Sediment Control Plan (ESCP) has been prepared and maintained during construction. the controls appear to be consistent with the Blue Book. Controls sighted appeared to be adequate for the site layout and consistent with the ESCP.</p>	Compliant
<b>Imported Fill</b>				
C23	<p>The Applicant must:</p> <ul style="list-style-type: none"> <li>a) ensure that only VENM, ENM, or other material considered suitable for beneficial reuse via a general or specific resource recovery exemption issued by NSW EPA is brought onto the site;</li> <li>b) keep accurate records of the volume and type of fill to be used; and</li> <li>c) make these records available to the Certifier upon request.</li> </ul>	<p>Interview with auditees 04/05/22</p> <p>Imported material tracking for MT5 WENAB2</p> <p>Letter JBS&amp;G to PwC, 11/03/22, (DGB assessment)</p> <p>Letter JBS&amp;G to PwC, 26/04/22, (backfill sand)</p> <p>Letter JBS&amp;G to PwC, 26/04/22, (quarried sandstone)</p>	<p>Material imported to date comprises quarried sand, sandstone and recovered aggregate. All have been assessed and approved in accordance with the EPA's resource recovery exemptions.</p>	Compliant

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
		Letter JBS&G to PwC, 26/04/22, (Road DGB assessment)		
<b>Disposal of Seepage and Stormwater</b>				
C24	Adequate provisions must be made to collect and discharge stormwater drainage during construction to the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	Erosion and Sediment Control Plan, Ford, 29/04/21 Water Discharge Form FC-FOR-181 (water discharge form)	Erosion and sediment controls on site are passive (i.e.: no basin / discharge point). Water collected on site has been reused as dust suppression. There is no Council stormwater infrastructure on or around the site.	Compliant
<b>Emergency Management</b>				
C25	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.	Flood Emergency Response Plan, Ford Civil, 02/02/22 (for PSB, but covers the MSCP) Project Emergency Response Plan, 17/03/22 Evacuation diagram, Ford Civil, Rev0 Emergency Response Drill and Debrief, 31/03/22	Section 5 of the PSB FERSP covers flood warnings and notification requirements. This applies also to the MSCP. The Emergency Response Plan covers evacuation and refuge protocols. These are communicated to the workforce.  A drill was conducted on 31/03/22 involving all personnel on site on that day.	Compliant
<b>Stormwater Management System</b>				
C26	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: a) be designed by a suitably qualified and experienced person(s); b) be generally in accordance with the conceptual design in the EIS; c) be in accordance with applicable Australian Standards; and d) ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines.	Civil Design Certificate, Arup, 27/01/22 Crown Certificate, CRO 22006, Blackett MaGuire and Goldsmith, 09/03/22 (covers Stage 1 of the MSCP)	The stormwater design has been completed and the design compliance statement confirms that each requirement from this condition has been satisfied.  The Certifier provided acceptance through issue of Crown Certificate 1.	Compliant
<b>Unexpected Finds Protocol – Aboriginal Heritage</b>				
C27	In the event that surface disturbance identifies a new Aboriginal object: a) all works must halt in the immediate area to prevent any further impacts to the object(s); b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects; c) the site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW under Department of Premier and Cabinet and the management outcome for the site included in the information provided to AHIMS; d) the Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites; and e) works shall only recommence with the written approval of the Planning Secretary.	Project induction, Ford Civil, Rev 3, 03/05/22 Interview with auditees 04/05/22	The potential for unexpected finds is included in the induction. The auditees have not identified any unexpected finds to date.	Not Triggered
<b>Unexpected Finds Protocol – Historical Heritage</b>				
C28	If any unexpected archaeological relics are uncovered during the work, then: a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary;	Project induction, Ford Civil, Rev 3, 03/05/22 Interview with auditees 04/05/22	The potential for unexpected finds is included in the induction. The auditees have not identified any unexpected finds to date.	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	b) depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area as determined in consultation with Heritage NSW; and c) works may only recommence with the written approval of the Planning Secretary.			
<b>Waste Storage and Processing</b>				
C29	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.	Site inspection 04/05/22 HSEQ Task Observations Feb- April 22 HSEQ Daily Inspection Records (daily since commencement of construction) HSEQ Weekly Inspection Record (weekly since commencement of construction). Complaints register current to 03/05/22	Waste and housekeeping is checked during inspections. No issues identified or observed by the Auditor. No complaints received.	Compliant
C30	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Material Tracking Register Rev1 220430 Concrete Recyclers EPL 6664 Sims Metal EPL 2207 Boral Recyclers EPL 11815 Bingo Industries EPL 20847	All the material exported to date is pre-classified as building and demolition waste (General Solid Waste Non-putrescible) or green waste. All the waste has been directed to three facilities lawfully permitted to receive it.	Compliant
C31	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.	Site inspection 04/05/22 Interview with auditees 04/05/22	There have been no concrete pours to date.	Not Triggered
C32	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.	Material Tracking Register Rev1 220430 Concrete Recyclers EPL 6664 Sims Metal EPL 2207 Boral Recyclers EPL 11815 Bingo Industries EPL 20847	All the material exported to date is pre-classified as building and demolition waste (General Solid Waste Non-putrescible) or green waste. All the waste has been directed to three facilities lawfully permitted to receive it.	Compliant
C33	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.	Site inspection 04/05/22 Interview with auditees 04/05/22	No hazardous material has been removed from site to date. It is being held on site.	Not Triggered
<b>Outdoor Lighting</b>				
C34	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.	Interview with auditees 04/05/22 Complaints register current to 03/05/22	Small solar lights have been installed. These are directed away from receivers and are not excessive in lumens. There have been no complaints received.	Compliant
<b>Site Contamination</b>				
C35	The Applicant must conduct site investigations to confirm the full nature and extent of the contamination at the project area post demolition and comply with the following requirements: <ul style="list-style-type: none"> <li>a) the site investigations must be undertaken, and the subsequent report(s), must be prepared in accordance with relevant guidelines made or approved by the EPA under section 105 of the <i>Contaminated Land Management Act 1997</i>;</li> <li>b) the reports must be prepared, or reviewed and approved, by consultants certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia</li> </ul>	Detailed Site Investigation Report, JBS&G, 16/06/21 Email JBS&G to Ford 16/03/22 (plan for further investigations under demolished building) Weekly Audit Summary, JBS&G, 04/05/22, 14/04/22	The Detailed Site Investigation was completed in accordance with this condition. Demolition of the existing building allowed for further investigations to be completed on 16/03/22. The RAP is under review to capture the data and recommendations from the investigations completed under the demolished structure. Refer C36 regarding implementation of the RAP to date.	Compliant



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	<p>Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme; and</p> <p>c) the recommendations of the Remedial Action Plan 56200/131434 (Rev. C) prepared by JBS&amp;G dated 09.02.2021 (or as updated to the satisfaction of the Site Auditor) and the unexpected finds procedure must be updated following results of further site investigations and implemented throughout duration of project work.</p>			
C36	Remediation of the site must be carried out in accordance with the Remedial Action Plan 56200/131434 (Rev. C) prepared by JBS&G and dated 09.02.2021 and any variations to the Remedial Action Plan 56200/131434 (Rev. C) approved by an NSW EPA-accredited Site Auditor.	<p>Site inspection 04/05/22</p> <p>Weekly Audit Summary, JBS&amp;G, 04/05/22, 14/04/22</p>	<b>Observation: Each week the contaminated lands consultant who prepared the RAP (JBS&amp;G) provides a summary on how the project is tracking against the requirements of the RAP (including material movements, PPE, site controls, asbestos finds, air quality and air monitoring results etc). Each week JBS&amp;G have identified minor deficiencies around dust management (x1), PPE (x2) and geofabric (x1). These were rectified by the Project team and JBS&amp;G confirmed that overall works were adequate.</b>	Compliant
C37	Where remediation is carried out / completed in stages, a NSW EPA-accredited Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s).	<p>Site inspection 04/05/22</p> <p>Weekly Audit Summary, JBS&amp;G, 04/05/22, 14/04/22</p>	Remediation is ongoing. No stages have been cleared.	Not Triggered
C38	The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site that would result in significant contamination.	<p>Detailed Site Investigation Report, JBS&amp;G, 16/06/21</p> <p>Email JBS&amp;G to Ford 16/03/22 (plan for further investigations under demolished building)</p> <p>Weekly Audit Summary, JBS&amp;G, 04/05/22, 14/04/22</p>	The contaminated land consultants have not identified any contamination or activity that has changed the risk profile of existing contamination.	Compliant
<b>Independent Environmental Audit</b>				
C39	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit.	Letter from DPE to HINSW, Appointment of Independent Audit Team, dated 07/12/21	The audit team was approved by the Department prior to commencing this first Independent Audit.	Compliant
C40	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	This audit	This audit has been conducted in accordance with the Independent Audit Post Approval Requirements. The audit site inspection was completed on 04/05/22 which is within 12 weeks of the commencement of construction.	Compliant
C41	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those agreed to above, upon giving at least 4 week's notice to the Applicant of the date or timing upon which the audit must be commenced.	Interview with auditees 04/05/22	The auditees are not aware of the Planning Secretary requiring audits to be conducted at different timeframes to that specified in the Independent Audit Post Approval Requirements.	Not Triggered
C42	<p>In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must:</p> <p>a) review and respond to each Independent Audit Report prepared under condition C40 of this consent, or condition C41 where notice is given;</p> <p>b) submit the response to the Planning Secretary; and</p> <p>c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.</p>	This audit	<p>These requirements are due following finalisation of the Audit Report.</p> <p>The site inspection was conducted on 04/05/22. The Audit Report is due to be submitted to the Planning Secretary by 04/07/22.</p>	Not Triggered
C43	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.	This audit	<p>This requirement is due following finalisation of the Audit Report.</p> <p>The site inspection was conducted on 04/05/22. The Audit Report is due to be submitted to the Planning Secretary by 04/07/22.</p>	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
C44	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	Staging Report – Multi-Storey Carpark (SSD-10434896), NGH Consulting, version 02, 10/03/22  Staging Report approval letter from DPE to HINSW, dated 18/03/22	Condition not applicable to Stage 1 – Early Works, as per approved Staging Report.	Not Triggered
<b>Redbank Road Roadworks</b>				
C45	All works on the realignment of Redbank Road must be undertaken in accordance with the <i>NRAR Guidelines for Controlled Activities on Waterfront Land</i> , as defined by the <i>Water Management Act 2000</i> .	Civil Design Certificate, Arup, 27/01/22	The Civil Design Certificate prepared by Arup confirms that the realignment of Redbank Ave complies with the Controlled Activity Guidelines.	Compliant
<b>Water Take and Licencing</b>				
C46	In the event groundwater is intercepted during construction, any take is to be appropriately licenced (unless eligible for an exemption under the Water Management Regulation 2018).	Site inspection 04/05/22 Interview with auditees 04/05/22	There are no deep penetrations to date. The auditees state that groundwater has not been encountered.	Not Triggered
<b>PART D PRIOR TO OCCUPATION OR COMMENCEMENT OF USE</b>				
<b>Notification of Occupation</b>				
D1	At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	-	-	Not Triggered
<b>External Walls and Cladding</b>				
D2	Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	-	-	Not Triggered
D3	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	-	-	Not Triggered
<b>Works as Executed Plans</b>				
D4	Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.	-	-	Not Triggered
<b>Outdoor Lighting</b>				
D5	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:  a) complies with the latest version of <i>AS 4282-2019 - Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997); and  b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	-	-	Not Triggered
<b>Operational Noise – Design of Mechanical Plant and Equipment</b>				
D6	Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the assessment undertaken under condition B23 have been	-	-	Not Triggered



Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
	incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the recommended operational noise levels identified in the Acoustics Report Ref: 44311-1.			
<b>Fire Safety Certification</b>				
D7	Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	-	-	Not Triggered
<b>Structural Inspection Certificate</b>				
D8	<p>Prior to the commencement of occupation of the new buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:</p> <ul style="list-style-type: none"> <li>a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and</li> <li>b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.</li> </ul>	-	-	Not Triggered
<b>Post-Construction Dilapidation Report</b>				
D9	<p>Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:</p> <ul style="list-style-type: none"> <li>a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure;</li> <li>b) to be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must: <ul style="list-style-type: none"> <li>i. compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and</li> <li>ii. have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.</li> </ul> </li> <li>c) to be forwarded to Council for information.</li> </ul>	-	-	Not Triggered
<b>Protection of Public Infrastructure</b>				
D10	<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must, prior to the commencement of operation:</p> <ul style="list-style-type: none"> <li>a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and</li> <li>b) relocate, or pay the full costs associated with relocating any infrastructure (previously approved by the relevant authority) that needs to be relocated as a result of the development.</li> </ul> <p><i>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required by 0 of this consent.</i></p>	-	-	Not Triggered
<b>Road Damage</b>				
D11	Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.	-	-	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
<b>Protection of Property</b>				
D12	Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.	-	-	Not Triggered
<b>Redbank Road Roadworks</b>				
D13	Prior to the commencement of operation, the Applicant must complete the realignment of Redbank Road.	-	-	Not Triggered
<b>Car Parking Arrangements</b>				
D14	Prior to the operation of more than 716 car parking spaces within the multi-storey carpark, the construction of the new Paediatric Services Building (proposed under SSD-10349252) must be complete and the building operational, by which time the remaining 280 car parking spaces within the multi-storey carpark can be made available for use.	-	-	Not Triggered
<b>Utilities and Services</b>				
D15	Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the <i>Sydney Water Act 1994</i> .	-	-	Not Triggered
<b>Stormwater Operation and Maintenance Plan</b>				
D16	<p>Prior to the commencement of operation, an Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the Certifier. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following:</p> <ul style="list-style-type: none"> <li>a) maintenance schedule of all stormwater quality treatment devices;</li> <li>b) record and reporting details;</li> <li>c) relevant contact information; and</li> <li>d) Work Health and Safety requirements.</li> </ul>	-	-	Not Triggered
<b>Signage</b>				
D17	Prior to the commencement of the multi-storey carparks' operation for staff and visitors, wayfinding signage and signage identifying the location of staff and visitor car parking must be installed.	-	-	Not Triggered
D18	Details of the final building identification signage (design, content and illumination) within the approved signage zones are to be submitted to the satisfaction of the Planning Secretary prior to the installation and display of any signage. The signage is to be installed prior to commencement of operation of the carpark facility.			Not Triggered
<b>Operational Waste Management Plan</b>				
D19	<p>Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:</p> <ul style="list-style-type: none"> <li>a) detail the type and quantity of waste to be generated during operation of the development;</li> <li>b) describe the disposal of all waste streams generated on site, consistent with the <i>Protection of the Environment Operations Act 1997</i>, <i>Protection of the Environment Operations (Waste) Regulation 2014</i> and the <i>Waste Classification Guideline</i> (Department of Environment, Climate Change and Water, 2009); and</li> <li>c) detail the materials to be reused or recycled, either on or off site.</li> </ul>	-	-	Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
<b>Site Audit Statement</b>				
D20	Prior to the commencement of operation, the Applicant must submit a Section A1 Site Audit Statement or a Section A2 Site Audit Statement accompanied by an Environmental Management Plan prepared by a NSW EPA accredited Site Auditor. The Section A1 or A2 Site Audit Statement must verify the relevant part of the site is suitable for the intended land use and be provided, along with any Environmental Management Plan to the Planning Secretary and the Certifier.	-	-	Not Triggered
<b>Landscaping</b>				
D21	Prior to the commencement of operation, landscaping of the site must be completed in accordance with landscape plan(s) listed in condition A2(d).	-	-	Not Triggered
D22	Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping on-site and submit it to the Certifier. The plan must describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping.			Not Triggered
<b>Operational Flood Emergency Management Plan</b>				
D23	<p>Prior the commencement of the operation, a Flood Emergency Management Plan must be submitted to the Certifier that:</p> <ul style="list-style-type: none"> <li>a) is prepared by a suitably qualified and experienced person(s);</li> <li>b) addresses the provisions of the Floodplain Risk Management Guidelines (EESG);</li> <li>c) includes details of: <ul style="list-style-type: none"> <li>i. the flood emergency responses for operational phase of the development;</li> <li>ii. predicted flood levels;</li> <li>iii. flood warning time and flood notification;</li> <li>iv. assembly points and evacuation routes;</li> <li>v. evacuation and refuge protocols; and</li> <li>vi. awareness training for employees and contractors, and visitors.</li> </ul> </li> </ul>	-	-	Not Triggered
<b>Crime Prevention through Environmental Design (CPTED)</b>				
D24	<p>Prior the commencement of the operation, a CPTED compliance statement is to be submitted to the Certifier and a copy provided to the Planning Secretary for information. The statement must be prepared:</p> <ul style="list-style-type: none"> <li>a) by a suitably qualified and experienced person; and</li> <li>b) detail the lighting and security measures that will be implemented during late night hours of operation.</li> </ul>	-	-	Not Triggered
<b>PART E POST OCCUPATION</b>				
<b>Operation of Plant and Equipment</b>				
E1	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	-	-	Not Triggered
<b>Environmental Management Plan</b>				
E2	Upon completion of remediation works, the Applicant must manage the site in accordance with the Environmental Management Plan approved by the Site Auditor (if any) under condition D20 and any on-going maintenance of remediation notice issued by EPA under the <i>Contaminated Land Management Act 1997</i> .			Not Triggered

Unique ID	Compliance requirement	Evidence collected	Independent Audit findings and recommendations	Compliance Status
<b>Operational Noise Limits</b>				
E3	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Acoustics Report Ref: 44311-1, prepared by Stantec, dated 15.06.2021.			Not Triggered
E4	The Applicant must undertake short term noise monitoring in accordance with the <i>Noise Policy for Industry</i> where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development or other timeframe agreed to by the Planning Secretary to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant and traffic noise identified in Acoustics Report Ref: 44311-1, prepared by Stantec and dated 15.06.2021. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.			Not Triggered
<b>Unobstructed Driveways and Parking Areas</b>				
E5	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.	-	-	Not Triggered
<b>Ecologically Sustainable Development</b>				
E6	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation the Certifier and Planning Secretary are to be provided with a report from the Applicant demonstrating that the project achieves the minimum number of ESD initiatives as required by condition B8 of this consent.	-	-	Not Triggered
<b>Outdoor Lighting</b>				
E7	Notwithstanding condition D5, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	-	-	Not Triggered
<b>Landscaping</b>				
E8	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D21 for the duration of occupation of the development.	-	-	Not Triggered
<b>Operational Waste Management Plan</b>				
E9	The Operational Waste Management Plan for the development must be implemented for the duration of the development and updated annually.	-	-	Not Triggered

## **APPENDIX B – PLANNING SECRETARY AGREEMENT OF INDEPENDENT AUDITORS**



**Planning,  
Industry &  
Environment**

Ms Claire Muir  
1 Reserve Road  
ST LEONARDS NSW 2065

07/12/2021

Dear Ms Muir

**Children's Hospital Westmead - Multi-storey Carpark (SSD-10434896)  
Appointment of Independent Environmental Audit Team**

I refer to your request (SSD-10434896-PA-1) for the Planning Secretary's approval of a suitably qualified, experienced, and independent audit team to conduct an independent environmental audit of the Children's Hospital Westmead - Multi-storey Carpark development. Under Condition C40 of the Children's Hospital Westmead - Multi-storey Carpark Development Consent (SSD-10434896) an independent environmental audit is to be carried out in accordance with the *Independent Audit Post Approval Requirements* (2020).

The Department of Planning, Industry and Environment (Department) has reviewed the nominations and information you have provided against Condition C39 of the Development Consent and the *Independent Audit Post Approval Requirements* (2020), specifically section 3.1.

The Department is satisfied that Mr Nicholas Ballard and Mr Derek Low are certified with Exemplar Global as lead auditors in environmental management systems, and that all nominated persons are suitably experienced and qualified in state significant developments and have supplied declarations of independence.

Consequently, in accordance with Condition C39 of the Development Consent I can advise that the Planning Secretary endorses the following persons as the audit team in the following roles:

- Mr Nicholas Ballard, WolfPeak, as Auditor
- Mr Derek Low, WolfPeak, as Auditor
- Mr Brendan Shannon, WolfPeak, Senior Environmental Consultant

Notwithstanding the endorsement of the above listed audit team, 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 Planning 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.

---

4 Parramatta Square, 12 Darcy Street, Parramatta 2150 | [dpie.nsw.gov.au](http://dpie.nsw.gov.au) | 1



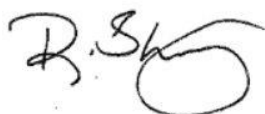
The Department reserves the right to request an alternate auditor or experts for any future independent environmental audits under the Development Consent.

The independent environmental audit must satisfy Condition C42 of the Development Consent, and be conducted in accordance with the *Independent Audit Post Approval Requirements* (2020). Failure to do so may require revision and resubmission of the audit report.

Please ensure this correspondence is appended to the audit report.

If you wish to discuss the matter further, please contact Ania Dorocinska, Senior Compliance Officer on 02 9274 6225 or via [ania.dorocinska@planning.nsw.gov.au](mailto:ania.dorocinska@planning.nsw.gov.au).

Yours sincerely



Rob Sherry  
Team Leader Compliance - Government Projects  
Compliance

As nominee of the Secretary

## APPENDIX C – CONSULTATION RECORDS

**Ann Azzopardi**

---

**From:** Ann Azzopardi  
**Sent:** Tuesday, 26 April 2022 4:01 PM  
**To:** [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au)  
**Cc:** Tom Morgan (AU); Derek Low; Steve Fermio  
**Subject:** Children's Hospital Westmead MSCP - SSD-10434896 - Independent Audit No. 1

Good afternoon,

I am one of the Department of Planning and Environment (the Department) approved independent auditors on the Children's Hospital at Westmead Multi-storey Carpark project SSD-10434896 (the Project).

I am currently preparing to undertake the first independent audit of the Project. The audit is required to be conducted in accordance with SSD-10434896 conditions C39 to C44, and the Department's 2020 *Independent Audits Post Approval Requirements* (or IAPAR).

The Approval is available at the following link: <https://www.planningportal.nsw.gov.au/major-projects/projects/childrens-hospital-westmead-multi-storey-carpark>

The IAPAR is available at the following link: <https://www.planning.nsw.gov.au/-/media/Files/DPE/Other/Assess-and-regulate/About-Compliance/independent-audit-post-approval-requirements-2020-05-19.pdf>

The on-site component of the audit is planned to take place in early May, with the report to be submitted to the Department two months afterwards. The audit pertains to post-approval requirements and compliance.

In accordance with Section 3.2 of the IAPAR, I am consulting with the Department on the scope of the audit and for confirmation as to whether other parties or agencies are to be consulted.

As you will see the required scope (outlined in Section 3.3 of the IAPAR) already covers an assessment of each relevant condition along with all post approval documents prepared to satisfy the conditions of Approval, including an assessment of the implementation of Environmental Management Plans and Sub-plans, complaints, incidents and so forth. These are included in the audit scope for this Project.

In providing input to the scope, I kindly request the Department confirm:

- If it has any key issues it would like examined, relating to post-approval requirements and compliance that are not already called up by the scope in Section 3.3 of the IAPAR, or
- If it recommends that other parties or agencies are to be consulted. If so I request that the Department identify those parties.

I also invite the Department to join WolfPeak (and the Project team and any other parties or agencies) to a meeting to discuss the audit scope. If this is something the Department is interested in, please let me know the preferred dates / times, and I can send out invitations.

Please let me know if you have any questions. I look forward to hearing from you.

Kind regards,

Ann Azzopardi  
Principal Sustainability Consultant

## APPENDIX D – SITE INSPECTION PHOTOGRAPHS



No.	Comment	Photograph
1	Fencing installed around site perimeter	
2	Barriers and fencing with branded shade cloth installed around site perimeter	
3	ATF fencing with shade cloth delineating site boundary. ERSD controls in place on site.	



No.	Comment	Photograph
4	Earthworks activities on site	
5	Earthworks activities on site	
6	Coir log in gutter along site boundary	



No.	Comment	Photograph
7	Earthworks activities on site	
8	Earthworks activities on site	
9	Roller operational on site during inspection	

No.	Comment	Photograph
10	Asbestos removal signage and air quality monitoring on site boundary fence	 
11	Signage in place on site boundary fence	

## APPENDIX E – DECLARATION FORM



## Declaration of Independence - Auditor




<b>Project Name:</b>	The Children's Hospital at Westmead Multi-storey Carpark Project
<b>Consent Number:</b>	SSD-10434896
<b>Description of Project:</b>	The proposed development includes the construction of a new multi-storey carpark (MSCP) at The Children's Hospital at Westmead, accommodating both staff and visitor car parking. The new MSCP will comprise 8 car parking storeys (equivalent to the height of 5 storeys of the hospital), totaling 1,003 car parking spaces. This will also involve realignment of Redbank Road with vehicular access connection to MSCP.
<b>Project Address:</b>	Redbank Drive, Westmead
<b>Proponent:</b>	Health Infrastructure
<b>Title of audit</b>	Independent Audit No. 1
<b>Date:</b>	03/06/2022

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:

- the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Post Approval Requirements (Department 2020)*;
- the findings of the audit are reported truthfully, accurately and completely;
- I have exercised due diligence and professional judgement in conducting the audit;
- I have acted professionally, objectively and in an unbiased manner;
- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

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

<b>Name of Auditor:</b>	Derek Low
<b>Signature:</b>	
<b>Qualification:</b>	Master of Environmental Engineering Management Exemplar Global Auditor Number 114283
<b>Company:</b>	WolfPeak Pty Ltd