

Royal Prince Alfred Hospital Redevelopment

Assessment of Environmental System Compliance in accordance with SSD-47662959 Development Consent

Audit Reference:	RPAH-03
Audit Organisation:	CPB Contractors (Contractor) TSA Riley (Project Manager) Health Infrastructure (Proponent)
Auditors:	Sanan Qasim, APP (Lead Auditor) Grant Brown, APP (Alternate Lead Auditor)
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This report has been prepared and reviewed in accordance with our quality control system.

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Date: 17 January 2025

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Date: 31 January 2025

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Contents

1.	Executive Summary	5
2.	Introduction	7
2.1	Background	7
2.2	Project Details	7
2.3	Audit Team	8
3.	Audit Objectives and Scope	9
3.1	Audit Objectives	9
3.2	Audit Scope	9
3.3	Audit Period	9
4.	Audit Methodology	10
4.1	Approval of Auditors	10
4.2	Audit Scope Development	10
4.3	Audit Process	10
4.4	Interviewed Persons	10
4.5	Site Inspection	11
4.6	Consultation	11
4.7	Audit Compliance Status Descriptors	12
5.	Document Review	13
6.	Audit Findings	16
6.1	Assessment of Compliance	16
6.2	Notices, Incidents and Complaints	18
6.3	Previous Audit Findings	18
6.4	Audit Site Inspection	20
6.5	Suitability of Plans and the Environmental Management System	21
6.6	Actual Vs Predicated Impacts	21
6.7	Key Strengths	22
6.8	Audit Findings and Recommendations	23
	Appendix A - Audit Agenda	25
	Appendix B – Audit Attendance Sheet	29
	Appendix C – Approval of Auditors	31
	Appendix D – Independent Audit Declarations	34

Appendix E – Audit Checklist	37
Appendix F – Consultation	145
Appendix G – Audit Photos	151

1. Executive Summary

Health Infrastructure are delivering the redevelopment of the Royal Prince Alfred Hospital project located in Camperdown which involves a new hospital building and refurbishment of existing spaces, delivery of an expanded and enhanced Emergency Department and Intensive Care Unit, neonatal intensive care services, state-of-the-art operating theatres, medical imaging services, and improved adult inpatient ward accommodation. The works are being constructed by CPB Contractors under several stages for early works and main works with construction completion expected 2028.

This Audit Report presents the outcomes of the third independent environmental audit of the Royal Prince Alfred Hospital (RPAH) Redevelopment with an assessment of environmental controls established by CPB Contractors (CPB) against the requirements of State Significant Development conditions SSD-47662959 for the project, and in accordance with the *Independent Audit Post Approval Requirements* (IAPAR 2020).

The audit was conducted by The APP Group – HSEQ Systems and Auditing (APP) on 9 January 2025 with a review of Schedule 2 Parts A, B, C, D, E, Advisory Notes and Incident Notification and Reporting Requirements of the SSD-47662959 consent conditions. As per the IAPAR 2020 requirements, the audit was undertaken within 6-months of the previous audit, which took place on 11 July 2024. The audit covered the Stage 1 works (Early Works 6) for the Temporary Helipad Landing Site, Stage 2 works (Early Works 5) for Lambie Dew Drive and the Main Works for East Tower, and Stage 3 works (Main Works) for Northern Expansion, East Tower, East Expansion, and Northern Arrival and Courtyard as well as Building 89 Cell and Molecular Therapies Unit (MTU) works.

CPB demonstrated good controls during the audit period to address environmental impacts. The following key strengths were noted:

- ▶ Site appeared to be well managed with internal roads clean and tidy.
- ▶ Good management of imported and exported materials with detailed record keeping.
- ▶ Contractor onboarding process demonstrated awareness of Conditions of Consent and Management Plans.
- ▶ Construction activities continue to be carried out in accordance with the Staging Report.
- ▶ Continued effective communication demonstrated between TSA and CPB.
- ▶ Proactive response to site inspection observations with close out promptly provided.

The independent environmental audit assessed a total of 203 conditions, comprising of a review of documents and records, interviews of key personnel and a site inspection.

Site inspection

Three observations were identified during the site inspection (refer to [Section 6.4](#) for further details and condition C10 with photos included under [Appendix G](#)).

1. **OBS-01:** A live drain in the northern arrival area was observed to be partially uncovered. It is recommended to review the controls to ensure the drain is fully covered. The close-out photo was presented during the closing meeting, confirming that the live drain is now fully covered. This observation is **Closed**.
2. **OBS-02:** The geofabric in the east stormwater diversion area requires tidying. It is recommended to review the geofabric controls to ensure the area is properly maintained. The close-out photo was

presented during the closing meeting, confirming that the geofabric has been tidied up. This observation is **Closed**.

3. **OBS-03:** A jerry can and gasoline container were found unbunded in the eastern stormwater diversion area. It is recommended that the chemicals be stored in banded areas for proper containment. The close out photo was presented during closing meeting, confirming that the containers were removed and stored in the chemical storage area. This observation is **Closed**.

Findings

A summary of the findings identified during the audit, including opportunities for improvement, are as follows:

Audit Rating and Ref	Condition of Consent	Audit Finding Details	Audit Recommendations
RPAH-03_OFI-01	A11: Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Certifier.	It was noted that the indicative completion date of Stage 2 in the Staging Report revision 7, dated 4 July 2024, was Q4 2024; however, the stage 2 works are now expected to be completed in Q2 2025.	It is recommended that the staging report be updated to reflect the revised timeframe for the completion of stages.
RPAH-03_OFI-02	AN11: Handling of Asbestos The Applicant must consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – 'Transportation and management of asbestos waste' must also be complied with.	SafeWork was notified for the removal of asbestos; however, there was a significant delay between the proposed and actual dates of the work.	It is recommended to re-notify SafeWork in cases where there is a substantial delay in the removal of hazardous materials.

There were no non-compliances identified during this audit. Refer to [Section 6.8](#) and [Appendix E](#) for further detail and status of these findings.

2. Introduction

2.1 Background

Health Infrastructure are delivering the Royal Prince Alfred Hospital Redevelopment, which involves the expansion and enhancement of the Emergency Department and Intensive Care Units; expansion, integration, and enhancement of the state of the art Operating Theatres; expansion and redevelopment of the Adult Acute Inpatient accommodation; increased interventional and imaging services; expansion of the Neonatology; associated and appropriate clinical and non-clinical support services; and improvement to accessibility to the campus including roads and services realignment, landscaping and wayfinding, engineering, and ICT service infrastructure. The project is comprised of Early Works and Main Works and is being delivered under several stages as per Staging Report.

Development Consent SSD-47662959 was approved on the 26 September 2023 for the construction and operation of the Royal Prince Alfred Hospital Redevelopment. The scope of this audit involved review of Stage 1 works (Early Works 6) for the Temporary Helipad Landing Site, Stage 2 works (Early Works 5) for Lambie Dew Drive and the Main Works for East Tower, and Stage 3 works (Main Works) for Northern Expansion, East Tower, East Expansion, and Northern Arrival and Courtyard as well as Building 89 Cell and Department of Cell & Molecular Therapies Unit (CMT) works.

As the Proponent, Health Infrastructure has engaged TSA Riley (TSA) as the Project Manager for the Royal Prince Alfred Hospital Redevelopment and appointed CPB Contractors (CPB) to deliver the design, early works, and construction works for the project which are expected to be completed in 2028.

The Proponent has engaged The APP Group – HSEQ Systems and Auditing (APP) to undertake the independent environmental audit on 9 January 2025. The audit was conducted in compliance with Schedule 2, Condition C43 of the Development Consent SSD-47662959, which states that:

Condition C43: Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.

2.2 Project Details

Project Name	Royal Prince Alfred Hospital Redevelopment
Project Application No.:	SSD-47662959
Project Address:	Royal Prince Alfred Hospital, Missenden Road, Camperdown NSW
Project Phase:	<p>Construction is currently ongoing according to Stages 2A, 2B, 2C, and Stages 3A, 3B, 3C, and 3D. The Indicative completion dates for each stage are as follows;</p> <ul style="list-style-type: none"> Stage 1 – Early Works 6 which includes but not limited to site establishment, demolition and site clearing, earth works, helicopter services, lighting and finishes. This stage is partially Operational (OP3) as final power supply was delayed due to Ausgrid was on strike. Final power supply to be completed in February 2025.

	<ul style="list-style-type: none"> • Stage 2 – CC2.A – The works includes Early Works 5 – Lambie Dew Drive (activities includes but not limited to site establishment, demolition and site clearing, service diversion) and Main Works – East Tower (activities includes site establishment and Demolition & Site Clearing) expected to be completed in May 2025. • Stage 2 – CC2.B – The works includes Early Works 5 – Lambie Dew Drive (activities includes Sewer main diversion, temporary booster location and potable water) expected to be completed in May 2025. • Stage 2 – CC2.C – The works includes Early Works 5 – Lambie Dew Drive (activities includes installation of new in-ground services such as HV, Water, Sewer etc.) expected to be completed in June 2025; however, Diesel pipework expected to be finished in Q4 2025. • Stage 3 – CC3.B – The works includes Main Works – Northern Expansion (activities includes but not limited to site establishment, demolition, site clearing, service diversions) expected to be finished in June 2025. • Stage 3 – CC3.C – The works includes Main works – East Tower (activities includes but not limited to above ground structure, piling, jumpform), Main Works – East Expansion (activities includes but not limited to above ground structure, piling, service diversion), Main Works – Northern Expansion (activities includes above ground structure) and Main Works – Northern Arrival and Courtyard (activities includes site establishment, demolition and Structure) expected to be finished in March 2026. • Stage 3 – CC3.D – The works includes Main Works – Northern Arrival and Courtyard (activities includes services and finishes to LO3 Lobby) and Main Works – Building 89 expected to be finished in March 2026. • Stage OP2 – CMT – Completed and Operational.
Project Activity Summary:	<p>The following is a summary of the works that were in progress at the time of audit:</p> <ul style="list-style-type: none"> • CMT – OP2 – Operational • Early Work Package 6 - Temporary Helicopter Landing Site – OP3 – Partially Operational – Final power supply to be completed in February 2025. • Lambie Dew Drive enabling works to be completed in April 2025. • Northern Arrival and Courtyard – Excavation for footings and piling works in progress. • New East Tower – substructure, footings, wall construction to be started soon. • New East Expansion – 95 % servicing completed, Piling works ongoing. • Demolition works in existing building in progress. • High voltage works on John Hopkins Drive in progress. • Northern Stairs One construction in progress. • Eastern Medical Gas Compound construction in progress.

2.3 Audit Team

Details of The APP Group independent environmental auditing team as approved by the Department of Planning, Housing and Infrastructure (DPHI) for this audit are as follows:

Name	Company	Position	Certification
Sanan Qasim	APP	Lead Environmental Auditor	Exemplar Global Lead Environmental Auditor – Certificate No. C467153
Grant Brown	APP	Alternate Lead Environmental Auditor	Exemplar Global Lead Environmental Auditor – Certificate No. C461697

The auditor approval letter from DPHI for this audit is attached as [Appendix C](#) with the Independent Audit declaration form included as [Appendix D](#).

3. Audit Objectives and Scope

3.1 Audit Objectives

The objective of this audit was to undertake the third independent environmental review of the project in compliance with Development Consent Schedule 2, SSD-47662959 Condition C43, in accordance with the requirements for the independent audit methodology and independent audit report as per the *Independent Audit Post Approval Requirements* (IAPAR 2020).

3.2 Audit Scope

The scope of this audit comprised a review of the Project compliance with Schedule 2 SSD-47662959 conditions Parts A, B, C, D, E, Advisory Notes, and Incident & Reporting Requirements, including the following:

- ▶ Review of implementation of management plans, including:
 - Construction Environmental Management Plan and associated impacts (noise and vibration, air quality, waste management, heritage management, soil and water management)
 - Construction Traffic Management Plan
 - Construction Noise and Vibration Management Plan
- ▶ Site inspection conducted on the 9 January 2025
- ▶ Review of the environmental performance on the project
- ▶ Review of environmental records
- ▶ Interviews with site personnel
- ▶ Consultation with stakeholders.

3.3 Audit Period

This was the third independent environmental audit of the project carried out by APP, covering the review of environmental documentation and records from 11 July 2024 to 9 January 2025, which is defined as the audit period.

It is noted that this report is based on the result of sampling and supplied documentation and records, as well as activities sighted on the date of the audit, 9 January 2025, and additional records received until 16 January 2025.

4. Audit Methodology

4.1 Approval of Auditors

Letter from the Planning Secretary agreeing to the auditors is included under [Appendix C](#).

4.2 Audit Scope Development

APP developed the audit scope and a checklist based on the Project Requirements set out in the Development Consent SSD-47662959, Schedule 2 – refer to [Appendix E](#) of this report. Consultation with project stakeholders was also undertaken as part of the scope development as per [Section 4.6](#).

4.3 Audit Process

4.3.1 Opening Meeting

An opening meeting was held with personnel from CPB and TSA as per the Audit Attendance Sheet ([Appendix B](#)) on 9 January 2025 at 9:30am.

Key items were discussed as follows:

- ▶ Confirmation of the purpose and scope of the audit
- ▶ Overview of the Project and status of the works
- ▶ Occurrence of environmental incidents and non-compliances, if applicable
- ▶ Overview of the audit process in accordance with the Schedule 2 Consent Conditions and the *Independent Audit Post Approval Requirements* (IAPAR 2020).

4.3.2 Conduct of Audit

Audit activities included the following:

- ▶ Review of the project documentation (CEMP and its Sub-Plans) to verify compliance with the SSD-47662959 Schedule 2 conditions
- ▶ Conduct of a site walk led by CPB to review implementation of mitigation measures and environmental controls
- ▶ Conduct of the audit based on the checklist with the Conditions of Consent, interviews with personnel and review of records provided as evidence of compliance, and
- ▶ Discussion of any identified findings and actions noted during the site inspection.

4.3.3 Closing Meeting

The closing meeting was held on 9 January 2025 at 4:00pm with representatives of CPB, TSA, and APP. General feedback and the audit findings were discussed during the closing meeting.

The APP auditors acknowledged the efforts made in preparing for the audit, cooperation, and openness of CPB and TSA personnel during the conduct of this audit.

4.4 Interviewed Persons

Name and position of persons interviewed:

Table 1- Personnel Interviewed

Name	Organisation	Position
Kara McCormick	CPB	Design Engineer
Phil Nott	CPB	Area Manager
John Takos	CPB	SHE Manager
Mark Mittiga	CPB	Construction Manager
Oliver Gibson	TSA	Senior Project Manager
Kal Attar	CPB	Area Manager

4.5 Site Inspection

A site inspection was carried out on 9 January 2025 at 10:00am with representatives of CPB, TSA and APP. Three observations were identified during the site inspection. Refer to details of the inspection in [Section 6.4](#) of this report and site photos included under [Appendix G](#).

4.6 Consultation

Consultation with the Department of Planning, Housing and Infrastructure (DPHI) was sent in advance of the audit to request feedback on the project as per IAPAR 2020 Section 3.2.

As per email correspondence dated 11 December 2024, DPHI requested to focus on monitoring and the effectiveness of implementation of mitigation measures in relation to:

- Noise and Vibration
- Dust and ERSED Management on site, driveways and roads used to enter and exit the sites
- Implementation of communication strategy and complaints management.

DPHI also requested to provide a brief summary on how the project is tracking with timeframes with respect to staging as identified in the Staging Report. Additionally, DPHI also requested to consult with the City of Sydney Council.

4.6.1 APP Response

APP have addressed DPHI's comments as follows:

Request	Response
<ul style="list-style-type: none"> ▶ Monitoring and the effectiveness of implementation of mitigation measures in relation to: <ul style="list-style-type: none"> • Noise and Vibration • Dust and ERSED Management on site, driveways and roads used to enter and exit the sites • Implementation of communication strategy and complaints management. 	<p>The implementation of the CEMP and sub-plans with particular focus on monitoring and the effectiveness of implementation of mitigation measures in relation to Noise and Vibration, Dust and ERSED Controls and implementation of communication strategy and complaints management is addressed in condition C10 under Appendix E of this report.</p>
<ul style="list-style-type: none"> ▶ Brief summary on how the project is tracking with timeframes with respect to staging as identified in the Staging Report 	<p>The development tracking with timeframes with respect to staging is addressed in Section 2.2 'Project Details' of this report.</p>
<ul style="list-style-type: none"> ▶ Consultation with the City of Sydney Council 	<p>Consultation with the City of Sydney Council was sent on 18 December to request feedback on the project as requested by the DPHI. However, The Council indicated that they didn't have any concerns in relation to the development. Refer to the consultation email under Appendix F of this report.</p>

Refer to [Appendix F](#) for a copy of the consultation.

4.7 Audit Compliance Status Descriptors

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

Table 2 - Audit Criteria

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

In addition to the above descriptors, there was the option to raise Opportunities of Improvement (OFI) during this audit.

5. Document Review

- Construction Environmental Management Plan (CEMP) for the Royal Prince Alfred Hospital Redevelopment, ref RPA-PMT-CPB-MPLEW-000007, Revision F, 24 September 2024
- Construction Traffic Management Plan (CTMP), Document Number: RPA-TRA-PTC-MPL-MW-000001, currently Issue 5, Final (E), 4 September 2024
- Early Works Construction Noise and Vibration Management Sub-Plan (CNVMP), reference 20230239.9/0610A/R1/LA (Rev 1) dated 6 October 2023
- Emergency Response Plan, Document Number: RPA-PMT-CPB-MPL-ALL-000027, Rev E dated 10 June 2024
- CRO-24008 dated 7 February 2024, Stage 3A
- CRO-24038 dated 14 May 2024, Stage 3B
- CRO-24064 dated 9 July 2024, Stage 3C
- CRO-24106 dated 19 December 2024, Stage 3D
- Staging Report, Rev 7.0, 4 July 2024
- Agency Consultation #1 - Mod 2, Rev. B, 13 May 2024
- Agency Consultation #1 - Mod 2, Rev. A, 14 May 2024
- TTW Structural Design Certificate, 1 November 2024
- Letter to DPHI for submission of Audit Report, 5 September 2024
- Letter from DPHI (SSD-47662959-PA-12), 19 December 2024
- Airsafe Air Monitoring Report, 2 July 2024
- Airsafe Air Monitoring Report, 6 August 2024
- Airsafe Air Monitoring Report, 3 September 2024
- Airsafe Air Monitoring Report, 2 October 2024
- Airsafe Air Monitoring Report, 4 November 2024
- Airsafe Air Monitoring Report, 5 December 2024
- Acoustic Logic Construction Noise and Vibration Monitoring Report 17, 26 August 2024
- Acoustic Logic Construction Noise and Vibration Monitoring Report 18, 29 August 2024
- Acoustic Logic Construction Noise and Vibration Monitoring Report 19, 17 September 2024
- Acoustic Logic Construction Noise and Vibration Monitoring Report 20, 30 September 2024
- Acoustic Logic Construction Noise and Vibration Monitoring Report 21, 22 October 2024
- Acoustic Logic Construction Noise and Vibration Monitoring Report 22, 23 October 2024
- Acoustic Logic Construction Noise and Vibration Monitoring Report 23, 20 November 2024
- Aconex reference Tender no. CPB RPAH Civil Works, 1 December 2024
- Aconex reference CPBCon-GCOR-023586, 18 September 2024
- Letter to DPHI for commencement of Stage 3D, 20 December 2024
- Post Approval Receipt SSD-47662959-PA-21, 20 December 2024
- Letter from DPHI SSD-47662959-PA-21, 6 January 2025
- RPAH Redevelopment Architectural Design Statement & Design Integrity Panel Report SSDA Modification 2 Issue 7, 11 July 2024
- TTW Structural Design Certificate, 1 November 2024
- Aconex reference CPBCon-GCOR-026649, 4 November 2024
- Letter from CPB for public domain works, 6 November 2023
- Demolition Plan revision A, 27 May 2024
- Aconex reference BM+G-GCOR-000655, 12 August 2024

- RPA East Gas Compound Compliance Audit Report, 26 November 2024
- Aconex reference CPBCon-GCOR-019784, 14 November 2024
- HI letter to DPHI regarding condition B45, 27 November 2024
- Post Approval Receipt SSD-47662959-PA-19, 27 November 2024
- DPHI letter for the approval of submitted plans under B45, 11 December 2024
- Plant Risk Assessment for the excavator PC138US-11, 25 February 2022
- Plant Risk Assessment for THE Borges Crane, 15 March 2024
- Aconex reference CPBCon-GCOR-029868, 17 December 2024
- Disruption Work Notice, 5 September 2024
- Road Occupancy Licence 2334930, 13 September 2024
- Weekly Client Walk Report, 14 November 2024
- Environmental Inspection Report, 21 November 2024
- Environmental Inspection Report, 18 December 2024
- Project Communication and Engagement Plan version 1, 12 March 2024
- Disruption Work Notice no. 30, 16 December 2024
- Work Notice for loading dock closures, 7 January 2024
- Disruption Work Notice for helicopter test flight, 6 November 2024
- Revised Disruption Work Notice for helicopter test flight, 21 November 2024
- Manufacturer's Certificate of Conformance for Envirosuite AS-8380, serial no. 19048-27, 11 July 2023
- Manufacturer's Certificate of Conformance for Envirosuite AS-8380, serial no. 365, 12 June 2024
- JBS&G L105 Benedict Quarried Turf Underlay Imported Material Assessment Rev A, 20 December 2024
- JBS&G L002 Lynwood Holcim DGB20 Imported Material Assessment Rev A, 8 August 2024
- Elite Haulage delivery docket, 19 August 2024
- CPB Material Tracking sheet for DGB20 delivery, 12 August 2024
- Permit to dewater no. 299, 18 September 2024
- Biosis letter for unexpected find, 10 October 2024
- JBS&G L008 GSW - Eastern Area East Campus Stormwater Diversion Waste Classification Letter Rev A, 4 December 2024
- Lantrak delivery docket, 25 September 2024
- 4 Pillars Waste Classification Report, 27 September 2024
- Aussie Recycling tipping docket, 10 October 2024
- Waste Recycling Report, December 2024
- JBS&G Clearance Certificate L104 Unexpected Find 26 Clearance and Validation East Campus Rev A, 18 July 2024
- SafeWork notification no. 940R-00399862-01, 30 January 2024
- SafeWork notification no. 943R-00403187-01, 6 March 2024
- JBS&G Clearance Certificate L104 Unexpected find 36 Stockpile Footprint Clearance and Validation East Campus Rev A, 12 December 2024
- SafeWork notification no. 943R-00421012-01, 8 October 2024
- JBS&G Clearance Certificate L102 Unexpected find 35 Clearance East Campus Rev A, 2 December 2024
- SafeWork notification no. 943R-00421012-01, 8 October 2024
- Stowe Electrical Certificate, 2 December 2024
- Aconex reference CPBCon-RTRFI-000668, 4 December 2024

- DPHI letter for approvals of Auditors SSD-47662959-PA-18, 6 December 2024
- Letter to DPHI for commencement of operation of CMT (OP2), 15 November 2024
- Post Approval Receipt SSD-47662959-PA-15, 15 November 2024
- Letter to DPHI for commencement of operation of THLS (OP3), 5 November 2024
- Post Approval Receipt SSD-47662959-PA-14, 6 November 2024
- TTW Civil Inspection Certificate, 2 December 2024
- Aconex reference CPBCon-RFI-003165, 2 December 2024
- Stowe Electrical Certificate for THLS (OP3), 2 December 2024
- Climatech Mechanical Ventilation Certificate for THLS (OP3), 20 November 2024
- Aconex reference CPBCon-RFI-003120, 26 November 2024
- Acoustic letter ref. 20230239.13/2711A/RO/AW, 27 November 2024
- Aconex reference CPBCon-RTRFI-000655, 27 November 2024
- Interim Fire Safety Certificate for CMT (OP2), 11 December 2024
- Final Fire Safety Certificate for THLS (OP3), 5 December 2024
- TTW Structural Certification for CMT (OP2), 10 December 2024
- Aconex reference CPBCon-RFI-029465, 12 December 2024
- TTW Structural Certification for THLS (OP3), dated 20 November 2024
- Aconex reference CPB Con-RFI-003069, 21 November 2024
- Temporary Helicopter Landing Site Management Plan (THLSMP) prepared by Capital Infrastructure Engineering Version 1 - Final, 27 November 2024
- Aconex reference CPBCon-RFI-0003181, 2 December 2024
- Post Dilapidation Report for Car Park Level 3 prepared by Craigmar Consulting Services, 13 November 2024
- CPB letter for Bicycle Parking and End-Of-Trip Facilities, 19 November 2024
- Stormwater Operation and Maintenance Plan prepared by Quick Plumbing Group for THLS, 6 October 2024
- CPB letter for signage, 5 December 2024
- Stowe Electrical Certificate for THLS, 4 December 2024
- Long service levy receipt no. L0000157067, 4 September 2024
- Accessibility Compliance Statement for CMT prepared by ABE Consulting report version: ACS_23207_CMTU-L2_S2_1.0, 9 December 2024
- Accessibility Compliance Statement No. ACS_23207_EW6_1.0 for THLS prepared by ABE Consulting, 2 December 2024.
- RPAHR 3DSS Online Induction
- Complaints Register
- RPA Imported Materials Register
- RPA Export Materials Register
- Unexpected Finds Register

6. Audit Findings

6.1 Assessment of Compliance

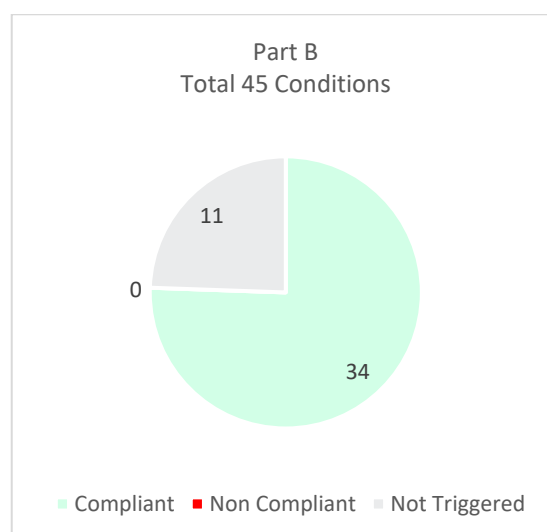
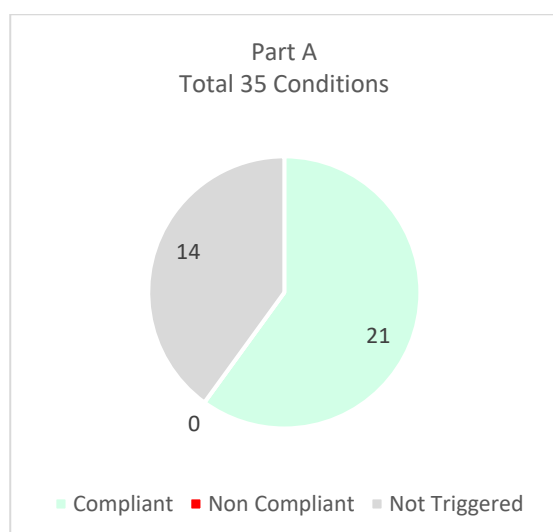
This audit was completed to assess the implementation of the Construction Environmental Management Plan and Sub-Plans, as well as environmental controls established by CPB for the Royal Prince Alfred Hospital Redevelopment, against Development Consent SSD-47662959, Schedule 2 (203 conditions).

The following table summarises the audit findings by rating category:

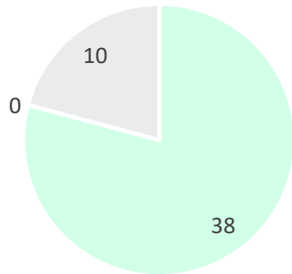
Table 3- Summary of Findings

Findings Rating	Findings
Compliant	115
Non-Compliant	0
Not Triggered	88
Total	203

The comparison of audit requirements against the compliance ratings is as follows:

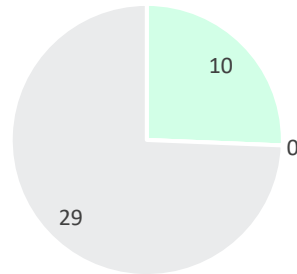


Part C
Total 48 Conditions



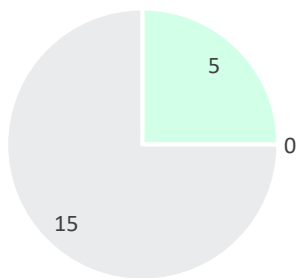
■ Compliant ■ Non Compliant ■ Not Triggered

Part D
Total 39 Conditions



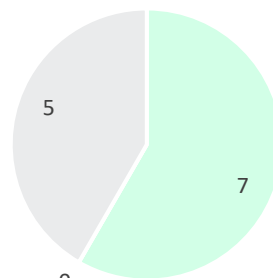
■ Compliant ■ Non Compliant ■ Not Triggered

Part E
Total 20 Conditions



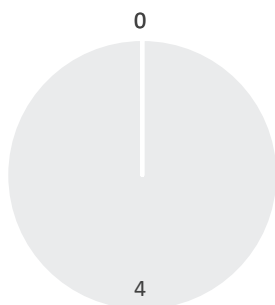
■ Compliant ■ Non Compliant ■ Not Triggered

Advisory Notes
Total 12 Conditions



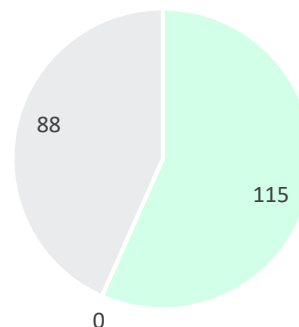
■ Compliant ■ Non Compliant ■ Not Triggered

Incident & Reporting Requirements
Total 4 Conditions



■ Compliant ■ Non Compliant ■ Not Triggered

Total 203 Conditions



■ Compliant ■ Non Compliant ■ Not Triggered

6.2 Notices, Incidents and Complaints

6.2.1 Notices and Incidents

CPB and TSA confirmed that no agency notices, orders, penalty notices or prosecutions were issued, and no reportable environmental incidents were recorded during the audit period.

6.2.2 Complaints

A Complaints Register is in place where complaint details are recorded, including resolution reached. Five complaints were received during this audit period, and all have been resolved and closed. The complaints register is available on the project website and was noted to be updated monthly.

6.2.3 Non-Compliances

No non-compliances were identified during this audit or during the audit period.

6.3 Previous Audit Findings

Previous audit findings were reviewed during the audit and were verified to be adequately addressed and closed out as follows:

Finding No.	Condition of Consent	Audit Finding Details	Follow Up	Status
RPAH-02-OFI-01	A8: Evidence of Consultation Where conditions of this consent require consultation with an identified party, the Applicant must: <ul style="list-style-type: none"> (a) consult with the relevant party prior to submitting the subject document for information or approval; 	<p>The CTMSP was issued to Council for comments, which had been provided via 'sticky notes' to the pdf document. It was not clear exactly who raised the comments and when, or if the comment was closed or open.</p> <p>It is recommended to adopt a formal method of capturing and recording evidence of consultation via the use of a correspondence log (or similar) including details of the name and company raising the comments, clear responses against each comment including how the comment has been addressed and the status i.e., open/closed etc.</p>	Construction Traffic Management Plan (CTMP), Document Number: RPA-TRA-PTC-MPL-MW-000001, currently Issue 5, Final (E) dated 4 September 2024, was presented. Council comments and actions are under appendix 5 'Council Consultation'. As all actions have been addressed. This OFI is Closed.	Closed
RPAH - 02-OFI-02	B28: The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:	<p>The CTPMSP has been updated to incorporate new sections; however, these sections are not currently referenced in the table of contents.</p> <p>It is recommended to review and revise the CTPMSP to</p>	Construction Traffic Management Plan (CTMP), Document Number: RPA-TRA-PTC-MPL-MW-000001, currently Issue 5, Final (E) dated 4 September 2024, has been reviewed and updated to incorporate the new sections as identified.	Closed

Finding No.	Condition of Consent	Audit Finding Details	Follow Up	Status
	Refer to sub-conditions (i) through to (v).	ensure that all sections are accurately reflected in the table of contents.	These sections have now been included and properly referenced in the table of contents to ensure accuracy and alignment with the document structure. This OFI is considered closed.	
RPAH - 02-OFI-03	<p>C6: Construction activities may be undertaken outside of the hours in condition C4 and C5 if required:</p> <p>by the Police or a public authority for the delivery of vehicles, plant or materials;</p>	<p>The project notified the City of Sydney Council regarding out-of-hours piling rig delivery as per clearance authority letter received from Council; however, evidence of the original submission was unable to be located.</p> <p>It is recommended to ensure that records are continually maintained for traceability purposes.</p>	<p>The out-of-hours delivery of the piling rig occurred on 19th – 20th December 2024.</p> <p>The out-of-hours activity approval from the City of Sydney Council was sighted via Aconex, dated 17th December 2024, with Aconex reference: CPB Con-GCOR-029868. As the necessary document has been maintained and available for traceability, this OFI is closed.</p>	Closed
RPAH - 02-OFI-04	<p>C32: Waste Storage and Processing</p> <p>All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties. All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).</p>	<p>The export materials register was not kept up to date, with invoices and information pending for up to 4 months.</p> <p>It is recommended undertake an audit of the register and request information from subcontractors in a timely manner to prevent potential delays in obtaining a Site Auditor Statement (SAS).</p>	<p>The Export Materials Register was sighted which has been updated to ensure it is now current, with all invoices and relevant information included. Pending items have been addressed, and the register is now up to date.</p>	Closed
RPAH - 02-OFI-05	<p>D9: Fire Safety Certification</p> <p>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</p>	<p>An Interim Fire Safety Certificate has been obtained and is referenced in BCA Completion Certificate BCAC-24040, Item 2. The BCA Completion Certificate has been submitted to the Council and displayed at the building, however a copy of the Interim Fire Safety Certificate itself should also be submitted and displayed.</p>	<p>Fire Safety Certificate for CMT (OP2) and THLS (OP3) noted to be submitted to the Certifier and Council as evidenced in the condition D9 in Checklist under Appendix E of this report. Fire Safety Certificate is also displayed in respective buildings as evidenced in Site Inspection Photos under Appendix G of this</p>	Closed

Finding No.	Condition of Consent	Audit Finding Details	Follow Up	Status
	prominently displayed in the building.	It is recommended that the Interim Fire Safety Certificate be submitted to both the relevant authority and Council and subsequently displayed in the building. It is also recommended that when the final Fire Safety Certificate is received that it is issued and displayed in the building to remain compliant with Condition D9.	report. Therefore; this OFI is closed.	

6.4 Audit Site Inspection

A site inspection was conducted of the construction areas with representatives of CPB, TSA and APP to review the effectiveness of environmental mitigation measures implemented.

Environmental controls included:

- ▶ Signage in place at main site compound (Hospital Road), John Hopkins Drive and Lambie Dew Drive with details of the project and contact numbers displayed.
- ▶ Self-contained construction area, with fencing installed around the perimeter of the site and restricted site access.
- ▶ No evidence of dust was observed at the time of the inspection, with dust suppression measures in place as required.
- ▶ Spill kits and waste bins available at point of use.
- ▶ Plant and equipment in use with checks and maintenance records in place.
- ▶ Nurse calls and emergency evacuation buttons stationed throughout the site.
- ▶ Erosion and sedimentation controls appeared to be in place and maintained.
- ▶ Tree protection in place at Temporary HLS.
- ▶ Workers onsite wearing adequate PPE.
- ▶ No mud tracking observed on roads adjacent to the site.

Three observations were identified during the site inspection as follows:

1. **OBS-01:** A live drain in the northern arrival area was observed to be partially uncovered. It is recommended to review the controls to ensure the drain is fully covered. The close-out photo was presented during the closing meeting, confirming that the live drain is now fully covered. This observation is **Closed**.
2. **OBS-02:** The geofabric in the east stormwater diversion area requires tidying. It is recommended to review the geofabric controls to ensure the area is properly maintained. The close-out photo was presented during the closing meeting, confirming that the geofabric has been tidied up. This observation is **Closed**.
3. **OBS-03:** A jerry can and gasoline container were found unbunded in the eastern stormwater diversion area. It is recommended that the chemicals be stored in banded areas for proper containment. The

close out photo was presented during closing meeting, confirming that the containers were removed and stored in the chemical storage area. This observation is **Closed**.

Photos of the site inspection are included in [Appendix G](#).

6.5 Suitability of Plans and the Environmental Management System

To effectively address the project plan requirements and implement best practice, CPB engaged several qualified and experienced professionals for the development of the environmental management plans as follows:

- Wolfpeak Pty Ltd, who prepared the project Staging Report, assisted in the development of the Construction Environmental Management Plan (CEMP) and Sub-Plans within the CEMP including the Soil and Water Management Sub-Plan and Construction Flood Management Sub-Plan as evidenced.
- Taylor Thomson and Whitting (TTW) informed on the Soil and Water Management Sub-Plan, who are the flood modellers for the project. TTW also developed the Erosion and Sediment Control Plans and design drawings for the Stormwater Management System.
- The Construction Traffic Management Sub-Plan was prepared by PTC Consultants, who are expert engineers with experience in concept road design and traffic signals.
- As part of the Early Works and Temporary Helipad Construction, Acoustic Logic developed the Construction Noise and Vibration Management Plan. They are currently conducting unattended noise and vibration monitoring for site establishment works.

CPB demonstrated implementation of their Unexpected Finds Protocol for contamination following unexpected asbestos finds in this audit period. Materials were removed by a licensed removalist, with the necessary notifications to SafeWork NSW actioned as per evidence presented.

Implementation of the Construction Environmental Management Plan and Sub-Plans were verified during the review of records and as demonstrated during the site inspection with only minor improvement opportunities identified – refer to [Section 6.8 – Audit Findings](#) and [Appendix E – Audit Checklist](#). Based on the outcome of the audit, the current plans and system were deemed suitable for the early works and main works for Stage1, Stage 2 and Stage 3 of the redevelopment.

6.6 Actual vs Predicated Impacts

6.6.1 Design Excellence

The Royal Prince Alfred Hospital Redevelopment is being constructed on a staged basis as per the 100% detailed design drawings. Current architectural plans by Jacobs have been verified by the Certifier, Blackett Maguire + Goldsmith.

6.6.2 Built form

The height and bulk of the development is as per design drawings with the project still in its early phase of redevelopment. No complaints have been received to date.

6.6.3 Heritage

An ATF fence has been erected between the Kerry Packer (KP) heritage building and the Northern Arrival and Courtyard site. No construction activities were taking place near the Kerry Packer (KP) heritage building during the site inspection.

6.6.4 Tree removal, landscaping and public domain

Tree protection continues to be in place as verified during the site inspection. Landscaping and public domain works have not been triggered at the time of this audit.

6.6.5 Noise and Vibration

Acoustic Logic has developed a Construction Noise and Vibration Management Plan for the early works stages and temporary helipad construction. Acoustic Logic are currently conducting unattended noise and vibration monitoring onsite. Appropriate controls and measures were implemented. During this audit period, three noise complaints were received, which was resolved and closed out.

6.6.6 Flooding

Taylor Thomson and Whitting (TTW) have been engaged to undertake the flood modelling for the project to ensure the development is designed to remain functional during flood events. TTW also developed the Stormwater Management System for the Temporary HLS and Lambie Dew Drive stages.

6.6.7 Traffic, transport and parking

CPB have developed and implemented a Construction Pedestrian and Traffic Management Sub-Plan. To avoid disruption to the public, no parking is allowed on Missenden Road with construction vehicles to be wholly contained within the site boundaries. CPB obtained a road closure permit from the Council to facilitate the investigation on Missenden Road to manage flow for civil works, allowing access to the manhole before closing it out. No complaints were received related to the traffic, transport and parking.

6.6.8 Other impacts

CPB have engaged Wolfpeak and TTW to assist in the development of erosion and sediment control plans which they implement onsite including sandbags, coir logs, and protection of pit drains. No mud tracking was observed on public roads during the site inspection.

No dust generating activities were occurring during the site inspection; water points were available throughout the site for dust suppression where required. Air Monitoring reports from July 2024 to December 2024 were available on the project website, with no exceedances observed. Contamination is being mitigated through the implementation of the Unexpected Finds Protocol. Refer to Audit Checklist ([Appendix E](#)) for details.

Waste is being managed by 'W' Skips onsite. Material was exported during this audit period, and all records have been documented in the Export Material Register.

No Aboriginal Cultural Heritage finds have occurred.

6.7 Key Strengths

The outcome of the audit verified that CPB demonstrated good controls to address environmental impacts. The following key strengths were noted:

- ▶ Site appeared to be well managed with internal roads clean and tidy.
- ▶ Good management of imported and exported materials with detailed record keeping.
- ▶ Contractor onboarding process demonstrated awareness of Conditions of Consent and Management Plans.
- ▶ Construction activities continue to be carried out in accordance with the Staging Report.

- ▶ Continued effective communication demonstrated between TSA and CPB.
- ▶ Proactive response to site inspection observations with close out promptly provided.

6.8 Audit Findings and Recommendations

Implementation of CPB's Construction Environmental Management Plan and Sub-Plans was verified to be in compliance with Development Consent SSD-47662959. Refer to the attached [Appendix E](#) for full details of the completed audit checklist. No non-compliances were raised during this audit.

Two (2) opportunities for improvement were identified and are summarised overpage.

Table 4- Findings

Finding No.	Finding Type	Condition of Consent	Audit Finding Details
RPAH-03_OFI-01	Opportunity for Improvement	A11: Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Certifier.	It was noted that the indicative completion date of Stage 2 in the Staging Report revision 7, dated 4 July 2024, was Q4 2024; however, the stage 2 works are now expected to be completed in Q2 2025. It is recommended that the staging report be updated to reflect the revised timeframe for the completion of stages.
RPAH-03_OFI-02	Opportunity for Improvement	AN11: Handling of Asbestos The Applicant must consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – ‘Transportation and management of asbestos waste’ must also be complied with.	SafeWork was notified for the removal of asbestos; however, there was a significant delay between the proposed and actual dates of the work. It is recommended to re-notify SafeWork in cases where there is a substantial delay in the removal of hazardous materials.

Appendix A- Audit Agenda



Royal Prince Alfred Hospital Redevelopment

Project	Independent Environmental Audit #3 – Royal Prince Alfred Hospital	
Proponent	Health Infrastructure	
Project Manager	TSA Riley	
Contractor	CPB Contractors	
Location	CPB Contractors Site Office, Camperdown NSW	
Date and Time	Thursday, 9 January 2024	9:30 AM – 4:00 PM
Auditing Team	Sanan Qasim (Lead Auditor)	
Site contact	Oliver Gibson, Senior Project Manager +61 449 254 273	
Audit criteria	In accordance with Development Consent Conditions SSD-47662959 and the Department of Planning and Environment's <i>Independent Audit Post Approval Requirements</i> (IAPAR 2020). Relevant conditions of approval shall be audited as per the Staging Report.	
Audit scope	Within 26 weeks of the previous audit	

Agenda

Item	Time
Opening Meeting <ul style="list-style-type: none"> Confirm scope of the audit, outline the audit process, methodology, timing, access, and resources required. 	9:30 AM – 9:45 AM
Site Walk <ul style="list-style-type: none"> Undertake site induction. Sight current site activities and provide focus for the review of environmental aspects, impacts and controls. 	9:45 AM – 10:30 AM
Coffee/tea break	10:30 AM – 10:45 AM
Review of Consent Conditions SSD-47662959 Schedule 2:	
<ul style="list-style-type: none"> Part A – Administrative Conditions 	10:45 AM – 11:30 AM

Item	Time
▶ Part B – Prior to Commencement of Construction	11:30 AM – 12:30 PM
Lunch break	12:30 PM – 1:00 PM
▶ Part C – During Construction	1:00 PM – 2:00 PM
▶ Part D – Prior to Commencement of Operation	2:00 PM – 2:45 PM
▶ Part E – Post Occupation	2:45 PM – 3:15 PM
▶ Advisory Notes	3:15 PM – 3:30 PM
Auditor consolidation (auditor only) / Afternoon tea break	3:30 PM – 3:45 PM
Closing meeting ▶ Outcome of audit and presentation of findings. Deliverables as noted below.	3:45 PM – 4:00 PM

Deliverables

Audit Deliverables	Responsibility
Draft Report Submission ▶ 15 days following conduct of independent audit	APP
Response to draft report ▶ 7 days following receipt of draft audit report from APP	TSA Riley / HI
Final report submission ▶ Finalised within 7 days following receipt of comments from TSA/HI Submitted to TSA/HI	APP
Response to findings and submission of final audit report ▶ Final audit report submitted to DPHI in accordance with Conditions C46 and C47.	TSA Riley / HI

Audit Deliverables	Responsibility
Non-Compliances (if applicable) <ul style="list-style-type: none"> ▶ TSA/HI is to follow the process to notify DPHI for any non-compliances as per Conditions A26 and A27. 	TSA Riley / HI

Limitations

- A. The audit will cover the construction and operational requirements and will therefore include all applicable conditions of Part A, B, C, D, E and Advisory Notes in accordance with Development Consent Conditions SSD-47662959 and the project's Staging Report.
- B. The audit will cover a sampling of records relevant to the scope. APP auditors will apply their professional judgment based on the information made available during the audit.
- C. APP will conduct the audit in accordance with the Department of Planning and Environment's *Independent Auditing Post Approval Requirements* (IAPAR 2020) with the following ratings applied: Compliant, Non-Compliant and Not Triggered, with the option to raise any Opportunities for Improvement.

Appendix B – Audit Attendance Sheet



Audit Attendance Sheet

Project	RPA Hospital Redevelopment	Audit No.	3
Auditee	CPB / TSA	Lead Auditor	Sanan Qasim
Location	CPB Site Office, Camperdown		
Opening Meeting Date	9 January 2025		9:30 am
Closing Meeting Date	9 January 2025		4:00 pm

Name	Organisation	Position	Signature	
			Opening Meeting	Closing Meeting
Sanan Qasim	APP	Lead Auditor	SQ	SQ
Oliver Gibson	TSA Riley	SPM	[Signature]	[Signature]
John Takos	CPB	SHE Manager	[Signature]	[Signature]
Kal Attar	CPB	Area Manager	[Signature]	[Signature]
Phil Nott	CPB	Area Manager	[Signature]	[Signature]
Musik Miriaa	CPB	Construction Manager	[Signature]	[Signature]
Kara McCormick	CPB	Design Engineer		KM
Con Kolovos	CPB	Design Director		
John Takos	CPB	SHE Manager	[Signature]	[Signature]
Phil Nott	CPB			

At the Audit Opening Meeting:

- Confirm audit purpose, scope, timetable, activities, closing meeting time
- Clarify unclear details of audit plan and checklist

Appendix C – Approval of Auditors

Department of Planning, Housing and Infrastructure



NSW Planning ref: SSD-47662959-PA-18 v.3

HEALTH INFRASTRUCTURE

Via the Major Projects Portal

Attention: Kathryn Saunders, Senior Planning Advisor, Town Planning (Post Approvals & Compliance)

6 December 2024

Subject: RPA Redevelopment (SSD-47662959) – Agreement to independent auditors

Dear Kathryn

I refer to your letter dated 22 November 2024, SSD-47662959-PA-18, requesting the Planning Secretary's agreement to suitably qualified, experienced, and independent persons to conduct the third independent audit of the Royal Prince Alfred Hospital Redevelopment (**Project**), under SSD-47662959 as modified (**Consent**).

The NSW Department of Planning, Housing and Infrastructure (**NSW Planning**) has reviewed the independent auditor nominations and based on the information you have provided is satisfied that Grant Brown and Sanan Qasim are suitably qualified and independent.

In accordance with Schedule 2, Condition C44 of the Consent and the NSW Planning's, *Independent Audit Post Approval Requirements (2020) (IAPAR)*, as nominee of the Planning Secretary, I agree to the following:

- Grant Brown, The APP Group as lead auditor
- Sanan Qasim, The APP Group as alternate lead auditor

Please ensure this correspondence is appended to the independent audit report.

This agreement applies to the third independent audit of the Project **only** and is conditional on the above auditor maintaining certification as a lead or principal auditor with a relevant industry body.

A further request for agreement to the above team, or for an alternate auditor or team, must be submitted for consideration by the Planning Secretary prior to the fourth independent audit.

This agreement supersedes any previous agreement(s) to independent auditors under Condition C44 of the Consent. The independent audit must be prepared, undertaken, and finalised in accordance with the conditions of Consent and the IAPAR.

4 Parramatta Square, 12 Darcy Street, Parramatta NSW 2150
Locked Bag 5022, Parramatta NSW 2124

www.dphi.nsw.gov.au

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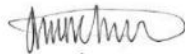
Department of Planning, Housing and Infrastructure



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

Should you wish to discuss the matter further, please contact compliance@planning.nsw.gov.au

Yours sincerely



Thomas Minchin

A/Team Leader Compliance - Government Projects

Compliance

As nominee of the Planning Secretary

Appendix D – Independent Audit Declarations

Declaration of Independence Form


Independent Audit Declaration Form	
Project Name:	Royal Prince Alfred Hospital Redevelopment
Consent Number:	SSD-47662959
Description of Project:	Redevelopment of the Royal Prince Alfred Hospital, including: <ul style="list-style-type: none"> • tree removal, earthworks and re-routing of services. • demolition of Building 94, the RPA Chapel, existing helipad and ambulance drop-off canopy. • a new 15-storey hospital building comprising new inpatient units, medical imaging, Neonatal and Women's Health Services, and a helipad to roof. • a two-storey vertical extension over Building 89 comprising expanded Intensive Care Unit and a new façade to existing building plinth. • a three-storey extension to the east of Building 89 comprising new operating theatres. • enhanced northern entry. • enhanced Emergency Department entry with new ambulance drop-off canopy.
Project Address:	Royal Prince Alfred Hospital, Missenden Road, Camperdown
Proponent:	Health Infrastructure
Title of Audit:	Independent Environmental Audit
Date:	14 January 2024

I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge:

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

Notes:

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

Name of the Auditor:	Sanan Qasim
Signature:	
Qualification:	Lead Environmental Auditor
Company:	APP Corporation Pty Ltd
Company Address:	Level 14, 10 Spring Street, Sydney NSW 2000

Declaration of Independence Form


Independent Audit Declaration Form	
Project Name:	Royal Prince Alfred Hospital Redevelopment
Consent Number:	SSD-47662959
Description of Project:	Redevelopment of the Royal Prince Alfred Hospital, including: <ul style="list-style-type: none"> • tree removal, earthworks and re-routing of services. • demolition of Building 94, the RPA Chapel, existing helipad and ambulance drop-off canopy. • a new 15-storey hospital building comprising new inpatient units, medical imaging, Neonatal and Women's Health Services, and a helipad to roof. • a two-storey vertical extension over Building 89 comprising expanded Intensive Care Unit and a new façade to existing building plinth. • a three-storey extension to the east of Building 89 comprising new operating theatres. • enhanced northern entry. • enhanced Emergency Department entry with new ambulance drop-off canopy.
Project Address:	Royal Prince Alfred Hospital, Missenden Road, Camperdown
Proponent:	Health Infrastructure
Title of Audit:	Independent Environmental Audit
Date:	14 January 2024

I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge:

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

Notes:

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

Name of the Auditor:	Grant Brown
Signature:	
Qualification:	Alternate Lead Environmental Auditor
Company:	APP Corporation Pty Ltd
Company Address:	Level 14, 10 Spring Street, Sydney NSW 2000

Appendix E – Audit Checklist

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating												
1.	PART A		ADMINISTRATIVE CONDITIONS															
1.1.	A	A1	<p>Obligation to Minimise Harm to the Environment</p> <p>In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.</p>	<p>Based on the outcome of this audit and no incidents to date, it appeared that reasonable and feasible measures have been implemented to prevent and minimise material harm to the environment during the construction of the development.</p> <p>Refer to C10 for observations identified during site inspection.</p>		Compliant												
1.2.	A	A2	<p>Terms of Consent</p> <p>The development may only be carried out:</p> <ul style="list-style-type: none">(a) in compliance with the conditions of this consent;(b) in accordance with all written directions of the Planning Secretary;(c) generally in accordance with the EIS and Response to Submissions;(d) generally in accordance with the Section 4.55(1A) modification application (SSD-47662959-Mod-2) document titled Section 4.55(1A) Modification to SSD-47662959 – Modification Two and accompanying documents, prepared by Architectus and dated 5 September 2024; and(e) in accordance with the approved plans in the table below: <table><tr><th colspan="4">Architectural drawings prepared by <i>Jacobs, Bates Smart and Neeson Mercutt + Neille</i></th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>RPA-ARC-BSA-DRG- MW-DA0103</td><td>M</td><td>SITE PLAN – DEMOLITION</td><td>02/02/24</td></tr></table>	Architectural drawings prepared by <i>Jacobs, Bates Smart and Neeson Mercutt + Neille</i>				Dwg No.	Rev	Name of Plan	Date	RPA-ARC-BSA-DRG- MW-DA0103	M	SITE PLAN – DEMOLITION	02/02/24	<p>The outcome of the audit determined the following:</p> <ul style="list-style-type: none">(a) Conditions of the consent were fully met with only opportunities for improvement identified.(b) No written directions from the Planning Secretary required to be complied with.(c) Based on the evidence presented the development is being constructed generally in accordance with the EIS and RtS. Section 2.6 of the CEMP lists the EIS Construction Environmental Commitments and how they are addressed.(d) Based on the evidence presented the development is being constructed generally in accordance with the Section 4.55(1A) modification application (SSD-47662959-Mod-2) document titled Section 4.55(1A) Modification to SSD-47662959 – Modification Two and accompanying documents, prepared by Architectus and dated 5 September 2024		Compliant
Architectural drawings prepared by <i>Jacobs, Bates Smart and Neeson Mercutt + Neille</i>																		
Dwg No.	Rev	Name of Plan	Date															
RPA-ARC-BSA-DRG- MW-DA0103	M	SITE PLAN – DEMOLITION	02/02/24															

ID No	SSD Part & Req. No.	SSD Requirement				Audit Evidence	Audit Findings/ Recommendations	Compliance rating
		RPA-ARC-BSA-DRG- MW-DA0104	X	SITE PLAN – PROPOSED	02/07/24	(e) Architectural drawings prepared by Jacobs, Bates Smart and Neeson Mercutt + Nielle as per website: <ul style="list-style-type: none"> RPA-ARC-BSA-DRG-MW-DA0103, Rev M, 2 February 2024 RPA-ARC-BSA-DRG-MW-DA0104, Rev X, 2 July 2024 RPA-ARC-BSA-DRG-MW-DA0301, Rev V, 2 July 2024 RPA-ARC-BSA-DRG-MW-DA0302, Rev AB, 5 November 2024 RPA-ARC-BSA-DRG-MW-DA0303, Rev W, 2 July 2024 RPA-ARC-BSA-DRG-MW-DA0304, Rev W, 2 July 2024 RPA-ARC-BSA-DRG-MW-DA0305, Rev V, 2 July 2024 RPA-ARC-BSA-DRG-MW-DA0306, Rev V, 2 July 2024 RPA-ARC-BSA-DRG-MW-DA0307, Rev V, 2 July 2024 RPA-ARC-BSA-DRG-MW-DA0309, Rev V, 2 July 2024 RPA-ARC-BSA-DRG-MW-DA0310, Rev V, 2 July 2024 RPA-ARC-BSA-DRG-MW-DA0311, Rev V, 2 July 2024 RPA-ARC-BSA-DRG-MW-DA0312, Rev V, 2 July 2024 RPA-ARC-BSA-DRG-MW-DA0313, Rev V, 2 July 2024 RPA-ARC-BSA-DRG-MW-DA0314, Rev V, 2 July 2024 RPA-ARC-BSA-DRG-MW-DA0315, Rev V, 2 July 2024 		
		RPA-ARC-BSA-DRG- MW-DA0301	V	GENERAL ARRANGEMENT – LEVEL 1	02/07/24			
		RPA-ARC-BSA-DRG- MW-DA0302	AB	GENERAL ARRANGEMENT – LEVEL 2	05/11/24			
		RPA-ARC-BSA-DRG- MW-DA0303	W	GENERAL ARRANGEMENT – LEVEL 3	02/07/24			
		RPA-ARC-BSA-DRG- MW-DA0304	W	GENERAL ARRANGEMENT – LEVEL 4	02/07/24			
		RPA-ARC-BSA-DRG- MW-DA0305	V	GENERAL ARRANGEMENT – LEVEL 5	02/07/24			
		RPA-ARC-BSA-DRG- MW-DA0306	V	GENERAL ARRANGEMENT – LEVEL 6	02/07/24			
		RPA-ARC-BSA-DRG- MW-DA0307	V	GENERAL ARRANGEMENT – LEVEL 7	02/07/24			
		RPA-ARC-BSA-DRG- MW-DA0308	V	GENERAL ARRANGEMENT – LEVEL 8	02/07/24			
		RPA-ARC-BSA-DRG- MW-DA0309	V	GENERAL ARRANGEMENT – LEVEL 9	02/07/24			
		RPA-ARC-BSA-DRG- MW-DA0310	V	GENERAL ARRANGEMENT – LEVEL 10	02/07/24			
		RPA-ARC-BSA-DRG- MW-DA0311	V	GENERAL ARRANGEMENT – LEVEL 11	02/07/24			

Royal Prince Alfred Hospital Redevelopment – SSD-47662959

Independent Environmental Audit

ID No	SSD Part & Req. No.	SSD Requirement				Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			RPA-ARC-BSA-DRG-MW-DA0312	V	GENERAL ARRANGEMENT – LEVEL 12	02/07/24	<ul style="list-style-type: none"> RPA-ARC-BSA-DRG-MW-DA0316, Rev V, 2 July 2024 RPA-ARC-BSA-DRG-MW-DA0317, Rev U, 2 July 2024 RPA-ARC-BSA-DRG-MW-DA0501, Rev E1, 17 May 2024 RPA-ARC-BSA-DRG-MW-DA0502, Rev C, 6 June 2023 RPA-ARC-BSA-DRG-MW-DA0901, Rev R, 25 July 2024 RPA-ARC-BSA-DRG-MW-DA0902, Rev R, 2 July 2024 RPA-ARC-BSA-DRG-MW-DA0904, Rev K, 2 July 2024 RPA-ARC-BSA-DRG-MW-DA0905, Rev F, 2 February 2024 RPA-ARC-BSA-DRG-MW-DA1001, Rev L, 2 February 2024 RPA-ARC-BSA-DRG-MW-DA1002, Rev L, 2 February 2024 RPA-ARC-BSA-DRG-MW-DA1101, Rev L, 2 February 2024 RPA-ARC-BSA-DRG-MW-DA1102, Rev L, 2 February 2024 RPA-ARC-BSA-DRG-MW-DA1103, Rev I, 6 June 2023 RPA-ARC-BSA-DRG-MW-DA1104, Rev L, 2 February 2024 RPA-ARC-BSA-DRG-MW-DA1105, Rev L, 2 February 2024 RPA-ARC-BSA-DRG-MW-DA1106, Rev L, 2 February 2024 RPA-ARC-BSA-DRG-MW-DA1107, Rev I, 6 June 2023 RPA-ARC-BSA-DRG-MW-DA1108, Rev L, 2 February 2024 	
			RPA-ARC-BSA-DRG-MW-DA0313	V	GENERAL ARRANGEMENT – LEVEL 13	02/07/24		
			RPA-ARC-BSA-DRG-MW-DA0314	V	GENERAL ARRANGEMENT – LEVEL 14	02/07/24		
			RPA-ARC-BSA-DRG-MW-DA0315	V	GENERAL ARRANGEMENT – LEVEL 15	02/07/24		
			RPA-ARC-BSA-DRG-MW-DA0316	V	GENERAL ARRANGEMENT – LEVEL 16	02/07/24		
			RPA-ARC-BSA-DRG-MW-DA0317	U	GENERAL ARRANGEMENT – LEVEL 17	02/07/24		
			RPA-ARC-BSA-DRG-MW-DA0501	E1	EXTERNAL WORKS – EMERGENCY DEPARTMENT ARRIVAL	17/05/24		
			RPA-ARC-BSA-DRG-MW-DA0502	C	EXTERNAL WORKS – EMERGENCY DEPARTMENT ARRIVAL	06/06/23		
			RPA-ARC-BSA-DRG-MW-DA0901	R	ELEVATIONS – NORTH & SOUTH	25/07/24		
			RPA-ARC-BSA-DRG-MW-DA0902	R	ELEVATIONS – EAST & WEST	02/07/24		
			RPA-ARC-BSA-DRG-MW-DA0904	K	ELEVATIONS – LAMBIE DEW DRIVE	02/07/24		
			RPA-ARC-BSA-DRG-MW-DA0905	F	ELEVATIONS – CENTRAL COURTYARD	02/02/24		

ID No	SSD Part & Req. No.		SSD Requirement				Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			RPA-ARC-BSA-DRG-MW-DA1001	L	SECTIONS – AA & BB	02/02/24	<ul style="list-style-type: none"> RPA-ARC-BSA-DRG-MW-DA1109, Rev I, 6 June 2023 RPA-ARC-BSA-DRG-MW-DA1110, Rev I, 6 June 2023 RPA-ARC-BSA-DRG-MW-DA1111, Rev I, 6 June 2023 RPA-ARC-BSA-DRG-MW-DA1112, Rev I, 6 June 2023 RPA-ARC-BSA-DRG-MW-DA1113, Rev G, 2 February 2024 RPA-ARC-BSA-DRG-MW-DA2101, Rev J, 15 February 2024 RPA-ARC-BSA-DRG-MW-DA2102, Rev K, 15 February 2024 RPA-ARC-BSA-DRG-MW-DA2103, Rev K, 15 February 2024 RPA-ARC-BSA-DRG-MW-DA2201, Rev M, 2 July 2024 RPA-ARC-JAC-DRG-MW-150300, Rev A, 21 June 2023 RPA-ARC-BSA-DRG-MW-DA3001, Rev B, 15 July 2023 RPA-ARC-BSA-DRG-MW-DA3002, Rev A, 15 July 2023 RPA-ARC-BSA-DRG-MW-DA3003, Rev A, 15 July 2023 RPA-ARC-JAC-DRG-EW6-400101, Rev G, 21 July 2023 RPA-ARC-JAC-SKE-MW-000015, Rev C, 16 May 2024 RPA-ARC-JAC-SKE-MW-150101, Rev F, 20 May 2024 RPA-ARC-JAC-SKE-MW-400002, Rev C, 20 May 2024 RPA-ARC-JAC-SKE-MW-400001, Rev F, 20 May 2024 		
			RPA-ARC-BSA-DRG-MW-DA1002	L	SECTION – CC & DD	02/02/24			
			RPA-ARC-BSA-DRG-MW-DA1101	L	FAÇADE TYPE 01 – 1 BED OUTBOARD ENSUITE	02/02/24			
			RPA-ARC-BSA-DRG-MW-DA1102	L	FAÇADE TYPE 02 – INTENSIVE CARE UNIT (ICU)	02/02/24			
			RPA-ARC-BSA-DRG-MW-DA1103	I	FAÇADE TYPE 03 – 1 BED ISOLATION	06/06.23			
			RPA-ARC-BSA-DRG-MW-DA1104	L	FAÇADE TYPE 04 – 2 BED INBOARD ENSUITE	02/02/24			
			RPA-ARC-BSA-DRG-MW-DA1105	L	FAÇADE TYPE 05 – 2 BED TOE TO TOE	02/02/24			
			RPA-ARC-BSA-DRG-MW-DA1106	L	FAÇADE TYPE 06 – NEONATES	02/02/24			
			RPA-ARC-BSA-DRG-MW-DA1107	I	FAÇADE TYPE 07 – PLANT LEVELS	06/06.23			
			RPA-ARC-BSA-DRG-MW-DA1108	L	FAÇADE TYPE 08 – OPERATING THEATRE (EAST EXTENSION)	02/02/24			
			RPA-ARC-BSA-DRG-MW-DA1109	I	FAÇADE TYPE 09 – LINK BRIDGE	06/06.23			
			RPA-ARC-BSA-DRG-MW-DA1110	I	FAÇADE TYPE 10 – NORTH ARRIVAL ENTRY	06/06.23			

ID No	SSD Part & Req. No.	SSD Requirement				Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			RPA-ARC-BSA-DRG-MW-DA1111	I	FAÇADE TYPE 11 – WINTER GARDEN	06/06.23	<ul style="list-style-type: none"> RPA-LAN-TDS-DRG-MW-150000, Rev W, 2 July 2024 RPA-LAN-TDS-DRG-MW-200000, Rev W, 20 November 2024 RPA-LAN-TDS-DRG-MW-200002, Rev W, 20 November 2024 RPA-LAN-TDS-DRG-MW-200101, Rev Y, 20 November 2024 RPA-LAN-TDS-DRG-MW-200201, Rev U, 2 July 2024 RPA-LAN-TDS-DRG-MW-200301, Rev V, 2 July 2024 RPA-LAN-TDS-DRG-MW-200401, Rev U, 2 July 2024 RPA-LAN-TDS-DRG-MW-200501, Rev X, 20 November 2024 RPA-LAN-TDS-DRG-MW-200502, Rev W, 20 November 2024 RPA-LAN-TDS-DRG-MW-200601, Rev Y, 2 July 2024 RPA-LAN-TDS-DRG-MW-200701, Rev X, 20 November 2024 RPA-LAN-TDS- DRG -MW-520001, Rev Y,20 November 2024 RPA-LAN-TDS- DRG -MW-520101, Rev Y, 20 November 2024 RPA-LAN-TDS- DRG -MW-520201, Rev U, 2 July 2024 RPA-LAN-TDS- DRG -MW-520301, Rev U, 2 July 2024 RPA-LAN-TDS- DRG -MW-520401, Rev U, 2 July 2024 RPA-LAN-TDS- DRG -MW-520501, Rev X, 20 November 2024 RPA-LAN-TDS- DRG -MW-520601, Rev S, 2 July 2024 	
			RPA-ARC-BSA-DRG-MW-DA1112	I	FAÇADE TYPE 12 – RAIN SCREEN – BUILDING 89	06/06.23		
			RPA-ARC-BSA-DRG-MW-DA1113	G	FAÇADE TYPE 13 – RADIOLOGY	02/02/24		
			RPA-ARC-BSA-DRG-MW-DA2101	J	SOLAR ANALYSIS – SUMMER SOLSTICE	15/02/24		
			RPA-ARC-BSA-DRG-MW-DA2102	K	SOLAR ANALYSIS – WINTER SOLSTICE	15/02/24		
			RPA-ARC-BSA-DRG-MW-DA2103	K	SOLAR ANALYSIS – EQUINOX	15/02/24		
			RPA-ARC-BSA-DRG-MW-DA2201	M	AREA CALCULATIONS	02/07/24		
			RPA-ARC-JAC-DRG-MW-150300	A	GENERAL ARRANGEMENT PLANS – LEVEL 3 (GROUND LEVEL) – EOT & BIKE PARKING FACILITY	21/06/23		
			RPA-ARC-BSA-DRG-MW-DA3001	B	SIGNAGE ZONES PLAN	15/07/23		
			RPA-ARC-BSA-DRG-MW-DA3002	A	SIGNAGE ZONES NORTH ELEVATION	15/07/23		
			RPA-ARC-BSA-DRG-MW-DA3003	A	SIGNAGE ZONES MISSENDEN RD ELEVATION	15/07/23		

ID No	SSD Part & Req. No.		SSD Requirement				Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			RPA-ARC-JAC-DRG-EW6-400101	G	ELEVATIONS & SECTION – PACKAGE 6	21/07/23	<ul style="list-style-type: none">RPA-LAN-TDS- DRG -MW-520701, Rev W, 20 November 2024RPA-LAN-TDS- DRG -MW-520801, Rev W, 25 July 2024RPA-LAN-TDS- DRG -MW-540002, Rev Y, 20 November 2024RPA-LAN-TDS- DRG -MW-700101, Rev U, 2 July 2024RPA-LAN-TDS- DRG -MW-700201, Rev P, 2 July 2024RPA-LAN-TDS- DRG -MW-700301, Rev P, 2 July 2024RPA-LAN-TDS- DRG -MW-700401, Rev P, 2 July 2024		
			Oxygen Vessel Architectural Plans prepared by Jacobs						
			Dwg No.	Rev	Name of Plan	Date			
			RPA-ARC-JAC-SKE-MW-000015	C	PROPOSED SITE PLAN	16/05/24			
			RPA-ARC-JAC-SKE-MW-150101	F	GENERAL ARRANGEMENT PLAN – LEVEL 1 – ZONE 1	20/05/24			
			RPA-ARC-JAC-SKE-MW-400002	C	SECTIONS	20/05/24			
			RPA-ARC-JAC-SKE-MW-400001	F	ELEVATIONS	20/05/24			
			Landscaping plans prepared by Turf Design Studio						
			Dwg No.	Rev	Name of Plan	Date			
			RPA-LAN-TDS-DRG -MW-150000	W	TREE MANAGEMENT PLAN	02/07/2024			
			RPA-LAN-TDS-DRG -MW-200000	Z	Site Landscape Plan	20/11/2024			
			RPA-LAN-TDS-DRG -MW-200002	W	Soil Depth Plan	20/11/2024			
			RPA-LAN-TDS-DRG -MW-200101	Y	General Arrangement Plan – Northern Arrival	20/11/2024			
			RPA-LAN-TDS-DRG -MW-200201	U	General Arrangement Plan – Northern Terrace	02/07/2024			

ID No	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
		<div>RPA-LAN-TDS-DRG -MW-200301 V General Arrangement Plan – L3 Sunken Gardens 02/07/2024</div> <div>RPA-LAN-TDS-DRG -MW-200401 U General Arrangement Plan – L4 Central Courtyard 02/07/2024</div> <div>RPA-LAN-TDS-DRG -MW-200501 X General Arrangement Plan – Eastern Gardens 1 of 2 20/11/2024</div> <div>RPA-LAN-TDS-DRG -MW-200502 W General Arrangement Plan – Eastern Gardens 2 of 2 20/11/2024</div> <div>RPA-LAN-TDS-DRG -MW-200601 Y General Arrangement Plan – Eastern Green Roofs 02/07/2024</div> <div>RPA-LAN-TDS-DRG -MW-200701 X General Arrangement Plan – Missenden Arrival – Emergency Department Entry 20/11/2024</div> <div>RPA-LAN-TDS-DRG -MW-520001 Y Overall Tree Planting Plan 20/11/2024</div> <div>RPA-LAN-TDS-DRG -MW-520101 Y Planting Plan – Northern Arrival 20/11/2024</div> <div>RPA-LAN-TDS-DRG -MW-520201 U Planting Plan – Northern Terrace 02/07/2024</div> <div>RPA-LAN-TDS-DRG -MW-520301 U Planting Plan – L3 Sunken Garden 02/07/2024</div> <div>RPA-LAN-TDS-DRG -MW-520401 U Planting Plan – L4 Central Courtyard 02/07/2024</div> <div>RPA-LAN-TDS-DRG -MW-520501 X Planting Plan – Eastern Gardens 20/11/2024</div>			

ID No	SSD Part & Req. No.		SSD Requirement				Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			RPA-LAN-TDS-DRG-MW-520601	S	Planting Plan – Eastern Wing Green Roofs	02/07/2024			
			RPA-LAN-TDS-DRG-MW-520701	W	Planting Plan – Missenden Arrival – Emergency Department Entry	20/11/2024			
			RPA-LAN-TDS-DRG-MW-520801	W	Planting Plan – USYD	25/07/2024			
			RPA-LAN-TDS-DRG-MW-540002	Y	Proposed Tree Canopy Cover Plan	20/11/2024			
			RPA-LAN-TDS-DRG-MW-700101	U	Section – Northern Arrival	02/07/2024			
			RPA-LAN-TDS-DRG-MW-700201	P	Section – Northern Terrace	02/07/2024			
			RPA-LAN-TDS-DRG-MW-700301	P	Section – L3 Sunken Gardens	02/07/2024			
			RPA-LAN-TDS-DRG-MW-700401	P	Section – L4 Central Courtyard	02/07/2024			
			RPA-LAN-TDS-DRG-MW-700501	V	Section – Eastern Garden	02/07/2024			
			RPA-LAN-TDS-DRG-MW-DA700601	E	Section – Eastern Wing Green Roofs	02/07/2024			
			RPA-LAN-TDS-DRG-MW-900300	P	Details – Furniture 1 of 3	02/07/2024			
			RPA-LAN-TDS-DRG-MW-	E	Details – Softworks	02/07/2024			

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			900500			
1.3.	A	A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <ul style="list-style-type: none"> (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; (b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and (c) the implementation of any actions or measures contained in any such document referred to in (a) above. 	<p>No written directions have been received from the Department of Planning, Housing and Infrastructure (DPHI).</p> <ul style="list-style-type: none"> (a) No comments received on Staging Report. (b) No reports, reviews or additional audits commissioned by DPHI (c) No additional actions or measures for implementation have been required. 		Not Triggered
1.4.	A	A4	<p>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.</p>	<p>No inconsistencies, ambiguities, or conflicts. The development is being constructed generally in accordance with the EIS and RtS.</p>		Not triggered.
1.5.	A	A5	<p>Limits of Consent</p> <p>This consent lapses five years after the date of consent unless works are physically commenced.</p>	<p>The Development Consent is as signed on 26 September 2023. This consent has not yet lapsed.</p>		Compliant
1.6.	A	A5A	<p>This consent does not approve the SBA Laboratory Gas Compound adjacent to the Eastern Extension, shown on the architectural drawings and landscape plans. Separate</p>	<p>As per previous audit: The SBA Laboratory Gas Compound works are not being undertaken by the project redevelopment</p>		Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			approval(s) must be obtained from the relevant authority for the SBA Laboratory Gas Compound (where required).	team. These works are being undertaken under a separate planning consent “USYD & RPA Sydney Biomedical Accelerator Project – SSD55388456”.		
1.7.	A	A6	Prescribed Conditions The Applicant must comply with all relevant prescribed conditions of development consent under Part 4, Division 2 of the EP&A Regulation.	BCA DA Crown Certificates have been issued for three stages to date by Blackett Maguire + Goldsmith (BM+G) Pty Ltd as follows: <ol style="list-style-type: none"> 1. CRO-23085 dated 26 October 2023 for Stage 2A – Early Works to Lambie Dew Drive 2. CRO-23086 dated 26 October 2023 for Stage 1, Temporary Helicopter Landing Site Works 3. CRO-23098 dated 22 November 2023 for Stage 2B and 2C associated with Lambie Dew Early Works. 4. CRO – 24008 dated 7 February 2024 for stage 3A – Early Works 5- Lambie Dew Drive 5. CRO – 24038 dated 14 May 2024 for Stage 3B – Main Works Northern Expansion 6. CRO – 24064 dated 9 July 2024 for Stage 3C – Main Works 7. CRO – 24106 dated 19 December 2024 for Stage 3D – Main Works 		Compliant
1.8.	A	A7	Planning Secretary as Moderator In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The	No disputes between the Applicant and public authorities.		Not Triggered

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			Planning Secretary's resolution of the matter must be binding on the parties.			
1.9.	A	A8	Evidence of Consultation Where conditions of this consent require consultation with an identified party, the Applicant must: <ul style="list-style-type: none"> (b) consult with the relevant party prior to submitting the subject document for information or approval; and (c) provide details of the consultation undertaken including: <ul style="list-style-type: none"> i) the outcome of that consultation, matters resolved and unresolved; and ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved. 	The consultation was undertaken with Council and University of Sydney regarding the Modification 2, dated 11 December 2024. Sighted: <ul style="list-style-type: none"> • Meeting minutes of City of Sydney – Agency Consultation #1 - Mod 2, Rev. B, dated 13 May 2024. • Meeting minutes of University of Sydney – Agency Consultation #1 - Mod 2, Rev. A, dated 14 May 2024. 		Compliant
1.10.	A	A9	Staging The project may be constructed and operated in stages generally in accordance with 'Preliminary Construction Management Plan (Revision 6.0)' prepared for Health Infrastructure and dated 20/06/2023. 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 for the approval of the Certifier. The Staging Report must be submitted to the Certifier no later than 14 days before the commencement of construction of the first of the proposed stages of construction and 14 days before the commencement of operation of the first stage of the proposed stages of operation.	As per previous audit: Staging Report, Rev 7, dated 4 July 2024 has been prepared by WolfPeak. The Staging Report was submitted to Certifier on 7 July 2024. Certifier responded, Aconex reference BM+G-GCOR-000654, 9 July 2024 confirming the staging report is considered satisfactory.		Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
1.11.	A	A10	<p>A Staging Report prepared in accordance with condition A9 must:</p> <ul style="list-style-type: none"> (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; (d) specify how compliance with independent auditing requirements will be achieved across and between each of the stages of the project; and (e) set out mechanisms for managing any cumulative impacts arising from the proposed staging. 	<p>Staging Report, Rev 7 dated 4 July 2024 includes:</p> <ul style="list-style-type: none"> (a) Section 2.1 Construction Staging, including Table 2: Proposed staging of construction (b) Section 2.2 Operations includes Table 3. Operational phases are OP1 to OP8 with dates provided (c) Sections 3.1 Approach, 3.2 Management Plans, 3.3 Training and periodic review, 3.4 Auditing, Appendix A Compliance Matrix – SSD 47662959 Schedule 2: Conditions of Consent (d) Section 3.4 Auditing, Appendix A Compliance Matrix – SSD 47662959 Schedule 2: Conditions of Consent (e) Section 3.5 Cumulative Impact. 		Compliant
1.12.	A	A11	<p>Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Certifier.</p>	<p>Development currently under Stage 2 and 3 as per Crown Certificates issued with works involving:</p> <p>Stage 2:</p> <ul style="list-style-type: none"> ▶ Stage 2A – Early Works 5 – Lambie Dew Drive <ul style="list-style-type: none"> • Site establishment • Demolition and site clearing (removal and pruning) • Demolition and establishment of temporary USYD Storage Shed • Service diversion including: 	<p>RPAH-03-OFI-01:</p> <p>It was noted that the indicative completion date of Stage 2 in the Staging Report revision 7, dated 4 July 2024, was Q4 2024; however, the stage 2 works are now expected to be</p>	Compliant

ID No	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			<ul style="list-style-type: none"> • HV for temporary kiosk to Centenary building • Stormwater • Sewer • LV electrical • Road alignment (shuttle lift location) • Temporary fire hydrant relocation <p>► Stage 2B – Early Works 5 – Lambie Dew Drive</p> <ul style="list-style-type: none"> • Sewer main diversion and connection • Temporary booster relocation including in-ground pipework and plinth on John Hopkins Drive • Potable water <p>► Stage 2C Early Works 5 – Lambie Dew Drive</p> <ul style="list-style-type: none"> • Installation of new in ground service connections: <ul style="list-style-type: none"> ◦ HV for East Tower ◦ Water ◦ Sewer ◦ Diesel pipework ◦ Stormwater ◦ Medical gases <p>Stage 3:</p> <p>► Stage 3A Early Works 5 – Lambie Dew Drive</p> <ul style="list-style-type: none"> • Final Road Alignment (corner of GHD & LDD) service diversions: stormwater, sewer, LV, 	<p>completed in Q2 2025.</p> <p>It is recommended that the staging report be updated to reflect the revised timeframe for the completion of stages.</p>	

ID No	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			<p>communications, mechanical plenum structure, water</p> <ul style="list-style-type: none"> • Civil Works • Temporary Haul Road at East Tower <p>Temporary Works 1</p> <ul style="list-style-type: none"> • Site Establishment • Civil Works • Minor Demolition Works to current roadways, kerb and change to existing stormwater pit lid to class D • Landscape, pavements, kerbs, guttering and installation of additional lighting to new pedestrian crossing • Steelwork for Canopy including lighting, sprinklers and security to awning • Minor internal services and finishes with existing hospital: <ul style="list-style-type: none"> ◦ New reception area ◦ Electrical cabling to facilitate intercom communication from level 3 clinical departments to new reception area ◦ Automation to existing doors (including some fire doors) along the path of travel from new reception to clinical departments ◦ Isolation of the Northern arrivals construction area from the existing hospital- an IFSS is going to be prepared by the fire engineer to accommodate this ◦ Mechanical fan coil unit <p>Main Works East Tower, East Extension, Northern Arrival:</p>		

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
				<ul style="list-style-type: none">East Tower: Bulk excavationEast Extension: Final Lambie Dew Drive RoadNorthern Expansion: Site establishment, site clearing, civil and bulk excavation <p>► Stage 3B – Main Works</p> <p>Northern Expansion:</p> <ul style="list-style-type: none">Site EstablishmentDemolitionSite clearingCivil and Bulk ExcavationService diversions <p>CTMU:</p> <ul style="list-style-type: none">Site EstablishmentDemolitionInternal Fitout works within Level 02Installation of building services within Level 01 and 02 <p>► Stage 3C – Main Works</p> <p>East Tower:</p> <ul style="list-style-type: none">PilingInground Structure and ServicesLift Core Pad Footings and Overrun WallsJump from Establishment and Core ConstructionAbove Ground Structure <p>East Extension:</p> <ul style="list-style-type: none">Service DiversionsInground Structure and ServicesPilingAbove Ground Structure		

ID No	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			<p>Northern Expansion:</p> <ul style="list-style-type: none"> Bulk Excavation for NEPT Carpark Above Ground Structure <p>Northern Arrival and Courtyard:</p> <ul style="list-style-type: none"> Site Establishment Demolition Structure <p>Building 89 Cell and Molecular Therapies Unit (CMTU):</p> <ul style="list-style-type: none"> B89 Lift Pit Construction <p>Main Works – Miscellaneous:</p> <ul style="list-style-type: none"> East Campus Oxygen Vessel – Site Establishment, Inground Services, Structure, Services, Finishes. <p>► Stage 3D – Main Works</p> <ul style="list-style-type: none"> Construction of the Northern Arrival Lobby on Level 03 (excluding the proposed façade and external courtyard areas which is proposed to be undertaken as part of Stage 4) B89 Level 04 Medical Records Reception & Tunnel Link Fit-out Refurbishment B89 Level 07 Plantroom service diversion, demolition and structure (excluding installation of new building services). <p>CMT (OP2) – Completed</p> <p>THLS (OP3) - Completed</p>		

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
1.13.	A	A12	Where construction 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 including independent auditing requirements.	Compliance matrix developed which corresponds to the Staging Report – RPAH SSDA CoC Compliance Monitoring Matrix presented listing all Conditions of Approval with Crown Certificates, Phase of Development, Status of Compliance, updated once a month (live register).		Compliant
1.14.	A	A13	Staging, Combining and Updating Strategies, Plans or Programs The Applicant may: <ul style="list-style-type: none"> (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 	(a) No plans or strategies have been required. (b) No combining of any strategies, plans or programs. (c) No plans, programs or strategies required to be updated.		Not Triggered

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			of the development).			
1.15.	A	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 for the approval of the Planning Secretary.	No strategy, plan or program required to be submitted to Planning Secretary.		Not Triggered
1.16.	A	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.	Architectural and Landscape design changes were updated as part of Mod-2 dated 11 December 2024. Presented Royal Alfred Hospital Redevelopment SSDA Mod 2 Presentation. Agency Consultation details are attached under appendix K. Sighted meeting minutes of City of Sydney – Agency Consultation #1 - Mod 2, Rev. B, dated 13 May 2024. Sighted meeting minutes of University of Sydney – Agency Consultation #1 - Mod 2, Rev. A, dated 14 May 2024.		Compliant
1.17.	A	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.	Applicable for architectural and landscapes design plans submitted as part of Mod-2 dated 11 December 2024. All revised management plans have superseded the previous versions.		Compliant
1.18.	A	A17	Structural Adequacy All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.	Presented Structural Design Certificate by TTW, dated 1 November 2024. This statement is referenced in Crown Certificate 3D – item 11.		Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			<i>Note: Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.</i>			
1.19.	A	A18	External Walls and Cladding The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	As per initial audit: Triggered under Crown Certificate CRO-23086 dated 26 October for Stage 1 Temporary HLS but delayed – presented with correspondence for façade and hydraulics – Issued 24 October 2023, Aconex reference BM+G-GCOR-000048 in response to CPB correspondence for delay confirmation. Noted in TTW Structural Design Certificate 201957 Rev A, 25 October 2023 as above.		Compliant
1.20.	A	A19	Applicability of Guidelines References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	As per Crown Certificates + prescribed management plans e.g., CEMP Section 2.5 Applicable Legislative Requirements lists applicable acts: Environmental Planning and Assessment Act 1979, Heritage Act 1977, Contaminated Land Management Act 1997, POEO Act 1997, POEO (Waste) Regulation 2014.		Compliant
1.21.	A	A20	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	No requests from DPHI for monitoring or management obligations received.		Not Triggered

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
1.22.	A	A21	<p>Monitoring and Environmental Audits</p> <p>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.</p> <p><i>Note: For the purposes of this condition, as set out in the EP&A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i></p>	<p>This is the third independent environmental audit for the RPA Hospital Redevelopment project. The second IEA was submitted to DPHI on 5 September 2024. On 19 December 2024 DPHI responded via letter stating “NSW Planning considers the IEA report to generally satisfy the reporting requirements of the Consent and the NSW Planning Independent Audit Post Approval Requirements (2020)”. Reference – SSD-47662959-PA-12.</p> <p>Sighted Air Monitoring Reports on website – Airsafe Test Reports from August 2024 to October 2024. The reports confirms the calculated concentrations are less than the reporting limit of 0.01 fibres/mL.</p> <p>Sighted Construction Noise and Vibration Report # 17 to Report # 24 on website.</p> <p>No incidents or non-compliances were reported during this audit period.</p>		Compliant
1.23.	A	A22	<p>Access to Information</p> <p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ul style="list-style-type: none"> i) the documents referred to in condition A2 of this consent; ii) all current statutory approvals for the development; 	<p>(a) Royal Prince Alfred Hospital Redevelopment project website developed and was verified to include the following:</p> <ul style="list-style-type: none"> i) Development Consent SSD-47662959 dated 26 September 2023; link to EIS and response to submissions 		Compliant

ID No	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
		<ul style="list-style-type: none"> 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; ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; x) any other matter required by the Planning Secretary; and <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary, and publicly available for 12 months after the completion of operations.</p>	<ul style="list-style-type: none"> ii) Crown Certificates 1 (Temporary Helicopter Landing Site), 2A (Lambie Dew Drive Works), 2B & 2C ((Lambie Dew Drive Early Works), 3A – Early Works 5-Lambie Dew Drive, Stage 3B – Main Works Northern Expansion & CTMU, Stage 3C – Main Works East Tower, East Expansion, Northern Expansion, Northern Arrival and Courtyard, CMTU and Miscellaneous works, 3D – Main Works iii) Approved drawings, CEMP, CNVMP, CTMP, GMP. iv) Regular reporting of Environmental Performance as per Monitoring reports and Independent Environment Audit v) Air Monitoring Report from January 2024 to October 2024 & Construction Noise and Vibration Report # 1 to Report # 24. vi) 'Latest News' and 'Milestones' vii) Contact Us details viii) Complaints Register <p>December 2024 – 1 complaint was reported in December related to clocked drain near construction site. Upon investigation, it was confirmed that the issue is</p>		

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
				<p>not related to the RPAH Redevelopment works. The information was passed to the Hospital team and they resolved the issue. The response was provided to the complainant and the complaint was closed out.</p> <p>ix) Independent Audit Report 2 and Proponent Review and Response is available on website.</p> <p>x) Photographic Archival Recording included for the Tissue Pathology and Diagnostic Oncology (Building 84), and RPA Chapel (Building 95).</p> <p>(b) Information reviewed during the audit was noted to be current and up to date.</p>		
1.24.	A	A23	<p>Compliance</p> <p>The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.</p>	<p>Presented Site Specific Induction – Site specific working hours, Key site-specific hazards, Emergency Response, communication and consultation, noise and vibration, excluded and restricted zones, environmental and sustainability, environmental compliance, flora and fauna, waste management, air quality, concrete waste and incident response topics were covered in the site specific induction</p> <p>Site wide project induction in place. RPAHR 3DSS Online Induction presented – key</p>		

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
				<p>environmental risks – soil and water, contamination, heritage, noise and vibration including hours, air quality, flora and fauna, waste management. Identifying Heritage Items, Unexpected Finds process, Air Quality Management, Contamination and Unexpected Finds, concrete waste, Storage and Refuelling, Site Environmental Plans, Incident response, Roles and responsibility. Stakeholder and Community relations.</p> <p>Online 3D Safety induction to be undertaken prior to onsite site-specific induction.</p> <p>The induction process is conducted through 3D Safety. The 3D Safety dashboard was presented, and records for ABI Civil subcontractors' inductions were sighted. Christian Paul has completed all necessary attachments, competencies, and safety essentials training as part of the online induction.</p> <p>Additionally, an Aconex document dated 1 December 2024 was sighted, containing the SSD in the subcontractor pack, Tender No. CPB RPAH Civil Works.</p>		
1.25.	A	A24	Incident Notification, Reporting and Response 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	No incidents have occurred.		Not Triggered

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			(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.			
1.26.	A	A25	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.	No incidents have occurred.		Not Triggered
1.27.	A	A26	Non-Compliance Notification The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance.	No non-compliances.		Not Triggered
1.28.	A	A27	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	No non-compliances.		Not Triggered
1.29.	A	A28	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	No non-compliances or incidents.		Not Triggered
1.30.	A	A29	Within three months of: <ul style="list-style-type: none"> (a) the submission of an incident report under condition A25; (b) the submission of an Independent Audit under condition C43 or C45; (c) the approval of any modification of the conditions of this consent; or (d) the issue of a direction of the Planning Secretary under condition A3 which requires a review, 	CPB advised the Certifier that due to the findings of the Second Independent Environmental Audit that a review of management plans was being carried out. Sighted: Letter from CPB to the Certifier, dated 18 September 2024 Ref. CPB Con-GCOR-023586. The CEMP review was not required to be notified to Planning Secretary.		Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			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.			
1.31.	A	A30	<p>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.</p> <p><i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i></p>	CEMP Rev F dated 24 September 2024. Sighted Aconex correspondence CPB Con-GCOR-023586, dated 21 November 2024, confirming the submission of CEMP and CTMP to certifier.		Compliant
1.32.	A	A31	<p>Missenden Road On-street Parking</p> <p>Unless otherwise agreed by Council, the proposed four on-street parallel parking spaces along Missenden Road are not approved.</p>	Parking on Missenden Road is not occurring.		Not Triggered
1.33.	A	A32	<p>Associated Roadway Costs</p> <p>All costs associated with the construction of any new public road works associated with the development including kerb and gutter, road pavement, drainage system and footway are to be borne by the Applicant. The new public road works must be designed and constructed in accordance with Council's Sydney Streets Technical Specification, including amendments, and the Sydney Streets Design Code.</p>	<p>No new public road works currently occurring.</p> <p>This will be triggered under Stage 6.</p>		Not Triggered

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
1.34.	A	A33	Cost of Signposting All costs associated with signposting for any kerbside parking restrictions and traffic management measures associated with the development are to be borne by the Applicant.	As per initial audit: Quote for signage and installation, PO: QTW VANESSA AGGETT-2 from Jaybro on 21 September 2023. 9 October 2023 VARI Group Signage Purchase Proposal. Includes list of signs and location maps.		Compliant
1.35.	A	A34	Paving Materials The surface of any material used for the paving of colonnades, thoroughfares, plazas, arcades and the like which are used by the public must be designed to comply with AS 4586:2004 Slip resistance classification of new pedestrian surface materials.	Paving materials will be triggered under Stages 4 Main Works (East Tower, East Extension, Northern Expansion, Northern Arrival and Courtyards) and Stage 6 Refurbishment Works Stage 2.		Not Triggered
2.	PART B		PRIOR TO COMMENCEMENT OF A CONSTRUCTION			
2.1.	B	B1	Notification of Commencement The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	As per initial audit: Letter from Health Infrastructure dated 24 October 2023 to DPHI presented. Commencement date: 27 October 2023 DPHI acknowledgement on 24 November 2023 for Notice of Commencement as 27 October 2023. DPHI had no comments. Post Approval receipt SSD-47662959-PA-2 dated 24 October 2023 also sighted.		Compliant
2.2.	B	B2	If the construction 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	HI letter to DPHI, dated 20 December 2024 Re: SSD-47662959 Royal Prince Alfred Hospital Redevelopment was sighted,		Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			commencement and the development to be carried out in that stage.	<p>confirming the Stage 3D commencement revised to 6 January 2024.</p> <p>DPHI Post Approval receipt SSD-47662959-PA-21, dated 20 December 2024, was sighted.</p> <p>Sighted DPHI email, dated 6 January 2025, stating that the Department has no comments.</p>		
2.3.	B	B3	<p>Design Excellence and Integrity</p> <p>Prior to the commencement of construction of the building works set out in (a) and (b) below, the Applicant must prepare amended plans for the approval of the Design Integrity Panel (DIP). The amended plans, and evidence that they have been endorsed by the DIP, must be provided for the information of the Planning Secretary, Certifier and Council. The amended plans must include details of:</p> <ul style="list-style-type: none"> (a) façade treatment at the existing ground-level Northern Arrival frontage (Level 3) of Building 89; and (b) the Missenden Road canopy at a scale of 1:20, prepared with input from a suitably qualified heritage specialist. The canopy must relate sympathetically to the context and setting of the Albert Pavilion with minimal interruption to primary view lines. Drawings must include details of materials, angle of canopy, the design of gutters and downpipes. 	Design Excellence and Integrity (façade and canopy works) will be triggered under Stage 4 and Stage 6.		Not Triggered
2.4.	B	B4	Prior to the commencement of construction of the building façade works, the Applicant must provide evidence to the Planning Secretary and Certifier that Government Architect NSW on behalf of the RPA Design Integrity Panel has endorsed the façade “For Construction” architectural or shop	Building façade works will be triggered under Stage 4.		Not Triggered

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			drawings and samples of façade materials, including any revised 3D photomontages as requested, as being consistent with the approved design.			
2.5.	B	B5	Any future 4.55(2) modification applications must be accompanied by a Design Integrity Report which details that the proposed changes have been reviewed and endorsed by the DIP. The Design Integrity Report must include a summary of feedback provided by the DIP and responses by the Applicant to this advice.	Mod-2 – Design Integrity Report was endorsed by the DIP. Presented RPAH Redevelopment Architectural Design Statement & Design Integrity Panel Report SSDA Modification 2 Issue 7, dated 11 July 2024. Section 1.2 “Summary of Changes” includes the details of proposed changes with the comments from DIP. The Design Integrity report also includes DIP 5 & 6 Meeting Minutes and DIP 6 Presentation under appendices. Feedback provided by DIP is under section 1.3 & 1.4 “Feedback Response Table”		Compliant
2.6.	B	B6	Any future 4.55(1A) modification applications must be accompanied by a Design Integrity Report.	As above.		Compliant
2.7.	B	B7	Certified Drawings Prior to the commencement of construction, the Applicant must submit to the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	Presented Structural Design Certificate by TTW, dated 1 November 2024. Sighted Aconex correspondence CPB Con-GCOR-026649, dated 4 November 2024, confirming the submission of Structural Design Certificate to Certifier. This statement is referenced in Crown Certificate 3D – item 11.		Compliant
2.8.	B	B8	External Walls and Cladding Prior to the commencement of construction, the Applicant must provide the Certifier with documented evidence that the	As per initial audit: Triggered under Crown Certificate CRO-23086 dated 26 October for		Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			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. A copy of the documentation must be made available on the Applicant's website within 14 days after the Certifier accepts it.	Stage 1 Temporary HLS but delayed – presented with correspondence for façade and hydraulics. Aconex correspondence dated 24 October 2023, BM+G-GCOR-00048 in response to CPB correspondence for delay confirmation. Included as part of TTW Structural Design Certificate 201957 Rev A, 25 October 2023.		
2.9.	B	B9	Pre-Construction Dilapidation Report – Protection of Public Infrastructure Prior to the commencement of construction, the Applicant must: <ul style="list-style-type: none"> (a) consult with the relevant owner and provider of services and Infrastructure that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a Pre-Construction Dilapidation Report identifying the condition of all public (non-residential) infrastructure and assets in the vicinity of the site (including roads, gutters and footpaths) that have potential to be affected; (c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and (d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary with 48 hours when requested. 	As per initial audit: Prior to commencement of construction (notified as 27 October 2023): <ul style="list-style-type: none"> (a) Consultation as per Disruption Notice – establishment site (1 and 2A) No. RPA-PMT-CPB-DNT-EW5-00001. 12 October 2023. Meeting No. 4 RPA/USyd Disruption Notice – Item 1.1 and 1.2 (including monitoring), Section 1.4 Dilapidation report. (b) Pre-Constriction Dilapidation Report(s). Dilapidation Report – Property Sydney University Site, RPAH Camperdown, Craigmar Consulting Services Pty Ltd, inspected 14 June 2023. (c) Submission to asset owner, Certifier and Council: Transmittal Aconex reference CPB Con-TRANSMIT-000868 on 11 October 2023 to Certifier with Charles Perkins Building, Helipad Carpark, adjoining roads attached. Submitted to City of Sydney Council 26 October 2023 as per email presented. Submitted to Sydney Uni via Aconex, reference 		Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
				TSA-GCOR-010439 on 11 October 2023 sighted. (d) DPHI has not requested any copies of the Dilapidation Report.		
2.10.	B	B10	Pre-Construction Survey – Adjoining Properties Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of buildings that are likely to be impacted by the development.	As per initial audit: Sydney University required Pre-Construction Dilapidation Reports as above. Property Sydney University Site, RPAH Camperdown, Craigmar Consulting Services Pty Ltd, as inspected on 14 June 2023.		Compliant
2.11.	B	B11	Where the offer for a pre-construction survey is accepted (as required by condition B10), the Applicant must arrange for a survey to be undertaken by a suitably qualified and experienced expert prior to the commencement of vibration generating works that could impact on the identified buildings.	As per initial audit: Pre-Constriction Dilapidation Report – Property Sydney University Site, RPAH Camperdown, 14 June 2023. Craigmar Consulting Services Pty Ltd actioned the survey.		Compliant
2.12.	B	B12	Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition B11, the Applicant must: (a) provide a copy of the relevant survey to the owner of each residential building surveyed in the form of a Pre-Construction Survey Report; (b) submit a copy of the Pre-Construction Survey Report to the Certifier; and (c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary when requested.	As per initial audit: Prior to demolition works (commencement of construction 27 October 2023): (a) Copy of surveys submitted to Sydney University via Aconex, TSA-GCOR-010439 on 11 October 2023 (b) Transmittal CPB Con-TRANSMIT-000868 on 11 October 2023 to Certifier (c) DPHI has not requested any copies to date.		Compliant
2.13.	B	B13	Public Domain Plan Prior to the commencement of construction of any public domain works on Council-owned land (excluding utility works), a detailed	This condition will be triggered under Stage 7. As per Crown Certificate 2B & 2C Item 12: Letter from CPB confirming that the		Not Triggered

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			<p>Public Domain Plan must be submitted to the Certifier. The plan must:</p> <ul style="list-style-type: none"> (a) be endorsed by Council; (b) document all works required to ensure that the public domain upgrade work complies with Council's Public Domain Manual, Sydney Streets Code, Sydney Street Tree Masterplan, Sydney Lights: Public Domain Design Guide, Sydney Streets Technical Specification; (c) be based on an accurate survey, to scale and fully coordinated across all disciplines and submissions; and (d) include public domain levels and gradients documentation and public domain lighting design, including undergrounding where possible. 	<p>proposed Stage 2B & 2C scope of works do not involve any works to the Public Domain (excluding utility works), 6 November 2023.</p> <p>CPB Memo reference SSD-47662959</p> <p>Conditions B13 and B14 to BM+G, Certifier, as presented.</p> <p>Public domain works on Council owned land will occur at a later stage of the development.</p>		
2.14.	B	B14	<p>Public Domain Works Security Bond</p> <p>Prior to the commencement of construction of any public domain works on Council-owned land (excluding utility works), a Public Domain Security Bond is required for the public domain works and repairing damage that may be caused to Council's public domain in the vicinity of the site, in accordance with the City of Sydney's adopted fees and charges and the Public Domain Manual. Council will retain the bond until all public domain works, including rectification of damage to the public realm, are completed to Council's standards in accordance with condition D17.</p> <p><i>Note: On satisfying the above requirements, Council will issue a Public Domain Works – Letter of Completion Operational Acceptance and 90 per cent of the bond will be released. The remaining 10 per cent will be retained for a six month defects liability period from the date of Completion, as nominated by Council and outlined in the Public Domain Works – Letter of Completion Operational Acceptance.</i></p>	<p>This condition will be triggered under Stage 7.</p> <p>As per Crown Certificate 2B & 2C Item 12: Letter from CPB confirming that the proposed Stage 2B & 2C scope of works do not involve any works to the Public Domain (excluding utility works), 6 November 2023.</p> <p>CPB Memo reference SSD-47662959</p> <p>Conditions B13 and B14 to BM+G, Certifier sighted.</p> <p>Public domain works on Council owned land triggering the security bond will occur at a later stage of the project.</p>		Not Triggered

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
2.15.	B	B15	Prior to the lodgement of the bond required in accordance with condition B14, the Applicant must contact Council to determine the bond amount. The bond must be lodged with Council prior to an approval being issued for Public Domain Plan required in accordance with condition B13.	<p>This condition will be triggered under Stage 7.</p> <p>As per Crown Certificate 2B & 2C Item 12: Letter from CPB confirming that the proposed Stage 2B & 2C scope of works do not involve any works to the Public Domain (excluding utility works), 6 November 2023. CPB Memo reference SSD-47662959 Conditions B13 and B14 to BM+G, Certifier sighted.</p> <p>Public domain works requiring a bond will occur at a later stage of the project.</p>		Not Triggered
2.16.	B	B16	Ecologically Sustainable Development Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate to the Certifier that the ESD initiatives recommended by the ESD report ('SSDA Report – Sustainability (Revision A)', prepared by LCI Consultants and dated 12/06/2024) have been incorporated into the design of the development.	The designs are not yet ready and will be finalised at a later stage.		Not Triggered
2.17.	B	B17	The project is to achieve compliance with section 2.5.6 of the Health Infrastructure Engineering Services Guidelines dated 6 August 2021 (including Design Guidance Note No. 058) by attaining a minimum of 60 points in accordance with the ESD Evaluation Tool.	Compliance and attainment of a minimum of 60 points will be triggered towards the end of the project. Timing of this condition is not yet triggered.		Not Triggered
2.18.	B	B18	Heritage Photographic Archival Recording Prior to the commencement of demolition of any heritage item, a photographic archival record of the external and internal areas of the heritage items on site and all other items of heritage significance on the site identified in 'Statement of Heritage	As per initial audit: Photographic Archival Recording actioned: <ul style="list-style-type: none"> Tissue Pathology and Diagnostic Oncology (Building 94) by Heritage 21, ref 9986, 13 September 2023. 		Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			Impact' (Issue 7), prepared by Heritage 21 and dated 3 November 2022, and addendum prepared by Heritage21 dated 8 June 2023, must be prepared in accordance with the NSW Heritage Branch guidelines titled Photographic Recording of Heritage Items using Film or Digital Capture. A digital copy must be submitted to Council, any relevant local studies collection in the locality and made available on the Applicant's website prior to the commencement of demolition of any heritage item.	<ul style="list-style-type: none"> RPA Chapel (Building 95) by Heritage 21, ref 9986, 13 September 2023. <p>Both reports were verified as available on the project website during the audit.</p> <p>These buildings were identified in the Statement of Heritage Impact as well as Building 63 which will fall under Stage 6.</p> <p>Submitted to Council on the 12 December 2023 from CPB to City of Sydney – email presented. No requirement to send to any other parties.</p> <p>Chapel demolished mid-December, completed end of December 2023.</p> <p>Pathology has commenced, due to be fully demolished in 4-6 weeks' time.</p>		
2.19.	B	B19	Heritage – Albert Pavilion Internal Works Prior to the commencement of construction works for internal refurbishment of the Albert Pavilion (Building 63), detailed architectural plans for internal works must be submitted to the Certifier. The plans must be accompanied by a written statement from a suitably qualified and experienced heritage professional, confirming that adequate consideration has been given to the retention of original masonry internal walls and any remnant fabric of significance, where feasible.	Internal refurbishment of Albert Pavilion (Building 63) shall occur under Stage 6, Refurbishment Works Stage 2.		Not Triggered
2.20.	B	B20	Outdoor Lighting	No change since the previous audit.		Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			<p>Prior to commencement of lighting installation, evidence must be submitted to the Certifier that all outdoor lighting to be installed within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.</p>	<p>Electrical design statement – Main Works East Tower prepared by Stowe Australia Pty Ltd, dated 1 February 2024.</p> <p>This statement is referenced in Crown Certificate 3A – item 9.</p> <p>Electrical design statement – Temporary Works 1 prepared by Stowe Australia Pty Ltd, dated 1 February 2024.</p> <p>This statement is referenced in Crown Certificate 3A – item 10.</p> <p>Electrical design statement prepared by Stowe Australia Pty Ltd, dated 10 May 2024.</p> <p>This statement is referenced in Crown Certificate 3b – item 7.</p> <p>Electrical design statement prepared by Stowe Australia Pty Ltd, dated 3 July 2024.</p> <p>This statement is referenced in Crown Certificate 3b – item 11.</p>		
2.21.	B	B21	<p>Demolition</p> <p>Prior to the commencement of construction, demolition work plans required by <i>AS 2601-2001 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.</p>	<p>Sighted Demolition Plan developed by Matt Dalley, revision A, dated 27 May 2024.</p> <p>Sighted Aconex correspondence BM+G-GCOR-000655, dated 12 August 2024, confirming the submission of Demolition Plan to Certifier.</p>		Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
				Demolition of Stair 5 in Building 89 is currently underway.		
2.22.	B	B22	Existing Helipad / Helicopter Operations During Construction Prior to the commencement of construction, helipad / helicopter operations at the site are to be reviewed by a suitably qualified and experienced aviation professional in consultation with relevant stakeholders. A report summarising the outcome of the review must be submitted to the Certifier and provided to stakeholders. The review must consider: <ul style="list-style-type: none"> (a) the proposed construction methodology including plant and equipment to be used (including lighting and cranes) and recommend changes to the construction methodology and / or flight paths where required to ensure safe ongoing helicopter operations at the site; and (b) any additional fire safety requirements as approved by NSW Fire & Rescue, to be designed by a suitably qualified and experienced accredited practitioner (fire safety). 	As per initial audit: Letter by Avipro – Infrastructure Aviation Management and Safety Advisors by Snr Consultant dated 10 October 2023 which specifies Condition B22. Lists all condition requirements including: <ul style="list-style-type: none"> • Consultation with Sydney Airport Corporation Limited (SACL) and CASA (Civil Aviation Safety Authority) • Provided the fire safety requirements of Ref B are met with no additional fire safety requirements necessary. • Approved by NSW Fire & Rescue & designed by suitably qualified + experienced accredited practitioner in fire safety 17 August 2022 email also sighted: RPA Temporary HLS Planning from Global Logistics, Snr Contract Pilot – Helicopters.		Compliant
2.23.	B	B23	Helipad Design Prior to the construction of each helipad, a report prepared by a suitably qualified and experienced aviation professional must be submitted to the Certifier which states that the design of the helipad incorporates the relevant details outlined in the Civil Aviation Safety Authority publication <i>Advisory Circular AC 139R-01 v1.0 Guidelines for heliports - design and operation</i> and other relevant National and International guidelines. Any additional fire safety compliance requirements as approved by NSW Fire &	As per initial audit: Aviation Design Development Report – Rooftop Helicopter Landing Site RPAH DD V1.0 Rev V1.0, September 2023. Avipro Reports under Crown Certificate CRO-23086 dated 26 October 2023, Stage 1 (Temporary Helicopter Landing Site Works), as per Items 32 and 33.		Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			Rescue are to be designed by a suitably qualified and experienced accredited practitioner (fire safety).	Statement by Avipro included under Crown Certificate Stage 1, Item No. 30. Separate report to be actioned for permanent helipad under Stage 4 (Main Works (East Tower, East Extension, Northern Expansion, Northern Arrival and Courtyards)		
2.24.	B	B24	Helipad Operations Prior to the construction of the temporary helipad, it must be considered safe and fit for purpose by the operator in accordance with the Civil Aviation Safety Regulation, Reg 91.410.	As per initial audit: Aviation Design Development Report – Rooftop Helicopter Landing Site RPAH DD V1.0 Rev V1.0, September 2023		Compliant
2.25.	B	B25	Prior to construction of the permanent helipad, future ongoing helicopter operations to the site are to be reviewed by a suitably qualified and experienced aviation professional. Proposed flight paths to the helipad must be identified in consultation with relevant stakeholders in accordance with Civil Aviation Safety Authority publication <i>Advisory Circular AC 139R-01 v1.0 Guidelines for heliports - design and operation</i> and other relevant National and International guidelines. A report summarising the outcome of the review and a Three-dimensional Visual Flight Rules Approach and Departure Path and Survey must be submitted to the Certifier and Council, and made available on the Applicant's website.	Timing of permanent helipad to be triggered under Stage 4 Main Works.		Not Triggered
2.26.	B	B26	Environmental Management Plan Requirements Management plans required under this consent must be prepared having regard to relevant guidelines, including but not limited to the <i>Environmental Management Plan Guideline: Guideline for Infrastructure Projects</i> (DPIE April 2020). <i>Notes:</i>	A Construction Environmental Management Plan has been developed. It is currently at Rev F dated 24 September 2024. Section 2.2 "CEMP Scope" addressed the condition B14.		Compliant

ID No	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
		<ul style="list-style-type: none"> The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans. 	As part of the project requirements, a Construction Noise and Vibration Management Plan, Construction Traffic Management Plan, and Groundwater Management Plan have also been developed.		
2.27.	B	<p>B27 Construction Environmental Management Plan</p> <p>Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and must be published on the Applicant's website in accordance with condition A22. The CEMP must include, but not be limited to, the following:</p> <p>(a) details of:</p> <ul style="list-style-type: none"> i) hours of work; ii) 24-hour contact details of site manager; iii) management of dust and odour to protect the amenity of the neighbourhood; iv) stormwater control and discharge; v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; vi) groundwater management plan including measures to prevent groundwater contamination; vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; viii) existing helipad / helicopter operations during construction, as required by condition B22; <p>(b) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;</p>	<p>Construction Environmental Management Plan (CEMP) for the Royal Prince Alfred Hospital Redevelopment, ref RPA-PMT-CPB-MPL-ALL-000007, Revision F dated 24 September 2024 was presented.</p> <p>CEMP was noted to be displayed on the project website and available at the site office. The CEMP was verified to include the following:</p> <p>(a) Details of:</p> <ul style="list-style-type: none"> i) Part C – Environmental Aspects and Impacts – Section 4.5 Working Hours – Standard Working Hours (4.5.1) and Out of Hours Works (4.5.2) ii) 24hr contact site manager has been mentioned in Section 2.8 Key Environmental Stakeholders and Element 6.4 HSE Signs and Notice Boards iii) Section 4 Potentially Significant Environmental Aspects and Impacts notes the Air Quality Management Sub-Plan for dust 		Compliant

ID No	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
		(c) Construction Traffic and Pedestrian Management Sub-Plan (see condition B28); (d) Construction Noise and Vibration Management Sub-Plan (see condition B29); (e) Construction Waste Management Sub-Plan (see condition B30); (f) Construction Soil and Water Management Sub-Plan (see condition B31); (g) Biodiversity Management Sub-Plan (see condition B32); (h) Construction Flood Emergency Management Sub-Plan (see condition B33).	generation and impacts. An excerpt has been included under Part C of the CEMP, Section 2 Air Quality Management Sub-Plan. iv) Part C: Environmental Aspects and Impacts, Section 1 Soil and Water Management Sub-Plan – 1.4 Controls Used to Manage Water Quality v) Part C: Environmental Aspects and Impacts, Section 1 Soil and Water Management Sub-Plan vi) Part C: Environmental Aspects and Impacts, Section 1 Soil and Water Management Sub-Plan – 1.4 Controls Used to Manage Water Quality, 1.5 Groundwater Management Plan and 1.6 Monitoring + Appendix K vii) Part C: Environmental Aspects and Impacts, Section 9 Energy Management Sub-Plan – 9.5 Monitoring viii) Part C: Environmental Aspects and Impacts, Section 12 Aviation Management Sub-Plan makes reference to the RPAH Aviation Report (b) Part C Section 5 Heritage Management Sub-Plan. Unexpected finds Section 5.4 outlines the procedure to be implemented for any unexpected finds. (c) Part C Section 11 Traffic and Pedestrian Management Sub-Plan with reference to CTPMSP Appendix H.		

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
				(d) Part C Section 4 Noise and Vibration Management Sub-Plan with reference made to the CNVMSP Appendix I. (e) Part C Section 1 Soil and Water Management Sub-Plan (f) Part C Section 6 Waste Management Sub-Plan (g) Part C Section 3 Biodiversity Management Sub-Plan (h) Part C Section 10 Flood Emergency Response Sub-Plan.		
2.28.	B	B28	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: <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and TfNSW; (c) detail: <ul style="list-style-type: none"> i) measures to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; ii) measures to ensure the safety of vehicles and pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs; iii) heavy vehicle routes, access and parking arrangements; iv) 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, in accordance with the latest version of AS 2890.2; and 	Construction Traffic Management Plan (CTMP), Document Number: RPA-TRA-PTC-MPL-MW-000001, currently Issue 5, Final (E) dated 4 September 2024 was sighted. Included as Appendix H of the CEMP. (a) Prepared by PTC Consultants, TCT1027562 (PWZ), reviewed by TCT1020401 (PWZ). (b) As per initial audit - email response from Transport for NSW on 10 October 2023 "City of Sydney LGA – Authority Consultation – Construction Traffic Management Plan – SSD-47662959". Notes TGS requirements, approval for ROL for works impacting the road network or within 100km of traffic signals, no marshalling or queuing of construction vehicles, consultation with bus operators if impacted, and bus movements are not to be impacted. It was verified that no ROLs have been required or impacts to public transport have occurred.		Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			v) arrangements to ensure that construction vehicles enter and leave the site in a forward direction unless in specific exceptional circumstances under the supervision of accredited traffic controller(s).	(c) Details include: i) Road safety measures as noted throughout the plan e.g., General Requirements (Section 3.5), Stage 1 (3.9), Stage 2 (3.10), Stage 3 (3.11), Stage 4 (3.12), Stage 5 (3.13), TW1 – Gloucester House Drive (3.14), TW2 – Gloucester House Drive (3.15), Construction Stages – Missenden Road and John Hopkins Drive (3.16), Temporary Helipad Landing Site (3.17), Main Works Stage (3.18). Public Transport (Section 2.3) and Active Travel (Section 2.4) are also referenced for available travel options for staff. ii) Section 3.22 Construction Vehicle Site Access and Egress iii) Section 3.21 Construction Vehicle Routes, 3.22 Construction Vehicle Site Access and Egress, 3.31 Staff Induction, 6 Construction Worker Transport Strategy iv) Section 3.22 Construction Vehicle Site Access and Egress, Appx 3 Swept Path Assessment. v) Section 3.22 Construction Vehicle Site Access and Egress.		
2.29.	B	B29	The Construction Noise and Vibration Management Sub-Plan (CNVMP) must address, but not be limited to, the following:	Early Works Construction Noise and Vibration Management Sub-Plan (CNVMP),		Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			<ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA's <i>Interim Construction Noise Guideline</i> (DECC, 2009); (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (d) include strategies that have been developed with the community for managing high noise generating works; (e) describe the community consultation undertaken to develop the strategies in condition B29(d); (f) include a complaints management system that would be implemented for the duration of the construction; and (g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures in accordance with condition B26. 	<p>reference 20230239.9/0610A/R1/LA (Rev 1) dated 6 October 2023.</p> <ul style="list-style-type: none"> (a) Prepared by Acoustic Logic, ABN 98 145 324 714. Acoustic Logic are also engaged as the noise and vibration monitoring consultant (currently collected baseline data). (b) Section 10 Discussion and Recommendations, Section 11 Assessment Methodology and Mitigation Measures (c) Section 10 Discussion and Recommendations (10.1 Noise Impacts, 10.3 Site Specific Recommendations with reference to Section 5 for respite hours, Section 10.5 General Recommendations including acoustic barriers, silencing devices), Section 11 Assessment Methodology and Mitigation Measures (d) Section 10.3 Site Specific Recommendations, Section 12 Community Interaction and Complaints Handling (e) Section 12 Community Interaction and Complaints Handling (f) Section 12 Community Interaction and Complaints Handling – 12.2 Dealing with Complaints & Section 13 Contingency Plans (g) Section 10.4.3 Vibration Monitoring, Section 13 Contingency Plans. 		
2.30.	B	B30	The Construction Waste Management Sub-Plan (CWMSPP) must address, but not be limited to, the procedures for the management of waste including the following:	The Waste Management Sub-Plan is included under the CEMP, Part C Section 6.		Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			<ul style="list-style-type: none"> (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; (b) information regarding the recycling and disposal locations; and (c) confirmation of the contamination status of the development areas of the site based on the validation results. 	<ul style="list-style-type: none"> (a) Section 6.3 Waste Streams includes waste type, classification, potential recovery/reuse and disposal columns e.g., green waste from pruning and clearing – GSW (NP) for reuse onsite, removed by subcontractor, timber cut offs removed by licensed contractor to licensed waste facility for mulching or composting. (b) As per Section 6.3 Waste Streams table (disposal column). Section 6.7 Waste Management Licences – BINGO Recycling Centre Alexandria – EPL No. 4679; Cleanaway Rockdale Resource Recovery Centre – EPL No. 4557 (c) Included under the CEMP, Section 7 Contamination Management Sub-Plan as based on the DSI + RAP developed and referenced (included as Appendix AM of the EIS). 		
2.31.	B	B31	<p>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:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified expert, in consultation with Council; (b) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (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'; 	<p>The Soil and Water Management Sub-Plan is included as part of the CEMP, Part C Section 1.</p> <ul style="list-style-type: none"> (a) Consultation with Council – N/A – at this stage of the works – this will be triggered under Stage 3B for work occurring on Council land. Wolfpeak developed the plan as part of the CEMP. Sighted correspondence between CPB and Wolfpeak; email "CEMP Review" from CPB to Wolfpeak dated 5 October 2023, Wolfpeak responded with review, 6 October 2023. Draft CEMP with 		Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			<p>(d) direct all sediment laden water in overland flow away from the leachate management system and prevent cross-contamination of clean and sediment or leachate laden water.</p> <p>(e) 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);</p> <p>(f) detail all off-site flows from the site; and</p> <p>(g) 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.</p>	<p>Wolfpeak tracked changes also presented.</p> <p>(b) Table 1-4, SW9</p> <p>(c) Table 1-4, SW3</p> <p>(d) Table 1-4, SW10</p> <p>(e) Table 1-4, SW20</p> <p>(f) Table 1-4, SW12</p> <p>(g) Table 1-4, SW22</p> <p>Sighted Erosion and Sediment Controls Plans:</p> <ul style="list-style-type: none"> Drawing No. RPA-CIV-TTW-DRG-MW-012005 – MW – Erosion and Sediment Control Plan – Northern Approval Level 3 and East Building (Rev 00) Drawing No. RPA-CIV-TTW-DRG-MW-012006 MW – Erosion and Sediment Control Plan – East Extension (Rev E) 		
2.32.	B	B32	<p>The Biodiversity Management Sub-Plan (BMSP) must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced person/s;</p> <p>(b) set out the measures identified in '<i>Streamlined Biodiversity Development Assessment Report</i>', (version Final v3.0), prepared by Narla Environmental and dated 2 November 2022, to minimise, mitigate and manage impacts on biodiversity, including timing and responsibility for delivery of the measures.</p>	<p>The Biodiversity Management Sub-Plan is included as part of the CEMP, Part C Section 3.</p> <p>(a) The BMSP is as based on the Biodiversity Development Assessment Report (BDAR) prepared by Narla Environmental (2 November 2022)</p> <p>(b) Section 3.5 of the BMSP – Controls Used to Manage Flora & Fauna and Section 3.6 Monitoring.</p>		Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
2.33.	B	B33	<p>The Construction Flood Emergency Management Sub-Plan must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced person(s); (b) address the provisions of the Floodplain Risk Management Guidelines (EHG); (c) include details of: <ul style="list-style-type: none"> (i) the flood emergency responses for both construction phases of the development; (ii) predicted flood levels; (iii) flood warning time and flood notification; (iv) assembly points and evacuation routes; (v) evacuation and refuge protocols; and (vi) awareness training for employees and contractors, and users/visitors. 	<p>The Construction Flood Emergency Management Sub-Plan is included as part of the CEMP, Part C Section 10.</p> <ul style="list-style-type: none"> (a) Prepared by Wolfpeak (who helped prepare the CEMP as a whole) and TTW, who are the flood modellers. Flood evacuation kit, etc. (b) Floodplain Risk Management Guidelines as per Emergency Response Plan. (c) Sub-Plan includes <ul style="list-style-type: none"> i) As per section 10.4 Flood Response Actions ii) Predicted flood levels as per Emergency Response Plan iii) Flood warning time as per Flood Watch issued iv) The Emergency Assembly Points are to be located on high enough ground such as to minimise risk during a PMF event. The northern entry and the entry to Gloucester House are two such options. v) Training as per project induction. <p>Emergency Response Plan Rev E dated 10 June 2024. RPA-PMT-CPB-MPL-ALL-000027. Section E.10 Flooding – When an Emergency Situation Arises.</p>		Compliant
2.34.	B	B34	<p>A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:</p>	<p>The Driver Code of Conduct is included under Section 3.32 within the Construction Traffic Management Plan, Document</p>		Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			(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.	Number: RPA-TRA-PTC-MPL-MW-000001, Issue 5, Final (E) dated 4 November 2024. (a) minimise the impacts of construction on the local and regional road network (b) remain calm and courteous when in contact with other road users, members of the public, landowners. (c) not use engine braking where noise is likely to adversely impact of residents. Avoid any other noise emitting activities (d) follow specified routes.		
2.35.	B	B35	Construction Parking Prior to the commencement of any construction, the Applicant must provide sufficient construction vehicle parking facilities on-site or within any approved works zones for construction vehicles and machinery, including for heavy vehicles, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	Included under Section 3.30 Plant/Equipment Management and Section 6 Construction Worker Transport Strategy of the Construction Traffic Management Plan, Document Number: RPA-TRA-PTC-MPL-MW-000001, Issue 5, Final (E) dated 4 November 2024. (Final (B) dated 22 September 2023 – prior to commencement of construction 27 October 2023).		Compliant
2.36.	B	B36	Prior to the commencement of any 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 published on the Applicant's website in accordance with condition A22. This condition cannot be staged.	Included under Section 6 Construction Worker Transport Strategy of the Construction Traffic Management Plan, Document Number: RPA-TRA-PTC-MPL-MW-000001, Issue 5, Final (E) dated 4 November 2024. (Final (B) dated 22 September 2023 – prior to commencement of construction 26 October 2023).		Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
				The CTMP was verified to be published on the project website.		
2.37.	B	B37	Flood Management Prior to the commencement of construction, the Applicant must prepare and implement for the duration of construction: <ul style="list-style-type: none"> (a) flood warning and notification procedures for construction workers on site; and (b) evacuation and refuge protocols. 	As per Emergency Response Plan Rev E dated 10 June 2024. RPA-PMT-CPB-MPL-ALL-000027. Section E.10 Flooding – When an Emergency Situation Arises.		Compliant
2.38.	B	B38	Prior to the commencement of construction, details must be provided to the Certifier confirming that all new habitable floors Level 2 and above are no lower than the 1% Annual Exceedance Probability flood plus 500mm of freeboard, and that the development achieves the required flood planning levels outlined in <i>'Response to Submissions: Infrastructure Delivery, Management and Staging Plan – Flooding and Stormwater'</i> (Revision 9), prepared by Taylor Thomson Whitting and dated 9 June 2023.	As per previous audit: Civil Design Statement prepared by TTW, dated 9 July 2024. This statement is referenced in Crown Certificate Stage 3C – Item 7.		Compliant
2.39.	B	B39	Prior to the commencement of construction, details must be provided to the Certifier confirming that any new structures below the 1% Annual Exceedance Probability plus 500mm of freeboard are constructed from flood compatible building components.	As per previous audit: Structural Design Statement prepared by TTW, dated 1 July 2024, confirming compliance with DA Condition No. B39. This statement is referenced in Crown Certificate Stage 3C – Item 4. Presented letter from Jacobs, dated 1 July 2024, confirming the structures are below the 1% Annual Exceedance Probability.		Compliant
2.40.	B	B40	Operational Noise – Design of Mechanical Plant and Equipment Prior to installation of mechanical plant and equipment:	Mechanical plant and equipment are not yet triggered. This is likely to be required under Stage 4 Main Works.		Not Triggered

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			<p>(a) a detailed assessment of mechanical plant and equipment with compliance with the relevant project specific noise levels as recommended in 'Noise and Vibration Impact Assessment for SSDA, AC07 (Rev K)' prepared by Arup and dated 27 June 2023, must be undertaken by a suitably qualified person; and</p> <p>(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 project specific noise levels identified in 'Noise and Vibration Impact Assessment for SSDA, AC07 (Rev K)' prepared by Arup and dated 27 June 2023.</p>			
2.41.	B	B41	<p>Public Domain Work</p> <p>Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier.</p>	<p>No changes since the initial audit.</p> <p>As per Crown Certificate 2B & 2C Item 12: Letter from CPB confirming that the proposed Stage 2B & 2C scope of works do not involve any works to the Public Domain (excluding utility works), 6 November 2023.</p>		Not Triggered
2.42.	B	B42	<p>Site Contamination</p> <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>	<p>As per initial audit:</p> <p>Site Auditor – Aecom engaged, Aconex correspondence sighted: TSA-GCOR-006826 on 5 April 2023 confirming Aecom as Site Auditor.</p>		Compliant
2.43.	B	B43	<p>Tree Protection</p> <p>Prior to the commencement of construction, a revised Arboricultural Impact Assessment Report and Tree Protection Specification must be prepared by a suitably qualified</p>	<p>As per initial audit: Arboricultural Impact Assessment Report Tree Protection Specification prepared by Martin Peacock Tree Care Arboricultural & Horticultural</p>		Compliant

ID No	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
		<p>professional, in accordance with the final design drawings for construction. The report must be submitted to the Certifier and incorporate:</p> <ul style="list-style-type: none"> (a) the recommendations outlined in Section 6.0 of 'Arboricultural Impact Assessment Report', (Revision E), prepared by Martin Peacock Tree Care and dated 22 June 2023; and (b) a detailed specification for tree sensitive construction methods to be utilised to minimise the impact of the works upon the trees. 	<p>Consultancy, ref RPA-ARB- MPT-RPT-ALL-000001 A, dated 5 October 2023.</p> <p>Includes: Appendix B – TPS - Trees 2001-2003, Re: Arboricultural Impact Assessment Report - Tree Protection Specification Royal Prince Alfred Hospital Redevelopment – EW6 Temporary HLS from Martin Peacock (AQF level 8) to CPB Contractors, 28 September 2023.</p> <p>Included under Crown Certificate 2B and 2C Item No. 14.</p>		

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
2.44.	B	B44	<p>Compliance Audit for Dangerous Goods</p> <p>Prior to the commencement of construction or installation of any component relating to the liquid oxygen plant at the gas enclosure area located between the Centenary Institute and Charles Perkins Auditorium buildings, a compliance audit for dangerous goods storage and handling at the gas enclosure area must be undertaken and submitted to the Certifier and be made available on the Applicant's website within 14 days after the Certifier accepts it. The compliance audit must:</p> <ul style="list-style-type: none"> (a) be prepared by an independent and suitably qualified dangerous goods consultant and company that has not been involved during the environmental assessment for SSD-47662959-Mod-1; (b) verify the final detailed design of the new liquid oxygen plant fully complies with Australian Standard 1894 The storage and handling of non-flammable cryogenic and refrigerated liquids (AS 1894); and (c) if compliance with horizontal and vertical separation distances under AS 1894 are dependent on FRL 240/240/240 screen walls, the audit must: <ul style="list-style-type: none"> (i) clearly report and justify the locations and heights of required screen walls, and the manner to which the horizontal and vertical separation distances are measured around these screen walls; and (ii) not require a screen wall with a height in excess of 7.5m when measured from ground level. 	<p>RPA East Gas Compound Compliance Audit Report, dated 26 November 2024, was presented. Sighted Aconex correspondence CPB Con-GCOR-019784, dated 14 November 2024, confirming the submission of audit report to Certifier. It is noted that audit report is also uploaded on the website.</p> <ul style="list-style-type: none"> (a) The report is prepared by Whamcorp Pty Ltd. (b) Section 7 "Conclusion" states that the report confirms that the final design fully comply with AS1894. (c) The audit: <ul style="list-style-type: none"> i) As per section 6 of the report "compliance with separation distances" ii) Section 7 "Conclusion" states that the height of the required walls is not exceeding 7.5m. 		Compliant
2.45.	B	B45	<p>Design of East-Facing Gas Enclosure Screen Wall</p> <p>In the event that a screen wall around the gas enclosure area located between the Centenary Institute and Charles Perkins</p>	<p>Sighted HI letter to DPHI Re "SSD-47662959 - Royal Prince Alfred Hospital</p>		Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			Auditorium buildings is required in accordance with condition B44, details of the external appearance of the east-facing screen wall elevation must be submitted to and approval obtained from the Planning Secretary prior to its construction. The east-facing screen wall must be designed to provide visual interest and may include, but is not limited to, face brickwork incorporating varied colours and/or vertical or horizontal protruding brick pattern.	<p>Redevelopment – Condition B45”, dated 27 November 2024, providing the following;</p> <ul style="list-style-type: none"> ▶ 3D Perspective Views from Oval (East Campus Centenary Bulk Oxygen Compound) ▶ Updated Architectural Plans (Drawings 1-5) ▶ RPA East Gas Compound Report of Compliance Audit_B44, Whamcorp, 26 November 2024 <p>Sighted post approval receipt SSD-47662959-PA-19, dated 27 November 2024.</p> <p>Sighted DPHI letter “RPA Redevelopment (SSD-47662959) Design of East-Facing Gas Enclosure Screen Wall, Condition B45”, dated 11 December 2024, confirming the approval of submitted plans.</p>		
3.	PART C		DURING CONSTRUCTION			
3.1.	C	C1	<p>A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details and must satisfy the following requirements:</p> <ul style="list-style-type: none"> (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; (b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period; (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 	<p>Refer to photo of site notice:</p> <ul style="list-style-type: none"> (a) appeared to be the appropriate size as per condition requirements (b) appeared to be durable and weatherproof (c) included work hours, CPB logo, BM+G (Certifier) and TTW noted, contained Site Manager number, CPB address details + email address for RPA Hospital (d) was observed to be mounted at eye level. 		Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and (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.			
3.2.	C	C2	Operation of Plant and Equipment 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 onboarding process is implemented for construction plant and equipment – several documents are completed by sub-contractors – checklist of plant, plant clear down declaration – prior to coming to site, plant is washed down and clear of contaminants, visual checks made, includes risk assessment.</p> <p>3DS Safety used for plant onboarding.</p> <p>The plant risk assessment for the excavator PC138US-11, dated 25 February 2022, was sighted and approved on-site on 8th July 2024 with PPID-534.</p> <p>The service history was presented, with the last service conducted on 24th October 2024. The service checklist and relevant comments were included.</p> <p>The Borges Crane Sennebogen CC040 Crawler Crane 643 was sighted on-site on 30th August 2024, with PPID – 558. The service history was presented, with the last service conducted on 4 December 2023. The</p>		Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
				<p>service checklist was listed as acceptable, and the service completion date was 4 December 2023. Additionally, the plant risk assessment dated 15 March 2024 was sighted.</p> <p>Sighted high-risk work license for the Borges operator, issued on 16 May 2012, which expires on 1 June 2027.</p>		
3.3.	C	C3	Demolition 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 B21.	Demolition work plan as per condition B21. Demolition carried out by Matt Dalley who developed the work plan. Demolition of Stair 5 in Building 89 is currently underway.		Compliant
3.4.	C	C4	Construction Hours Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: <ul style="list-style-type: none"> (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. (c) No work may be carried out on Sundays or public holidays. 	Hours are described under the CEMP, CNVMSP, site induction and as displayed on the site notice.		Compliant
3.5.	C	C5	Notwithstanding condition C4, provided noise levels do not exceed the highly noise affected construction noise management levels at any residential receiver as outlined in Table 27 of 'Noise and Vibration Impact Assessment for SSDA AC07', (Revision K), prepared by ARUP and dated 27 June 2023, works may also be undertaken during the following hours: <ul style="list-style-type: none"> (a) between 7am and 8am, and 1pm and 7pm, Saturdays. 	Work only occurring a per standard hours.		Not Triggered

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
3.6.	C	C6	<p>Construction activities may be undertaken outside of the hours in condition C4 and C5 if required:</p> <ul style="list-style-type: none"> (a) where the works relate to construction activities 3a, 3b, 3c, 3d, 5 and 7a as identified in Table 39 of 'Noise and Vibration Impact Assessment for SSDA AC07', (Revision K), prepared by ARUP and dated 27 June 2023; or (b) by the Police or a public authority for the delivery of vehicles, plant or materials; or (c) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (d) where the works are inaudible at the nearest sensitive receivers; or (e) for the delivery, set-up and removal of construction cranes, where notice of the crane-related works is provided to affected residents at least seven days prior to the works; or (f) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works. 	<ul style="list-style-type: none"> (a) No Out-of-Hours Work occurring (b) The out-of-hours delivery of the piling rig occurred on 19th – 20th December 2024. The out-of-hours activity approval from the City of Sydney Council was sighted via Aconex, dated 17th December 2024, with Aconex reference: CPB Con-GCOR-029868. (c) No out of hours work for emergency (d) The investigation was conducted on Missenden Road for civil works, allowing access to the manhole before closing it out. Sighted Disruption Work Notice (DWN) sent to Hospital dated 5 September 2024. The DWN was also forwarded to the council for the Road Occupancy Licence (ROL) on 13 September 2024. Sighted ROL, License No. 2334930, valid from 25 September to 17 October 2024, subject road - Missenden Road, from Lucas Street to Salisbury Road. The works resulted in the closure of all lanes in one direction. The works were carried out on 3 October 2024 at 8:00 PM. (e) Sighted Work Notice for the upcoming Tower Crane Installation 		Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
				which has been rescheduled for 18 & 19 th January. (f) No variation		
3.7.	C	C7	Construction activities relating to internal fit-out works may be undertaken outside of the hours in condition C4 and C5 if required, provided that: <ul style="list-style-type: none"> (a) management and mitigation measures are implemented in accordance with the practices outlined in Table 44 of 'Noise and Vibration Impact Assessment for SSDA AC07', (Revision K), prepared by ARUP and dated 27 June 2023; (b) the façade near where the works are being conducted is entirely closed during extended construction hours; and (c) deliveries for the internal fit-out works are undertaken during the approved construction hours in condition C4. 	No out of hours Internal fit out works to date.		Not Triggered
3.8.	C	C8	Notification of such construction activities as referenced in conditions C5(a) and C7 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	No out of hours Internal fit out works to date. Disruption Notice process will be used for Out-of-Hours Work notifications.		Not Triggered
3.9.	C	C9	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: <ul style="list-style-type: none"> (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday. 	Concrete hammering occurred during the approved hours as per condition C9.		Compliant
3.10.	C	C10	Implementation of Management Plans	Weekly inspections being actioned as part of the safety walk with TSA and HI.	OBS-01: A live drain in the northern arrival area	Compliant

ID No	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
		The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	<p>Sighted Weekly Client Walk, dated 12 November 2024.</p> <p>The observation was raised to implement dust suppression during piling works. Jackhammers with water hoses attached were used. Close-out photos were provided and included in the inspection report. The close-out report was sent on 14 November 2024.</p> <p>The CPB was conducting monthly environmental inspections.</p> <p>Sighted environmental inspection 223555, dated 21 November 2024. Non-compliance was observed for the stormwater drain on Lambie Drive that need to be cleaned. The actions were resolved and closed. Sighted observation Id.577,041 close out report, dated 30 November 2024. The close out photos were included.</p> <p>Sighted environmental inspection report, dated 18 December 2024. Non-compliance was observed for mud tracking on roads. The actions were resolved and closed out on 18 December 2024 with photos attached in the report.</p> <p><u>Noise and Vibration:</u></p> <p>A WhatsApp group has been created for the Centenary Institute to communicate</p>	<p>was observed to be partially uncovered.</p> <p>It is recommended to review the controls to ensure the drain is fully covered.</p> <p>The close-out photo was presented during the closing meeting, confirming that the live drain is now fully covered. This observation is Closed.</p> <p>OBS-02:</p> <p>The geofabric in the east stormwater diversion area requires tidying.</p> <p>It is recommended to review the geofabric controls to ensure the area is properly maintained.</p> <p>The close-out photo was presented during</p>	

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
				<p>procedures for handling exceedances and notifying members. Alerts are sent via text. Contact is made with the institute to verify if the exceedances are due to construction activities. In some cases, the exceedances were found to be caused by construction, and the work was halted to modify the methodology or implement other mitigation measures.</p> <p>No noise and vibration exceedances were recorded according to the acceptability criteria.</p> <p>During this audit period, three noise complaints were received.</p> <p>On 22 November 2024, a noise complaint was received via email related to the disturbance from helicopter test flight. The response was provided on the same day via email. The complaint was resolved and closed.</p> <p>On 22 November 2024, a noise complaint was received via email related to the disturbance from helicopter test flight. The response was provided on the same day via email. The complaint was resolved and closed.</p> <p>The disruption work notification for the HELI test flight, dated 21st November 2024, was sighted and sent on the same day. The notification was distributed via subscriber email, letter drops, direct emails to</p>	<p>the closing meeting, confirming that the geofabric has been tidied up. This observation is Closed.</p> <p>OBS-03:</p> <p>A jerry can and gasoline container were found unbunded in the eastern stormwater diversion area.</p> <p>It is recommended that the chemicals be stored in banded areas for proper containment.</p> <p>The close out photo was presented during closing meeting, confirming that the containers were removed and stored in the chemical storage</p>	

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
				<p>neighbouring stakeholders, and door knocking on Church Street residents. An earlier notification was sent to residents on 6th November regarding the HELI test flight.</p> <p>The DN for the HELI, dated 6th November, indicated the proposed date was 18th November. However, due to short notice regarding aviation approval, the test flight was rescheduled to 21st November 2024.</p> <p>On 28 November 2024, a noise complaint was received via email related to the disturbance from helicopter landing. The response was provided on 4 December 2024 which confirmed that the helicopter noise was not associated with the THLS / project. The complaint was resolved and closed.</p> <p>No Vibration complaints received in this audit period.</p> <p><u>Dust and ERSED Management:</u></p> <p>Erosion and sediment controls appeared to be well maintained, with regular monitoring conducted through weekly client walkarounds and monthly environmental inspections. Water carts are used for dust suppression as needed, and water hoses are attached to jackhammers during piling works. A street sweeper is available to keep the roads clean and prevent mud tracking onto local roads. All stormwater is collected</p>	<p>area. This observation is Closed.</p>	

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
				<p>on-site and pumped into a sediment tank for treatment. Additionally, a low-point sump at the eastern stormwater diversion area collects remaining stormwater, which is also pumped into the sediment tank for treatment. Mistert are used during demolition and other activities that may generate dust. Speed signs, indicating a 10 km/h limit, are posted throughout the site to minimize dust generation.</p> <p>On 4 December 2024, a complaint was received via email regarding a blocked drain near the construction site. A response was provided on 9 December 2024, confirming that an investigation had been conducted and the complaint was unrelated to this project. The relevant information was forwarded to the Hospital team. The complaint was resolved and closed.</p> <p>Refer to Site Inspection Photos under appendix G.</p> <p><u>Communication Strategy and Complaints Management:</u></p> <p>Sighted the Project Communication and Engagement Plan Version 1, dated 12 March 2024.</p> <p>Communication is carried out with the University of Sydney regarding construction</p>		

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
				<p>activities. Several communication meetings have been held to discuss upcoming works, disruption notices, and related matters.</p> <p>Disruption Work Notices (DNs) are provided to hospital staff to inform them about upcoming disruption activities. These notices are discussed in communication meetings, covering details about the works, impacted areas, and disrupted activities.</p> <p>Sighted DN Meeting No. 30, dated 16 December 2024, which addressed current and upcoming disruption activities, including East Gas Compound works, piling works, and stormwater relocation works.</p> <p>Sighted a work notice dated 7 January 2024 regarding loading dock closures. This notice has been provided to the University of Sydney and hospital staff. The works are currently underway.</p> <p>Complaints are received via email and phone calls by the COMMs team. They coordinate with the project team through TSA.</p> <p>Complaints are uploaded to the website on a monthly basis.</p> <p>Responses to email inquiries are provided within five business days, while inquiries</p>		

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
				submitted through the website's contact form are addressed within three business days. Complaints Register was sighted. Five (5) complaints were received in this audit period and they were resolved and close out in the given timeframe. Three (3) complaints received for noise which is discussed as above. One (1) complaint was related to WHS concerns received on 22 July 2024, which was resolved and closed on 23 July 2024. One (1) complaint was related to blocked drain near construction, which is discussed above.		
3.11.	C	C11	Construction Traffic All construction vehicles (excluding site personnel vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.	Vehicle Movement Plans are displayed onsite. Construction vehicles were contained within the site. No work zones required.		Compliant
3.12.	C	C12	Hoarding Requirements The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of being made aware of its application.	Hoarding in place for northern arrival works with shade cloth mesh. No graffiti to date. Remaining fencing is ATF with shade cloth and jersey barriers.		Compliant
3.13.	C	C13	No Obstruction of Public Way The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles,	No obstructions of public way noted during site inspection. Checked during weekly		Compliant

ID No	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
		refuse, skips or the like, under any circumstances.	safety walk as per checklist with any actions raised.		
3.14.	C C14	Construction Noise Limits The development must be constructed to achieve the construction noise management levels detailed in <i>the 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 'Noise and Vibration Impact Assessment for SSDA AC07', (Revision K), prepared by ARUP and dated 27 June 2023.	Sighted Sound Level Meter Calibration Certificate for the noise monitors as follows: <ul style="list-style-type: none"> – Calibration Certificate C23457 for Rion NL-42EX, serial no. 00546403, dated 6 July 2023. – Calibration Certificate C23316 for Rion NL-42EX, serial no. 00658215, dated 23 May 2023. Calibration due every two years (next due 2025). CNVMSP implemented for limits. Sighted Construction Noise and Vibration Report # 17 to Report # 24. Noise monitoring conducted throughout the monitoring period shows general adherence to the noise management levels. There were some minor noise exceedances observed but feasible and reasonable mitigation measures were implemented as identified in ARUP report. No handheld monitoring was conducted during this audit period.		Compliant
3.15.	C C15	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under conditions C4, C5, and C6.	Implemented as per worker induction and Management Plans. Currently as per standard working hours. Only small concrete pours to date.		Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
3.16.	C	C16	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.	As per plant checks / onboarding process. Non-tonal reversing alarms are noted to be standard for plant received. Disruption Notices outline plant and equipment to be used and will include a noise estimation.		Compliant
3.17.	C	C17	Vibration Criteria Vibration caused by construction at any residence or structure outside the site must be limited to: <ul style="list-style-type: none"> (a) for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time). 	CNVMSP implemented for limits. <ul style="list-style-type: none"> • Sighted Manufacturer’s Certificate of Conformance for Envirosuite AS-8380, serial no. 19048-27, dated 11 July 2023, confirming the calibration data is valid for 24 months. • Sighted Manufacturer’s Certificate of Conformance for Envirosuite AS-8380, serial no. 365, dated 12 June 2024, confirming the calibration data is valid for 24 months. Sighted Construction Noise and Vibration Report # 17 to Report # 24. There were some exceedances observed against the site specific hospital equipment criteria related to as per the Noise and Vibration Management Plan and it is noted that these are the extremely sensitive criterial related to Hospital Equipment, but there were no exceedances observed in this audit period as per the criteria for structural damage (DIN 4150-3) and human exposure the acceptable vibration values set out in the		Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
				<p>Environmental Noise Management</p> <p>Assessing Vibration: a technical guideline (DEC, 2006).</p> <p>Mitigation measures are implemented. Vibration mats currently being used during piling works. Live texts are sent when limits are exceeding thresholds.</p>		
3.18.	C	C18	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C17.	Vibration Compactors have not been used within 30m from residential buildings.		Compliant
3.19.	C	C19	The limits in conditions C17 and C18 apply unless otherwise outlined in a Construction Noise and Vibration Management sub-plan, approved as part of the CEMP required by this consent.	<p>As per CNVMSP, limits / criteria defined under Section 7.2.3 Summarised Construction Noise Management Levels, Table 5 – Noise Management Levels, Section 7.3 Construction Vibration Criteria.</p> <p>Refer to C17 for more details relating to exceedances.</p>		Compliant
3.20.	C	C20	<p>Tree Protection</p> <p>For the duration of the construction works:</p> <ul style="list-style-type: none"> (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property (b) all street trees immediately adjacent to the approved disturbance area / property boundary/ies must be protected at all times during construction in accordance with Council's tree protection requirements. Any street 	<p>As per previous audit: Tree Management Plan, Drawing No. RPA-LAN-TDS-DRG-MW-150000, Rev O, 22 June 2023 as part of DA application.</p> <p>(a) Only Council trees on Grose Street requiring trimming however these were approved as per original SSDA. No other trimming or removal</p>		Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			<p>tree, which is damaged or removed during construction due to an emergency, must be replaced in accordance with any relevant Council policy;</p> <p>(c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Arboricultural Impact Assessment Report required by condition B43 of this consent; and</p> <p>(d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.</p>	<p>for the remainder of the project requiring Council approval.</p> <p>(b) No street trees requiring protection.</p> <p>(c) Retained trees on site protected as verified during site inspection – refer to photo. 3 x Hills Weeping Fig trees.</p> <p>(d) No access required to protected tree area; arborist was present during the install of tree protection and will only be required for removal of tree protection which is not yet triggered.</p>		
3.21.	C	C21	<p>Air Quality</p> <p>The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.</p>	Dust suppression regularly occurring. During inspection, no dust observed. Asbestos monitoring and dust monitoring as required.		Compliant
3.22.	C	C22	<p>During construction, the Applicant must ensure that:</p> <p>(a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust;</p> <p>(b) all trucks entering or leaving the site with loads have their loads covered;</p> <p>(c) trucks associated with the development do not track dirt onto the public road network;</p> <p>(d) public roads used by these trucks are kept clean; and</p> <p>(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</p>	<p>(a) As verified during site inspection; no dust observed</p> <p>(b) As verified during site inspection, trucks had loads covered</p> <p>(c) No dirt tracking noted during site inspection.</p> <p>(d) Public roads were observed to be clean and clear</p> <p>(e) Hardstand at main site office in place.</p>		Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
3.23.	C	C23	Imported Fill The Applicant must: <ul style="list-style-type: none"> (a) ensure that only VENM, ENM, or other material that meets the requirements of a relevant order and exemption issued by the EPA, is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; (c) make these records available to the Certifier upon request 	Sighted RPA Imported Materials Register – JBS&G validate every material coming to the site. Quarried Turf Underlay received from Benedicts on 19 December 2024 Sighted JBS&G L105 Benedict Quarried Turf Underlay Imported Material Assessment Rev A dated 20 December 2024. 5950 Tonnes of DGB20 received from Abi Civil. Sighted JBS&G L002 Lynwood Holcim DGB20 Imported Material Assessment Rev A, dated 8 August 2024. Sighted Elite Haulage delivery docket – job reference: 240816085420, dated 19 August 2024. Sighted CPB Material Tracking sheet for DGB20 delivery, dated 12 August 2024. Total of 144.12 tonnes of DGB20 were delivered. Certifier has not requested records.		Compliant
3.24.	C	C24	Disposal of Seepage and Stormwater Adequate provisions must be made to collect and discharge stormwater drainage during construction. The prior written approval of Council must be obtained to connect or discharge	Sighted permit to dewater, permit no. 299, dated 18/09/2024, authorizing discharge into the hospital stormwater system. The results from 18/09/2024 are included in the permit. Only one discharge into the hospital's		Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			site stormwater to Council's stormwater drainage system or street gutter.	stormwater system occurred in this audit period.		
3.25.	C	C25	Emergency Management 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.	Emergency Response Plan in place, nurse calls on site with Emergency evacuation buttons as sighted during inspection.		Compliant
3.26.	C	C26	Stormwater Management System Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and be submitted to the Certifier for approval. The system must: <ul style="list-style-type: none"> (a) be designed in consultation with, and in accordance with the requirements of, the owner/s of the relevant stormwater asset/s in which the development connects; (b) be designed by a suitably qualified and experienced person(s); (c) be generally in accordance with the conceptual design outlined in 'Response to Submissions: Infrastructure Delivery, Management and Staging Plan – Flooding and Stormwater' (Revision 9), prepared by Taylor Thomson Whitting and dated 9 June 2023; (d) incorporate Water Sensitive Urban Design measures designed in accordance with the results of a revised MUSIC Link model; (e) be in accordance with applicable Australian Standards; and (f) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban 	No changes since the initial audit. As per Crown Certificate CRO-23098 dated 22 November 2023, items 6 (Civil Design Statement) and 7 (Stormwater Drainage Drawings). Commencement of construction notified as 27 October 2023. Stormwater Management System prepared for Stages EW5 (Lambie Dew Drive) and EW6 (Temporary HLS) by Taylor Thomson Whitting (TTW) The following evidence was presented: Sydney Water Stormwater Diversion Layout Plan, Drawing No. RPA-CIV-TTW-DRG-EW5-0104, Rev I, 28 September 2023 LDD – Stormwater Details, Drawing No. RPA-CIV-TTW-DRG-EW5-0105, Rev F, 28 September 2023 LDD – Cross Section Sheet 1, Drawing No. RPA-CIV-TTW-DRG-EW5-0105, Rev H, 28 September 2023		Compliant

ID No	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
		Stormwater: Council Handbook (EPA, 1997) guidelines.	<p>Now at 100% detailed design.</p> <p>Temporary HLS also now at 100% detailed design.</p> <p>Sydney Water Stormwater Diversion RPA Redevelopment Stage 1 Report, Issue 3, dated 7 December 2023. Section 5.0 Response to Sydney Water includes consultation details. Notice of Requirements as per Appendix B, Section 73 Subdivider / Compliance Certificate, Case number 201021, 22 February 2023.</p> <p>Civil Schematic Design Report, EW6 - Temporary Helipad Civil DD Report, RPA Hospital Redevelopment Stage 1, RPA-CIV-TTW-RPT-EW6, Rev A, 29 September 2023 e.g., Section 3.0 Flooding and Stormwater. Design Reports note applicable standards under Section 2.0 Reference Materials.</p> <p>Civil Specification RPA Hospital Redevelopment Stage 1 - Early Works 5 RPA-CIV-TTW-SPC-EW5-000001 – A, 10 August 2023 & Civil Specification RPA Hospital Redevelopment Stage 1 - Early Works 6, RPA-CIV-TTW-SPC-EW6-000001 – A, 19 September 2023 (both developed for tender stage).</p> <p>Civil Design Certificate (Rev 3) from TTW to Certifier dated 25 October 2023 for EW5 Lambie Dew Drive + Civil Design Certificate</p>		

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
				(Rev 2) from TTW to Certifier dated 11 October 2023 for Temporary HLS. Drawings attached and confirming compliance with relevant standards, Australian Rainfall and Runoff, NSW Department of Housing Managing Urban Stormwater, 4th Edition, March 2004, Soils and Construction (Blue Book), and SSD-47662959 Condition C26.		
3.27.	C	C27	Aboriginal Cultural Heritage Construction must be undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by Biosis and dated 1 November 2022, as amended by the Archaeological Report prepared by Biosis and dated 13 June 2023.	As per initial audit: Letter confirming the proposed works will be carried out in accordance with Mitigation Measures detailed in the Statement of Heritage Impact, CPB Contractors, 6 November 2023 (Memo sighted). Induction slides presented and included section on Aboriginal Heritage. Biosis engaged and on call for any unexpected finds.		Compliant
3.28.	C	C28	Historic Heritage All works must be carried out in accordance with the mitigation measures outlined in Section 8.2 of ' <i>Statement of Heritage Impact</i> ' (Issue 7), prepared by Heritage21 and dated 3 November 2022, and addendum prepared by Heritage21 and dated 8 June 2023.	As per previous audit: Sighted Aconex correspondence for heritage advice regarding excavation adjacent to Kerry Packer (KP) heritage building, RH21-GCOR-000299, dated 13 February 2024. Presented Heritage Advice toolbox talk, dated 13 February 2024. The toolbox talk recommended taking appropriate measures to eliminate any risk of damage to the heritage building. Additionally, it advised		Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
				using plywood supplied by CPB to protect the brickwork.		
3.29.	C	C29	Unexpected Finds Protocol – Aboriginal Heritage In the event that surface disturbance identifies a new Aboriginal object: <ul style="list-style-type: none"> (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 and the management outcome for the site included in the information provided to AHIMS; (d) the Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites; and (e) works may only recommence with the written approval of the Planning Secretary. 	No unexpected finds. Procedure in place as per CEMP Section 5.4.		Not Triggered
3.30.	C	C30	Unexpected Finds Protocol – Historic Heritage If any unexpected archaeological relics are uncovered during the work, then: <ul style="list-style-type: none"> (a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary; (b) depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area as determined in consultation with Heritage NSW; and 	Presented letter from Biosis, dated 10 October 2024, Re: “Unexpected find letter – Sandstone block – Royal Prince Alfred Hospital, Camperdown- RPA-ENV-BIO-LET-EW6-000001”. This letter relates to the unexpected discovery of a dressed sandstone block identified during service location and repaving at the corner of Grose Street and Hospital Road. A site inspection was		Not Triggered

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			(c) works may only recommence with the written approval of the Planning Secretary.	conducted to assess the unexpected find on 4 October 2024. The unexpected find has been determined not to hold heritage significance and does not meet the definition of a relic under the Heritage Act and can be removed.		
3.31.	C	C31	Waste Storage and Processing 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.	Waste bins were available on site, all contained within the project boundary as observed during site inspection. W-Skips engaged, part of 'Wanless' Waste Management.		Compliant
3.32.	C	C32	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Sighted Export Materials Register includes classification of waste. Total of 514.48 Tonnes of waste disposed to Breen Resources – waste facility. Last date of disposal was 11 October 2024. Sighted JBS&G "L008 GSW - Eastern Area East Campus Stormwater Diversion Waste Classification Letter Rev A", Dated 4 December 2024. The waste was classified as general solid waste. Sighted Lantrak docket no. A09Q5X for 3 loads, dated 25 September 2024. Total of 703.26 Tonnes of waste disposed to Aussie Recycling waste facility. Last date of disposal was 1 November 2024.		Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
				Sighted 4 Pillars Waste Classification Report, dated 27 September 2024. The waste was classified as general solid waste. Sighted Aussie Recycling tipping docket GI-1014671, dated 10 October 2024.		
3.33.	C	C33	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.	Plastic sheets were used during concrete pour works. Concrete waste was collected and taken away from site by the Abi group – subcontractors.		Compliant
3.34.	C	C34	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.	Export Materials Register as per condition C32. Sighted recycling report for December 2024 provided by Wanless. A total of 30.96 tonnes were received, with 57.49% recycled.		Compliant
3.35.	C	C35	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.	Sighted Unexpected finds Register Sighted JBS&G Clearance Certificate dated 18 July 2024, L104 Unexpected Find 26 Clearance and Validation East Campus Rev A. UF26 pit and associated soil material was excavated and stockpiled on 4, 9 and 12 July 2024 for offsite disposal. A clearance inspection and validation sampling of the asbestos removal area was undertaken to ensure the identified asbestos hazard was appropriately removed to facilitate future construction works. Air monitoring was completed during all asbestos removal activities and were deemed satisfactory.		Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
				<p>The asbestos was removed by licensed asbestos contractor - Australasian Technical Services (ATS) (AD212177), dated 4, 9 & 12 July 2024.</p> <p>SafeWork notification included under attachment C– Notification no. 940R-00399862-01, dated 30 January 2024 with the proposed works to be finished on 2 March 2024.</p> <p>SafeWork notification included under attachment C– Notification no. 943R-00403187-01, dated 6 March 2024 with the proposed works to be finished on 4 June 2024.</p> <p>Sighted Unexpected finds Register</p> <p>Sighted JBS&G Clearance Certificate dated 12 December 2024, L104 Unexpected find 36 Stockpile Footprint Clearance and Validation East Campus Rev A. The stockpiled material was removed on 6, 9 and 10 December 2024 for offsite disposal. A clearance inspection and validation sampling of the asbestos removal area was undertaken to ensure the identified asbestos hazard was appropriately removed to facilitate future construction works. Air monitoring was completed during all</p>		

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
				<p>asbestos removal activities and were deemed satisfactory.</p> <p>The asbestos was removed by licensed asbestos contractor - Australasian Technical Services (ATS) (AD212177), dated 6, 9 & 10 December 2024.</p> <p>SafeWork notification included under attachment C– Notification no. 943R-00421012-01, dated 8 October 2024.</p> <p>Sighted JBS&G Clearance Certificate dated 2 December 2024, L102 Unexpected find 35 Clearance East Campus Rev A. The pipe found in UF35 were removed on 29 November 2024 for offsite disposal. A clearance inspection of the asbestos removal area was subsequently undertaken by JBS&G to ensure the identified asbestos hazard was appropriately removed to facilitate future construction works. Air monitoring was completed during all asbestos removal activities and were deemed satisfactory.</p> <p>The asbestos was removed by licensed asbestos contractor - Australasian Technical Services (ATS) (AD212177), dated 29 November 2024.</p>		

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
				SafeWork notification included under attachment C– Notification no. 943R-00421012-01, dated 8 October 2024.		
3.36.	C	C36	Outdoor Lighting 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.	Electrical Certificate prepared by Stowe for THLS OP3, dated 2 December 2024. Sighted Aconex correspondence CPB Con-RTRFI-000668, dated 4 December 2024, confirming the submission of certificate to Certifier.		Compliant
3.37.	C	C37	Crane Lighting The Applicant must ensure that all cranes are lit in accordance with NSW Health GL2020_014 Guidelines for NSW Hospital HLS.	No cranes currently onsite.		Not Triggered

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
3.38.	C	C38	<p>Site Contamination</p> <p>Prior to the commencement of any work that would result in the disturbance of potential or contaminated soils, materials, groundwater or sediments, the Applicant must conduct site investigations to confirm the full nature and extent of the contamination at the project area and comply with the following requirements:</p> <ul style="list-style-type: none"> (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>; (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 Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme; and (c) the recommendations of 'Remediation Action Plan 304100230', (Version 0), prepared by Cardno and dated 10 November 2022, and 'Interim Site Audit Advice No 01, BE167, Royal Prince Alfred Hospital, Remediation Action Plan review' prepared by AECOM and dated 14 November 2022. 	<p>As per previous audit: Sighted JBS&G Data Gap Investigation Rev 2, East Campus, RPA Hospital, Camperdown Report No. 63888 154,076 dated 12 July 2024.</p> <ul style="list-style-type: none"> (a) Regulatory Guidelines listed under Section 6.1. (b) Prepared by JBS&G (c) Reference to the Remediation Action Plan recommendations under Section 3.2.3 and Section 10.2 Recommendations. Interim Audit Advice by Site Auditor AECOM included under Section 3.3. 		Compliant
3.39.	C	C39	<p>The unexpected finds procedure within 'Remediation Action Plan 304100230', (Version 0), prepared by Cardno and dated 10 November 2022, must be updated following results of further site investigations undertaken in accordance with condition C38 and implemented throughout duration of project work.</p>	<p>Unexpected finds protocol as per CEMP for contamination Section 7.6 which states that the "Unexpected Finds protocol has been updated by JBS&G following further investigations during the ECI process".</p>		Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
				Copy of Unexpected Finds Protocol Flowchart 10.1 included as developed by JBS&G, 63888 Revision A.		
3.40.	C	C40	Remediation of the site must be carried out in accordance with ' <i>Remediation Action Plan 304100230</i> ', (Version 0), prepared by Cardno and dated 10 November 2022 and any variations to the Remediation Action Plan approved by an NSW EPA-accredited Site Auditor.	No remediation work carried out in this audit period.		Not Triggered
3.41.	C	C41	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).	No remediation work carried out in this audit period.		Not Triggered
3.42.	C	C42	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.	JBS&G engaged as consultant to inform on any changes to contamination risks.		Compliant
3.43.	C	C43	Independent Environmental Audit Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	This is the third independent environmental audit, carried out in accordance with the IAPAR 2020, within 6-months of the previous audit (July 2024), as notified to DPHI.		Compliant
3.44.	C	C44	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	DPHI letter of approval of auditors, dated 6 December 2024. Reference SSD-47662959-PA-18 V3, Subject: Royal Prince Alfred Hospital Redevelopment (SSD-47662959) – Agreement to independent auditors		Compliant

ID No	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
3.45.	C C45	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified in the Independent Audit Post Approval Requirements, upon giving at least 4 weeks' notice (or timing) to the Applicant of the date upon which the audit must be commenced.	No additional audits or different audit times requested by the Department.		Not Triggered
3.46.	C C46	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: <ul style="list-style-type: none"> (a) review and respond to each Independent Audit Report prepared under condition C43 of this consent; (b) submit the response to the Planning Secretary; and (c) make each Independent Audit Report, and response to it, publicly available within 60 days after submission to the Planning Secretary, unless otherwise agreed by the Planning Secretary. 	This is the third independent environmental audit of the development. The previous audit report details are as follows: <ul style="list-style-type: none"> (a) TSA email dated 12 August 2024, confirms the review and response to draft report. APP email dated 20 August 2024, confirms the submission of final report for issue. (b) Letter to DPHI, dated 5 September 2024, Ref: SSD-47662959-PA-12 confirms the submission of audit report and response to the findings. (c) First and Second Independent Audit Report and response to findings was noted to be on website. 		Compliant
3.47.	C C47	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.	Second audit report and response to audit findings was submitted on 5 September 2024 within 2 months of undertaking the independent audit. On 19 December 2024 DPHI responded via letter stating, "NSW Planning considers the IEA report to generally satisfy the reporting requirements of the Consent and the NSW		Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
				Planning Independent Audit Post Approval Requirements (2020)". Reference – SSD-47662959-PA-12.		
3.48.	C	C48	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.	The development is still under construction. This condition will be triggered following operation.		Not Triggered
4.	PART D – PRIOR TO COMMENCEMENT OF OPERATION					
4.1.	D	D1	Notification of Occupation At least one month before commencement of any 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.	Sighted commencement notification for CMT (OP2) to DPHI, dated 15 November 2024. Intended date to operate is 15 December 2024. The operation of OP2 commenced on 16 December 2024. Sighted post approval receipt SSD-47662959-PA-15, dated 15 November 2024. Sighted commencement notification for THLS (OP3) to DPHI, dated 5 November 2024, stating that the intended commencement of operation of the THLS (OP3) is 5 December 2024. The operation of OP3 commenced on 11 December 2024. Sighted post approval receipt SSD-47662959-PA-14, dated 6 November 2024.		Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
4.2.	D	D2	External Walls and Cladding 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.	This condition is not yet triggered.		Not Triggered
4.3.	D	D3	A copy of the documentation given to the Certifier must be made available on the Applicant's website within seven days after the Certifier accepts it.	This condition is not yet triggered.		Not Triggered
4.4.	D	D4	Works as Executed Plans Prior to the commencement of operation, works-as-executed plans 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.	RPAH Redevelopment – TW1 Temporary Entry Works - Civil Inspection Certificate, dated 2 December 2024 from TTW addressed to the Certifier BM+G. The certificate confirmed the works as executed plan (RPA-HYD-QPL-SPD-EW6-020201-DWG-09 – Level 2 Drainage Systems Rev 9 dated 28 November 2024. Sighted Aconex correspondence CPB Con-RFI-003165 with Certifier, dated 2 December 2024, confirming the submission of Certificate.		Compliant
4.5.	D	D5	Warm Water Systems and Cooling Systems The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health	This will be triggered under Stage OP4.		Not Triggered

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.			
4.6.	D	D6	Outdoor Lighting 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: <ul style="list-style-type: none"> a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network. 	Electrical Certificate prepared by Stowe for THLS (OP3), dated 2 December 2024. Sighted Aconex correspondence CPB Con-RTRFI-000668, dated 4 December 2024, confirming the submission of certificate to Certifier.		Compliant
4.7.	D	D7	Mechanical Ventilation Prior to commencement of operation, the Applicant must provide evidence to the Certifier that the installation and performance of the mechanical ventilation systems complies with: <ul style="list-style-type: none"> a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and b) any dispensation granted by Fire and Rescue NSW. 	Sighted Mechanical Ventilation Certificate for THLS (OP3) prepared by Climatech, dated 20 November 2024. Sighted Aconex correspondence CPB Con-RFI-003120 with Certifier, dated 26 November 2024, confirming the submission of Certificate.		Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
4.8.	D	D8	Operational Noise – Design of Mechanical Plant and Equipment 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 B40 have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the project specific noise levels identified in 'Noise and Vibration Impact Assessment for SSDA, AC07 (Rev K)' prepared by Arup and dated 27 June 2023.	Sighted Acoustic letter ref. 20230239.13/2711A/RO/AW, dated 27 November 2024, Re: 'RPAH Redevelopment – THLS – Condition D8. The letter stated that 'Based on the equipment selections, design and nominated acoustic treatments included within the as-built documentation, project specific noise levels identified in the approved Acoustic report would be achieved'. Sighted Aconex Correspondence CPB Con-RTRFI-000655 with Certifier, dated 27 November 2024, confirming the submission of acoustic letter.		Compliant
4.9.	D	D9	Fire Safety Certification 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.	Sighted the Interim Fire Safety Certificate for CMT (OP2), dated 11 December 2024. Sighted the email to Certifier, dated 11 December 2024, confirming the submission of Interim Fire Safety Certificate for CMT. Sighted the email to City of Sydney Council, dated 9 January 2025, confirming the submission of Interim Fire Safety Certificate for CMT. Sighted the Final Fire Safety Certificate for THLS (OP3), dated 5 December 2024. Sighted the email to Certifier, dated 5 December 2024, confirming the submission of Final Fire Safety Certificate for THLS.		Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
				<p>Sighted the email to City of Sydney Council, dated 9 January 2025, confirming the submission of Final Fire Safety Certificate for THLS.</p> <p>The Fire Safety Certificates noted to be displayed on site. Refer to Photos</p>		
4.10.	D	D10	<p>Structural Inspection Certificate</p> <p>Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier.</p>	<p>Structural Certification for CMT (OP2) prepared by TTW, dated 10 December 2024. Sighted Aconex Correspondence CPB Con-RFI-029465 with Certifier, dated 12 December 2024, confirming the submission of Certificate.</p> <p>Structural Certification for THLS (OP3) prepared by TTW, dated 20 November 2024. Sighted Aconex Correspondence CPB Con-RFI-003069 with Certifier, dated 21 November 2024, confirming the submission of Certificate.</p>		Compliant
4.11.	D	D11	<p>Temporary Helipad Management Plan</p> <p>Prior to the commencement of operation of the temporary helipad at the roof of the Staff and Visitor Carpark, the Applicant must prepare and provide to the Certifier a detailed Temporary Helipad Management Plan. The plan must incorporate:</p> <p>(a) measures to prioritise helicopter arrivals and departures during daytime hours where feasible,</p>	<p>Sighted Temporary Helicopter Landing Site Management Plan (THLSMP) prepared by Capital Infrastructure Engineering Version 1 - Final, dated 27 November 2024.</p> <p>Sighted Aconex Correspondence CPB Con-RFI-0003181 with Certifier, dated 2 December 2024, confirming the submission of THLSMP.</p>		Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			<p>unless relating to an emergency that occurs during night-time hours;</p> <p>(b) detailed procedures to clear hazardous areas of people when a helicopter is planned to arrive or depart;</p> <p>(c) an operational brief for the Helicopter Emergency Medical Service (HEMS) operators, providing all available detail on approach and departure angles and preferred directions;</p> <p>(d) the recommended noise monitoring and management measures outlined in Section 6.3 of 'Social Impact Assessment V4 – RTS' prepared by Urbis and dated 8 June 2023; and</p> <p>(e) the recommended dust management measures outlined in 'RPA – Helicopter rotorwash and particulate matter transport', prepared by Arup and dated 15 May 2023.</p>	<p>(a) As per section 3.1 "Measures to Prioritise Helicopter Arrivals and Departures"</p> <p>(b) As per section 3.2 "Procedures to Clear Hazardous Areas of People"</p> <p>(c) As per section 3.3 "Operational Brief for Helicopter Emergency Medical Service"</p> <p>(d) As per section 3.4 "Noise Management and Monitoring"</p> <p>(e) As per section 3.5 "Dust Management Measures"</p>		
4.12.	D	D12	<p>Post-construction Dilapidation Report – Protection of Public Infrastructure</p> <p>Prior to the commencement of operation, the Applicant must engage a suitably qualified and experienced expert to prepare a Post-Construction Dilapidation Report. This Report must:</p> <p>(a) ascertain whether the construction works created any structural damage to public infrastructure by comparing the results of the Post-Construction Dilapidation Report with the Pre-Construction Dilapidation Report required by condition B9 of this consent;</p>	<p>Post Construction Dilapidation Reports has been prepared for roads adjoining car park, car park level 1, car park level 2, car park level 3, car park level 4, and car park level 5. Sighted Post Dilapidation Report for Car Park Level 3 prepared by Craigmar Consulting Services, dated 13 November 2024.</p> <p>(a) Addressed in section 2.3 'Conclusion of Inspection' which states that "No new significant cracking or structural damage has</p>		Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			<p>(b) have, if it is decided that there is no structural damage to public infrastructure, the written confirmation from the relevant public authority that there is no adverse structural damage to their infrastructure (including roads).</p> <p>(c) be submitted to the Certifier;</p> <p>(d) be forwarded to Council for information; and</p> <p>(e) be provided to the Planning Secretary within 48 hours when requested.</p>	<p>been created to the previously inspected areas by the recent construction works”.</p> <p>(b) As per section 2.3 ‘Conclusion of Inspection’.</p> <p>(c) It is submitted to Certifier on 2 December 2024 – Aconex ref. CPB Con-RFI-003181.</p> <p>(d) It is submitted to City of Sydney Council on 2 December 2024 via email.</p> <p>(e) No request from DPHI</p>		
4.13.	D	D13	<p>Repair of Public Infrastructure</p> <p>Unless the Applicant and the relevant public authority agree otherwise, the Applicant must:</p> <p>(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or</p> <p>(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development; and/or</p> <p>(c) pay compensation for the damage as agreed with the owner of the public infrastructure.</p> <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 of this consent.</i></p>	This will be triggered under Stage OP8.		Not Triggered
4.14.	D	D14	<p>Road Damage</p>	This will be triggered under Stage OP8.		Not Triggered

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			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.			
4.15.	D	D15	Post-Construction Survey – Adjoining Properties Where a pre-construction survey has been undertaken in accordance with condition B11, prior to the commencement of operation the Applicant must engage a suitably qualified and experienced expert to undertake a post-construction survey and prepare a Post-Construction Survey Report. This Report must: <ul style="list-style-type: none"> (a) document the results of the post-construction survey and compare it with the pre-construction survey to ascertain whether the construction works caused any damage to buildings surveyed in accordance with condition B11; (b) be provided to the owner of the relevant buildings surveyed; (c) be provided to the Certifier; and (d) be provided to the Planning Secretary within 48 hours when requested. 	This will be triggered under Stage OP8.		Not Triggered
4.16.	D	D16	Where the Post-Construction Survey Report determines that damage to the identified property occurred as a result of the construction works, the Applicant must repair, or pay the full costs associated with repairing the damaged buildings, within an agreed timeline between the owner of the identified property and the Planning Secretary. Alternatively, the Applicant may	This will be triggered under Stage OP8.		Not Triggered

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			pay compensation for the damage as agreed with the property owner.			
4.17.	D	D17	Public Domain Works Completion Prior to final occupation, evidence must be submitted to the Certifier demonstrating that a Public Domain Works – Letter of Completion Operational Acceptance has been obtained from Council, confirming that the relevant works have been constructed in accordance with the Public Domain Plan required by condition B13.	This will be triggered under Stage OP8.		Not Triggered
4.18.	D	D18	Operational Access, Car Parking and Service Vehicle Arrangements Prior to final occupation, evidence of compliance of the design of operational parking and access arrangements with the following requirements must be submitted to the Certifier: <ul style="list-style-type: none"> (a) a minimum of 2,561 on-site car parking spaces for use during operation of the development; and (b) 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. 	This will be triggered under Stage OP8.		Not Triggered
4.19.	D	D19	Bicycle Parking and End-of-Trip Facilities Prior to the commencement of any operation, or other timeframe agreed in writing by the Planning Secretary, evidence of compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier:	Letter confirming Bicycle Parking and End-Of-Trip Facilities are not applicable to the Temporary Helicopter Landing Site handover prepared by CPB, dated 19 November 2024.		Not Triggered

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			<p>(a) the provision of a minimum 286 staff and visitor bicycle parking spaces, a minimum 208 of which must be provided for staff as Class 2 facilities in accordance with AS 2890.3;</p> <p>(b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in easy to access, well-lit areas that incorporate passive surveillance;</p> <p>(c) the provision of end-of-trip facilities for staff; and</p> <p>(d) appropriate pedestrian and cyclist advisory signs are to be provided.</p> <p><i>Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.</i></p>			
4.20.	D	D20	<p>Green Travel Plan</p> <p>Prior to commencement of final occupation, or other timeframe agreed in writing by the Planning Secretary, the Applicant must implement measures to promote the use of active and sustainable transport modes, as outlined in the Green Travel Plan (GTP) detailed in 'Transport and Accessibility Impact Assessment and Green Travel Plan', (Version 8.0), prepared by SCT Consulting and dated 13 July 2023.</p>	This will be triggered under Stage OP8.		Not Triggered
4.21.	D	D21	<p>Prior to the commencement of final occupation, or other timeframe agreed in writing by the Planning Secretary, details of the nominated employee(s) of the health services facility responsible for implementing the GTP and its ongoing review must be provided to Transport for NSW and made available on the Applicant's website within 14 days. If at any point the</p>	This will be triggered under Stage OP8.		Not Triggered

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			nominated employee(s) subsequently changes, TfNSW must be notified and details must be updated on the Applicant's website within 14 days.			
4.22.	D	D22	Heritage Interpretation Plan Prior to the commencement of final occupation, the Applicant must submit a Heritage Interpretation Plan to acknowledge the heritage of the site to the Certifier. The plan must: <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced expert in consultation with Heritage NSW, Council, the RPA Redevelopment First Nations Advisory Group and Registered Aboriginal Parties; (b) include details of locations and scope of heritage interpretation works across the redevelopment site; and (c) incorporate the measures outlined in 'Preliminary Heritage Interpretation Framework', dated 26 April 2023 and prepared by Bates Smart, Neeson Murcutt + Neille and Turf Design Studio. 	This will be triggered under Stage OP8.		Not Triggered
4.23.	D	D23	Utilities and Services Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.	This will be triggered under Stage OP4.		Not Triggered
4.24.	D	D24	Stormwater Operation and Maintenance Plan Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to	Stormwater Operation and Maintenance Plan (SOMP) prepared by Quick Plumbing Group for THLS (OP3), dated 6 October 2024.		Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			<p>the Certifier. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following:</p> <ul style="list-style-type: none"> (a) maintenance schedule of all stormwater quality treatment devices; (b) record and reporting details; (c) relevant contact information; and (d) Work Health and Safety requirements. 	<p>Sighted Aconex correspondence CPB Con-RFI-003120, dated 26 November 2024, confirming the submission of SOMP to Certifier.</p> <ul style="list-style-type: none"> (a) Schedule of THLS Pipes/Pits and Filtration, Rainwater Tank and general maintenance included under Page 2,3 & 8. (b) Record and reporting details included under page 2 & 3. (c) Contact information included under Page 6. (d) Work Health and Safety requirements included under “Cautions and Safety Information” 		
4.25.	D	D25	<p>Signage</p> <p>Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.</p>	<p>Sighted letter from CPB to Certifier confirming that no new finding signage or staff parking signage not required, dated 5 December 2024.</p> <p>Submitted to Certifier on 5 December 2024 – Aconex ref: CPBCon-RTRFI-000674.</p>		Not Triggered
4.26.	D	D26	<p>Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.</p>	<p>This will be triggered under Stage OP8.</p>		Not Triggered
4.27.	D	D27	<p>Prior to the installation and display of any building identification signage within the approved signage zones, details of signage (design, content and illumination) are to be submitted for the approval of the Planning Secretary.</p>	<p>This will be triggered under Stage 4 and OP4.</p>		Not Triggered

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
4.28.	D	D28	Operational Waste Management Plan 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: <ul style="list-style-type: none"> (a) detail the type and quantity of waste to be generated during operation of the development; (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009); (c) detail the materials to be reused or recycled, either on or off site; and (d) include the management and mitigation measures included in 'Waste Management Plan' (Revision 1.0), prepared by TSA and dated 2 November 2022. 	This will be triggered under Stage OP8.		Not Triggered
4.29.	D	D29	Site Contamination Prior to commencement of operation, the Applicant must submit a Validation Report for the development to the Certifier. The Validation Report must: <ul style="list-style-type: none"> (a) 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 Certified Professional Soil Scientist Contate 	This will be triggered under Stage OP4.		Not Triggered

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			<p>Assessment and Management (CPSS CSAM) scheme;</p> <p>(b) be prepared in accordance with the relevant guidelines made or approved by the EPA under section 105 of the Contaminated Land Management Act 1997; and</p> <p>(c) include, but not be limited to:</p> <p>(i) comment on the extent and nature of the remediation undertaken;</p> <p>(ii) if material is to remain in-situ and capped, describe the location, nature and extent of any remaining contamination on site as well as any ongoing management requirements;</p> <p>(iii) sampling and analysis plan and sampling methodology undertaken as part of the remediation;</p> <p>(iv) if treated material is to remain on the subject site, results of sampling of treated material, compared with the treatment criteria in the most updated Remediation Action Plan;</p> <p>(v) results of any validation sampling, compared to relevant guidelines/criteria; and</p> <p>(vi) comment on the suitability of the area for the intended land use.</p>			
4.30.	D	D30	Prior to commencement of operation, the Applicant must obtain confirmation from the Certifier in writing that the requirements of condition D29 have been met.	This will be triggered under Stage OP4.		Not Triggered
4.31.	D	D31	Where changes are made to 'Remediation Action Plan 304100230', (Version 0), prepared by Cardno and dated 10 November 2022, under condition C39, prior to the	This will be triggered under Stage OP4.		Not Triggered

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			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 Certifier.			
4.32.	D	D32	<p>Landscape Design</p> <p>Prior to the commencement of installation of landscaping, an amended landscaping strategy prepared by a registered landscape architect must be submitted for the approval of the Certifier.</p> <p>The strategy must:</p> <ul style="list-style-type: none"> (a) be prepared in consultation with Council and the RPA Redevelopment First Nations Advisory Group; (b) be endorsed by the DIP; (c) provide for the planting of a minimum 98 new trees; (d) provide a detailed planting palette that: <ul style="list-style-type: none"> (i) maximises the use of locally indigenous species representative of the Plant Community Type 'PCT 1778: Smooth-barked Apple – Coast Banksia / Cheese Tree open forest on sandstone slopes on the foreshores of the drowned river valleys of Sydney'; and (ii) incorporates specimens which gesture to the historical context of the precinct, as outlined in Section 8.2 of 'Statement of Heritage Impact' 	This will be triggered under Stage 4.		Not Triggered

ID No	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
		<p>(Issue 8), prepared by Heritage21 and dated 3 November 2022.</p> <p>(e) include details of tree heights at maturity and pot sizes of plants to be planted on-site, in accordance with the principles outlined in 'SSDA Landscape Report RPA-LAN-TDS-RPTMW-000002 (Issue W)' prepared by Turf Design Studio and dated 5 November 2024.</p> <p>(f) provide evidence of adequate soil volumes for the planting of all trees in accordance with Council's document 'Sydney Landscape Code Vol. 2' (2016);</p> <p>(g) include an engineering report confirming structural capacity of structures for green roof loads;</p> <p>(h) include details of drainage, waterproofing and irrigation systems, including overland flow provisions and water retention cells in the drainage layer;</p> <p>(i) include the provision of nest boxes suitable to native fauna likely to use the site;</p> <p>(j) incorporate a detailed green wall design including plans and details drawn to scale, and technical specification, including:</p> <ul style="list-style-type: none"> (i) analysis of the detailed site conditions, including access, light availability, sun and wind impacts; (ii) details of the green wall construction, including proposed materials, webmesh trellis system, planter dimensions, fixings and structures; (iii) details of the proposed growing medium, including soil depth and type; 			

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			<ul style="list-style-type: none"> (iv) location, numbers, type and size of plant species selected on the basis of the site conditions, and species that contribute to habitat and biodiversity; (v) details of drainage, irrigation and waterproofing; and (vi) details of any additional lighting (where applicable). 			
4.33.	D	D33	Landscaping Prior to the commencement of operation, landscaping of the site must be completed in accordance with landscape plan(s) approved under condition D32.	This condition is not yet triggered.		Not Triggered
4.34.	D	D34	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: <ul style="list-style-type: none"> (a) the ongoing monitoring and maintenance measures to manage revegetation and landscaping; (b) green roof maintenance measures, including methodology for safe working at height such as access requirements, location of any anchor points, gates and transport of materials and green waste; (c) green wall maintenance measures, including methodology for safe working at height, access requirements, location of any anchor points, gates, and transport of materials such as green waste removal, and a detailed planting maintenance schedule; and 	This condition is not yet triggered.		Not Triggered

ID No	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
		(d) plans outlining intended strategies for decommissioning and rectification if planting works fail.			
4.35.	D D35	Constructed Floor Levels Prior to the commencement of operation, a certification report prepared by a suitably qualified practitioner engineer (NER) must be submitted to the Certifier, stating that the development has been constructed in accordance with the flood planning levels required by condition B38.	This will be triggered under Stage OP4.		Not Triggered
4.36.	D D36	Operational Flood Emergency Management Plan Prior the commencement of the operation, a Flood Emergency Management Plan must be prepared and submitted to the Certifier that: <ul style="list-style-type: none"> (a) is be prepared by a suitably qualified and experienced person(s); (b) addresses the provisions of the Floodplain Risk Management Guidelines (EHG); (c) incorporates the flood emergency management measures outlined in 'Response to Submissions: Infrastructure Delivery, Management and Staging Plan – Flooding and Stormwater' (Revision 9), prepared by Taylor Thomson Whitting and dated 9 June 2023, as amended by 'Response to SES Flooding Comments' prepared by Taylor Thomson Whitting and dated 22 August 2023. (d) includes details of: <ul style="list-style-type: none"> (i) the flood emergency responses for operational phase of the development; (ii) predicted flood levels; 	This condition is not yet triggered.		Not Triggered

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			(iii) flood warning time and flood notification; (iv) assembly points and evacuation routes; (v) evacuation and refuge protocols; and (vi) awareness training for employees and contractors, and visitors.			
4.37.	D	D37	Prior to the commencement of final occupation, the Applicant must prepare a public art strategy. The strategy must be developed in consultation with the RPA Redevelopment First Nations Advisory Group, to determine how the strategy can incorporate Aboriginal cultural heritage interpretation.	This will be triggered under Stage OP8.		Not Triggered
4.38.	D	D38	Within 12 months of the final occupation, or timing as otherwise agreed by the Planning Secretary, the Applicant must submit evidence to the Planning Secretary demonstrating that the public art envisaged by the public art strategy required by condition D37 has been installed.	This will be triggered under Stage OP8.		Not Triggered
4.39.	D	D39	Dangerous Goods Prior to commencement of occupation, or within a timeframe otherwise agreed by the Planning Secretary, the Applicant must undertake and submit a compliance audit for dangerous goods storage and handling for both the existing and approved dangerous goods storage facilities across the hospital site. This audit must consider the findings of 'Preliminary Hazard Analysis RHS_001' prepared by ARUP and dated 3 November 2022 and demonstrate the final design and operation of the entire hospital site can comply with all relevant Australian Standards.	This will be triggered under Stage OP5.		Not Triggered
5.	PART E – POST OCCUPATION					

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
5.1.	E	E1	Operation of Plant and Equipment All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	The CMT (OP2) and THLS (OP3) was only handed over recently. Maintenance records yet to be received.		Not Triggered
5.2.	E	E2	Warm Water Systems and Cooling Systems The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	This will be triggered under Stage OP4.		Not Triggered
5.3.	E	E3	Long Term Environmental Management Plan Upon completion of remediation works, the Applicant must manage the site in accordance with the Long Term Environmental Management Plan where required in accordance with 'Interim Site Audit Advice No 01, BE167, Royal Prince Alfred Hospital, Remediation Action Plan review' prepared by AECOM Australia and dated 14 November 2022, and any on-going maintenance of remediation notice issued by EPA under the Contaminated Land Management Act 1997.	This will be Triggered under Stage OP4.		Not Triggered
5.4.	E	E4	Upon completion of remediation works, the Applicant must provide a copy of the Long-Term Environmental Management Plan, where required, to Council.	This will be Triggered under Stage OP4.		Not Triggered
5.5.	E	E5	Heritage Interpretation Plan	This will be Triggered under Stage OP8.		Not Triggered

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			The Applicant must implement the most recent version of the Heritage Interpretation Plan approved under condition D22.			
5.6.	E	E6	Environmental Management Plan 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 D31 and any on-going maintenance of remediation notice issued by EPA under the Contaminated Land Management Act 1997.	This will be Triggered under Stage OP4.		Not Triggered
5.7.	E	E7	Operational Noise Limits The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in 'Noise and Vibration Impact Assessment for SSDA, AC07 (Rev K)' prepared by Arup and dated 27 June 2023.	Sighted Acoustic letter ref. 20230239.13/2711A/RO/AW, dated 27 November 2024, Re: 'RPAH Redevelopment – THLS – Condition D8. The letter stated that 'Based on the equipment selections, design and nominated acoustic treatments included within the as-built documentation, project specific noise levels identified in the approved Acoustic report would be achieved'.		Complaint
5.8.	E	E8	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry (2017) 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 CMT (OP2) and THLS (OP3) was only handed over recently. This condition is not yet triggered.		Not Triggered

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			the recommended noise levels for mechanical plant identified in 'Noise and Vibration Impact Assessment for SSDA, AC07 (Rev K)' prepared by Arup and dated 27 June 2023. 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.			
5.9.	E	E9	Temporary Helipad The Applicant must implement the Temporary HLS Management Plan, as required by condition D11 of this consent, at all times during operation of the temporary helipad.	Temporary Helicopter Landing Site Management Plan prepared by Capital Infrastructure Engineering, dated 27 November 2024.		Compliant
5.10.	E	E10	Unobstructed Driveways and Parking Areas 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.	No obstruction observed during the site inspection. No storage of materials and goods observed on driveways, footways and car spaces.		Compliant
5.11.	E	E11	Green Travel Plan The Green Travel Plan required by condition D20 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.	This will be triggered under Stage OP8.		Not Triggered
5.12.	E	E12	Ecologically Sustainable Development	This will be triggered under Stage OP8.		Not Triggered

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			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 by a suitably qualified and experienced expert demonstrating that the project attains the minimum number of ESD points as required by condition B17 of this consent.			
5.13.	E	E13	Outdoor Lighting Notwithstanding condition D6, 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.	Electrical Certificate for THLS (OP3) prepared by Stowe Australia, dated 4 December 2024. Refer to D6. No impacts on the amenity of surrounding sensitive receivers noted.		Compliant
5.14.	E	E14	Landscaping The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D34 for the duration of occupation of the development.	This condition is not yet triggered.		Not Triggered
5.15.	E	E15	Hazards and Risk The Applicant must store all chemicals, fuels and oils used on-site in accordance with: <ul style="list-style-type: none"> (a) the requirements of all relevant Australian Standards; and (b) the EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual' if the chemicals are liquids. 	No dangerous good being stored in CMT (OP2) and THLS (OP3).		Not Triggered

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
5.16.	E	E16	In the event of an inconsistency between the requirements of condition E15(a) and E15(b), the most stringent requirement must prevail to the extent of the inconsistency.	No dangerous good being stored in CMT (OP2) and THLS (OP3).		Not Triggered
5.17.	E	E17	Dangerous Goods Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with: <ul style="list-style-type: none"> (a) all relevant Australian Standards; (b) for liquids, a minimum bund volume requirement of 110% of the volume of the largest single stored volume within the bund; and (c) the Environment Protection Manual for Authorised Officers: Bunding and Spill Management – technical bulletin (EPA, 1997). 	No dangerous good being stored in CMT (OP2) and THLS (OP3).		Not Triggered
5.18.	E	E18	In the event of an inconsistency between the requirements E17(a) to E17(c), the most stringent requirement must prevail to the extent of the inconsistency.	No dangerous good being stored in CMT (OP2) and THLS (OP3).		Not Triggered
5.19.	E	E19	Discharge Limits The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters.	Sighted permit to dewater, permit no. 299, dated 18/09/2024, authorizing discharge into the hospital stormwater system. The results from 18/09/2024 are included in the permit. Only one discharge into the hospital's stormwater system occurred in this audit period. Discharge permit evidence that S120 was not breached.		Compliant
5.20.	E	E20	Stormwater Maintenance	No stormwater maintenance required.		Not Triggered

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			The constructed stormwater structures and treatment measures must be maintained by the property owner in perpetuity.			
6.	APPENDIX 1 – ADVISORY NOTES					
6.1.	AN	AN1	General All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	As per previous audit: University of Sydney Approval - Sighted email from University of Sydney, dated 8 July 2024, for services scan adjacent to USYD Oval.		Compliant
6.2.	AN	AN2	Long Service Levy For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	Long service levy paid receipt no. L0000157067, dated 4 September 2024. The long service levy receipt is referenced in Crown Certificate 3D – item 19.		Compliant
6.3.	AN	AN3	Legal Notices Any advice or notice to the consent authority must be served on the Planning Secretary.	No legal notices issued.		Not Triggered
6.4.	AN	AN4	Access for People with Disabilities The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifier must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	Accessibility Compliance Statement for CMT (OP2) prepared by ABE Consulting report version: ACS_23207_CMTU-L2_S2_1.0, dated 9 December 2024. Sighted Accessibility Compliance Statement No. ACS_23207_EW6_1.0 for THLS (OP3) prepared by ABE Consulting, dated 2 December 2024.		Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
6.5.	AN	AN5	Utilities and Services Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	As per previous audit: Ausgrid approval as per offer of acceptance presented 14 December 2023 AN-25394 Camperdown HV design. Approval letter of condition of Building adjacent to Sydney Water asset dated 14 March 2024 for Temporary HLS work.		Compliant
6.6.	AN	AN6	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	As per previous audit: The design for the electrical supply authorities currently being finalised and thus not yet certified. Sighted letter from CPB Services Manager, dated 25 July 2024, confirms that the project has no gas connections and no new telecommunications infrastructure.		Not Triggered
6.7.	AN	AN7	Road Design and Traffic Facilities All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW(RMS) (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.	No roadworks or traffic facilities on Council or TfNSW roads.		Not Triggered
6.8.	AN	AN8	Road Occupancy Licence A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	Road Occupancy Licence no. 2334930, dated from 25/09 to 17/10, Subject road – Missenden Road from Lucas Street to Salisbury Road. Closed all lanes on 1 direction.		Compliant
6.9.	AN	AN9	SafeWork Requirements To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by	Site security verified during inspection. No break ins have occurred to site.		Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	3D Safety System in place for induction and training. Weekly safety walks being undertaken.		
6.10.	AN	AN10	Hoarding Requirements The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	Hoarding application was not required for Grose Street as not on Council land. No other hoarding installed.		Not Triggered
6.11.	AN	AN11	Handling of Asbestos The Applicant must consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – ‘Transportation and management of asbestos waste’ must also be complied with.	Sighted JBS&G Clearance Certificate dated 18 July 2024, L104 Unexpected Find 26 Clearance and Validation East Campus Rev A. UF26 pit and associated soil material was excavated and stockpiled on 4, 9 and 12 July 2024 for offsite disposal. A clearance inspection and validation sampling of the asbestos removal area was undertaken to ensure the identified asbestos hazard was appropriately removed to facilitate future construction works. Air monitoring was completed during all asbestos removal activities and were deemed satisfactory. The asbestos was removed by licensed asbestos contractor - Australasian Technical Services (ATS) (AD212177), dated 4, 9 & 12 July 2024. SafeWork notification included under attachment C– Notification no. 940R-00399862-01, dated 30 January 2024 with	RPAH-03-OFI-02: SafeWork was notified for the removal of asbestos; however, there was a significant delay between the proposed and actual dates of the work. It is recommended to re-notify SafeWork in cases where there is a substantial delay in the removal of hazardous materials.	Compliant

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
				<p>the proposed works to be finished on 2 March 2024.</p> <p>SafeWork notification included under attachment C– Notification no. 943R-00403187-01, dated 6 March 2024 with the proposed works to be finished on 4 June 2024.</p> <p>Sighted JBS&G Clearance Certificate dated 12 December 2024, L104 Unexpected find 36 Stockpile Footprint Clearance and Validation East Campus Rev A.</p> <p>The asbestos was removed by licensed asbestos contractor - Australasian Technical Services (ATS) (AD212177), dated 6, 9 & 10 December 2024.</p> <p>SafeWork notification included under attachment C– Notification no. 943R-00421012-01, dated 8 October 2024.</p> <p>Sighted JBS&G Clearance Certificate dated 2 December 2024, L102 Unexpected find 35 Clearance East Campus Rev A.</p> <p>The asbestos was removed by licensed asbestos contractor - Australasian Technical Services (ATS) (AD212177), dated 29 November 2024.</p>		

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
				SafeWork notification included under attachment C– Notification no. 943R-00421012-01, dated 8 October 2024.		
6.12.	AN	AN12	Fire Safety Certificate The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.	Final Safety Certificate to be issued at the end of the project.		Not Triggered
7.	APPENDIX 2 – WRITTEN INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS					
7.1.	IN	1.	Written Incident Notification Requirements A written incident notification addressing the requirements set out below must be emailed to the Planning Secretary through the major projects portal within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A24 or, having given such notification, subsequently forms the view that an incident has not occurred.	No incidents have occurred.		Not Triggered
7.2.	IN	2.	Written notification of an incident must: <ul style="list-style-type: none"> (a) identify the development and application number; (b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); (c) identify how the incident was detected; (d) identify when the applicant became aware of the incident; (e) identify any actual or potential non-compliance with conditions of consent; (f) describe what immediate steps were taken in relation to the incident; 	No incidents have occurred.		Not Triggered

ID No	SSD Part & Req. No.		SSD Requirement	Audit Evidence	Audit Findings/ Recommendations	Compliance rating
			(g) identify further action(s) that will be taken in relation to the incident; and (h) identify a project contact for further communication regarding the incident.			
7.3.	IN	3.	Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.	No incidents have occurred.		Not Triggered
7.4.	IN	4.	The Incident Report must include: <ul style="list-style-type: none"> (a) a summary of the incident; (b) outcomes of an incident investigation, including identification of the cause of the incident; (c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and (d) details of any communication with other stakeholders regarding the incident. 	No incidents have occurred.		Not Triggered

Appendix F – Consultation

Consultation with DPHI

From: Alfarid Hussain <Alfarid.Hussain@planning.nsw.gov.au>
Sent: Wednesday, 11 December 2024 2:07 PM
To: Grant Brown
Cc: Sanan Qasim; Barbara Pater
Subject: RE: Independent Environmental Audit - Royal Prince Alfred Hospital Redevelopment (SSD-47662959)

Follow Up Flag: Flag for follow up
Flag Status: Flagged

EXTERNAL

Hi Grant,

Thank you for consulting with the NSW Department of Planning, Housing and Infrastructure (**NSW Planning**) in relation to the scope for an upcoming independent construction audit for Royal Prince Alfred Hospital Redevelopment approved under SSD 47662959, as modified (**the Consent**).

Whilst already included in the scope, NSW Planning requests that you investigate the implementation of the CEMP and sub-plans with particular focus on monitoring and the effectiveness of implementation of mitigation measures in relation to::

- noise and vibration;
- dust and ERSED management on site, driveways and roads used to enter and exit the sites; and
- implementation of communication strategy and complaints management.

It is also requested that you provide a brief summary on how the project is tracking with timeframes with respect to staging as identified in the Staging Report.

Finally, it is requested that you consult with City of Sydney generally in relation to the project and enquire if they'd like you to focus on any specific issue(s) that is/are within the scope of the Consent.

Thank you,

Alfarid Hussain

Compliance Officer
Development Assessment and Infrastructure
Department of Planning, Housing and Infrastructure

T 02 9274 6456 | **M** 0436 681 733 | **E** Alfarid.Hussain@planning.nsw.gov.au

dphi.nsw.gov.au

Locked Bag 5022|Parramatta NSW 2124

Working days Monday to Friday, 09:00am - 5:00pm



I acknowledge the traditional custodians of the land and pay respects to Elders past and present. I also acknowledge all Aboriginal and Torres Strait Islander staff working with the NSW Government.

Please consider the environment before printing this email.

From: Grant Brown <Grant.Brown@app.com.au>

Sent: Thursday, December 5, 2024 1:41 PM

To: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>

Cc: Sanan Qasim <Sanan.Qasim@app.com.au>; Barbara Pater <Barbara.Pater@app.com.au>

Subject: Independent Environmental Audit - Royal Prince Alfred Hospital Redevelopment (SSD-47662959)

Dear Sir/Madam,

I am writing to advise that The APP Group – HSEQ Systems and Auditing (APP) will be conducting the Independent Environmental Audit of the Royal Prince Alfred Hospital Redevelopment, as a requirement of Consent Conditions SSD-47662959. The audit will be conducted on the 09 January 2025 and will review compliance in accordance with SSD-47662959 Schedule 2: Parts A, B, C, D, E and Advisory Notes where applicable.

In line with the consultation requirements of the Independent Audit Post Approval Requirements 2020, Section 3.2, APP seeks your input into the scope of the audit and advice on any particular areas where the Department would like the audit to focus on. Please also advise if you wish for any stakeholders to be contacted to obtain their input into the scope of this audit.

Best Regards,

Grant Brown

Senior Environmental Consultant





0499 978 339 | grant.brown@app.com.au | app.com.au

Turrbal and Jagera Country | 29B, 10 Eagle Street Brisbane 4000



**A Leader in Property
and Infrastructure**

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

This email and any files transmitted with it are confidential and intended solely for the use of the individual to whom it is addressed. If you have received this email in error please inform the postmaster@app.com.au or the sender.

Consultation with Council

From: Michael Stephens <MJStephens@cityofsydney.nsw.gov.au>
Sent: Wednesday, 18 December 2024 10:40 AM
To: Grant Brown
Cc: Sanan Qasim; Christopher Corradi
Subject: RE: Royal Prince Alfred Hospital - IEA 2025 Consultation Request

EXTERNAL

Hi Grant,

The City's Construction and Building unit and Environmental Health unit have confirmed that the City has not received any complaints/concerns regarding the redevelopment.

Regards,

Michael Stephens (he/him)
Senior Planner
Planning Assessments



Telephone: +612 9265 9040
cityofsydney.nsw.gov.au



The City of Sydney acknowledges the Gadigal of the Eora nation as the Traditional Custodians of our local area.

From: Grant Brown <Grant.Brown@app.com.au>
Sent: Friday, 13 December 2024 7:51 AM
To: City of Sydney <council@cityofsydney.nsw.gov.au>
Cc: Sanan Qasim <Sanan.Qasim@app.com.au>
Subject: Royal Prince Alfred Hospital - IEA 2025 Consultation Request

Caution: This email came from outside the organisation. Don't click links or open attachments unless you know the sender, and were expecting this email.

To Whom it May Concern,

I am writing to seek consultation with the City of Sydney council on the development project for the Royal Prince Alfred Hospital. The RPAH is currently being redeveloped under DPHI consent SSD-47662959. As the independent environmental auditor for the project, APP has been requested by NSW DPHI to seek consultation with the City of Sydney council with regards to the project.

Can you please advise whether the council has any items of concern regarding the development that APP can include in the next audit, noting that the next audit is scheduled for 9th January 2025.

Any further correspondence and/or questions can be directed to Grant Brown at grant.brown@app.com.au.

Best Regards,

Grant Brown

Senior Environmental Consultant



0499 978 339 | grant.brown@app.com.au | app.com.au

Turrbal and Jagera Country | 29B, 10 Eagle Street Brisbane 4000



Appendix G – Audit Photos

RPAH Audit Photos – 9 January 2025

Site Inspection Photos



Site Notice Board displayed.



No Mud tracking observed on the Missenden Road.

Site Inspection Photos



Internal hospital roads were kept clean and tidy, no mud tracking observed.



ATF fence installed between the Kerry Packer building (Heritage) and construction site for protection.

Site Inspection Photos



Traffic controls in place for the HV works on John Hopkins Drive.



Controls in place for the stormwater drain pit.

Site Inspection Photos



Wanless Waste Bins available on Site



Secured entry to the site.

Site Inspection Photos



Rainwater collected in the site pumped out to the Sediment Tank before treatment.



Nurse Call available throughout the site for emergency.

Site Inspection Photos



Easter Medical Gas Compound works in progress.



Street Sweeper available on Site.

Site Inspection Photos



Coir logs in place at the boundary of the site.

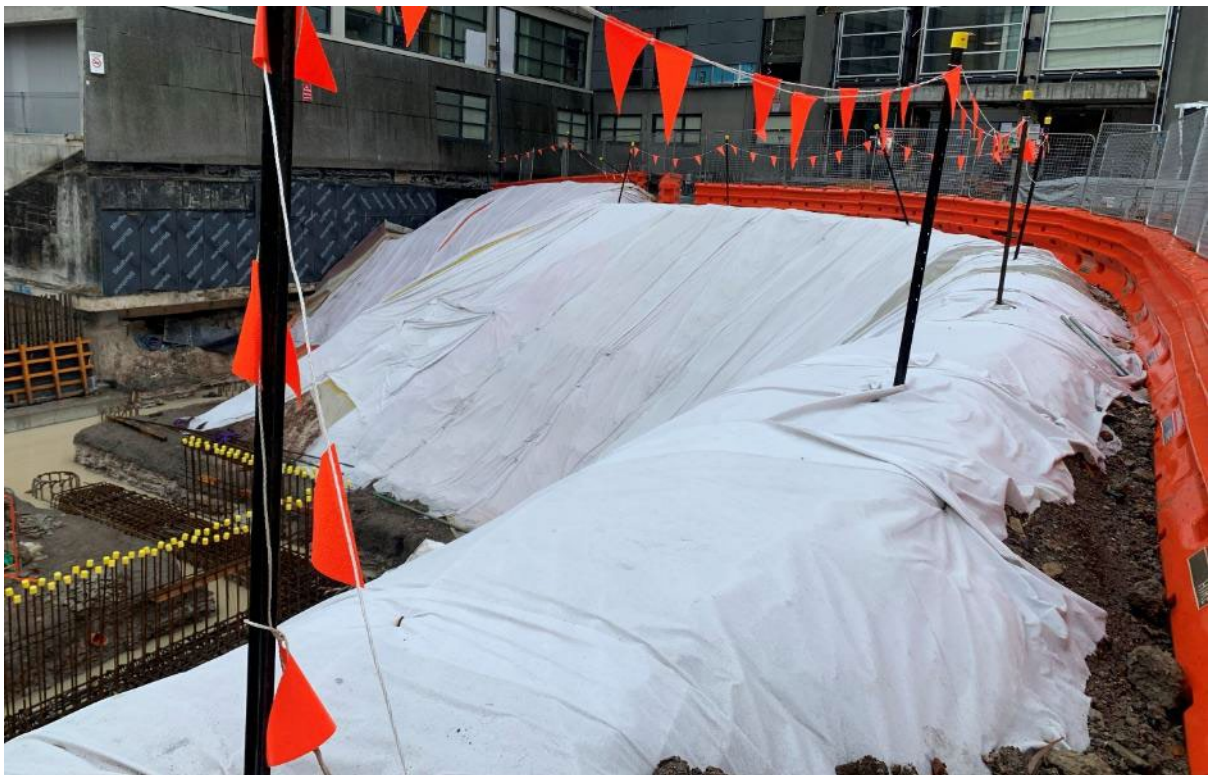


Construction vehicle contained within the site.

Site Inspection Photos



Controls in place for the pit drain.



Geofab appeared to be working effectively during rain.

Site Inspection Photos



Spill Kit available on site.



THLS is completed and operational.

Site Inspection Photos

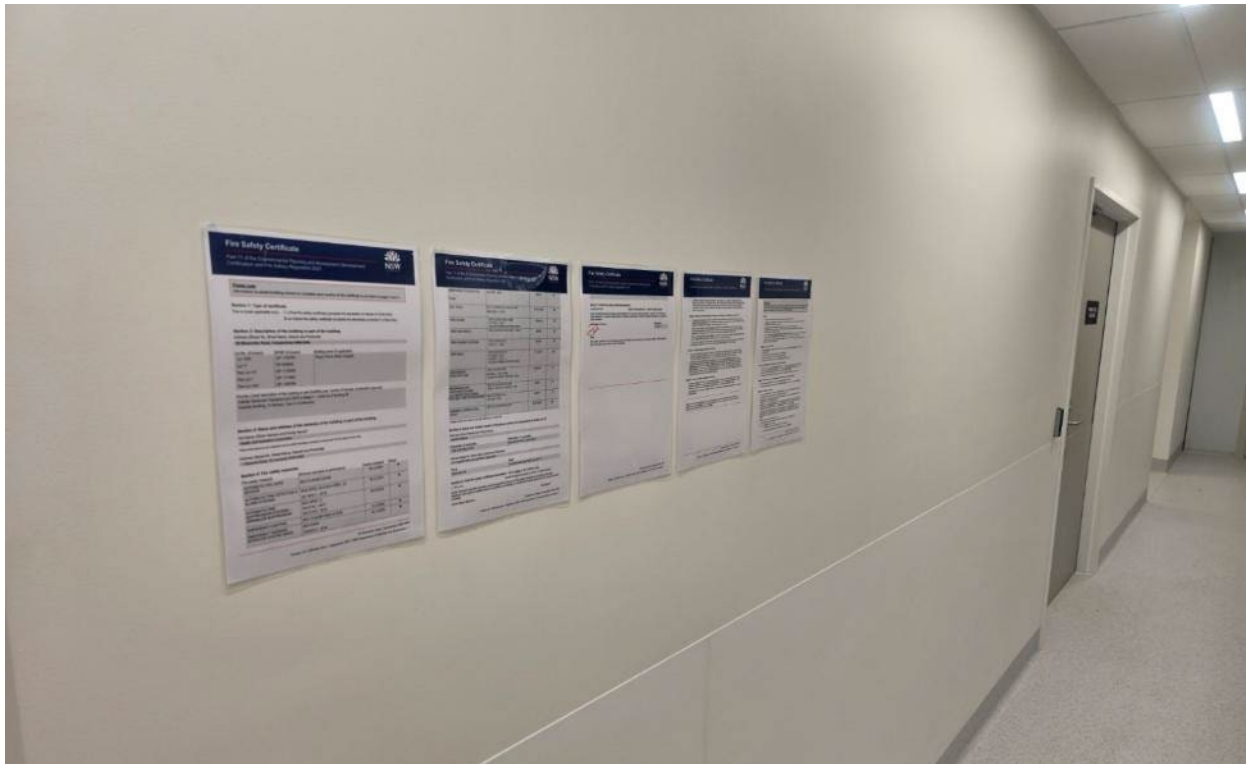


Required signage in place for THLS.

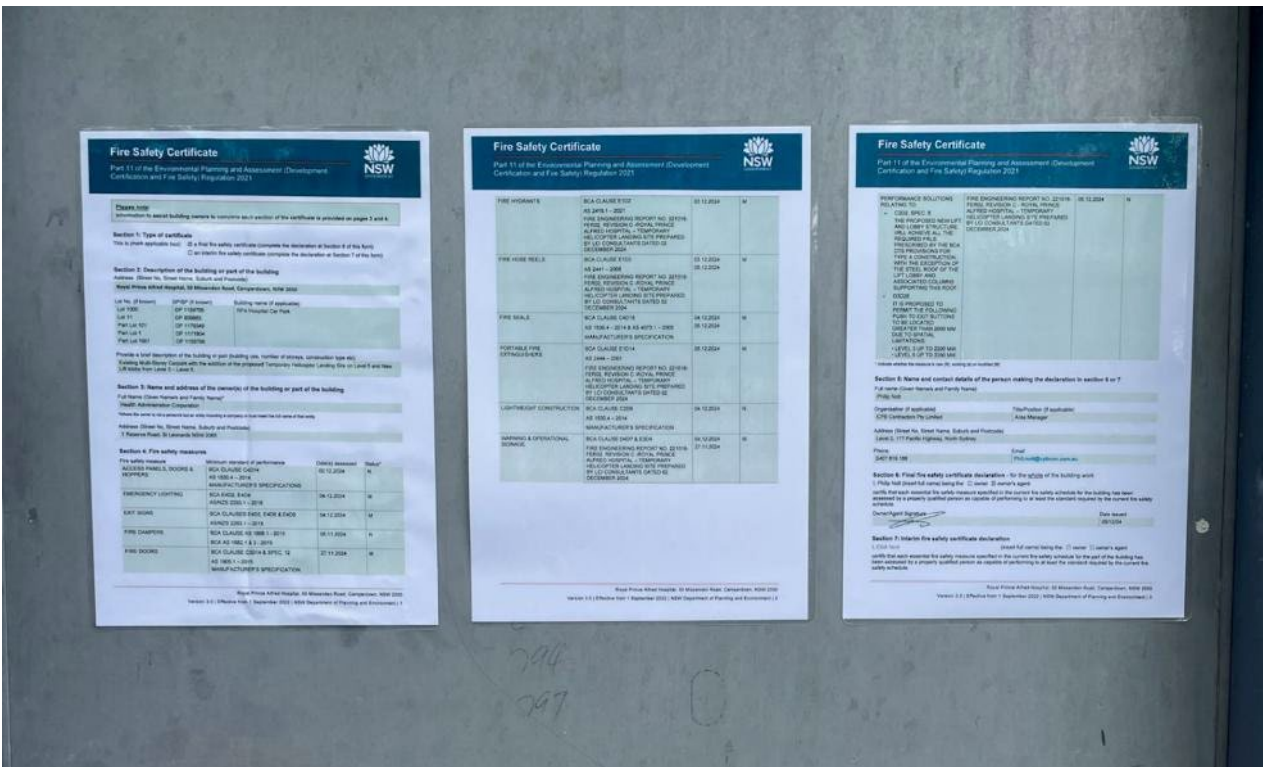


THLS is completed and operational.

Site Inspection Photos



Final Fire Certificate displayed in CMT (OP2).



Interim Fire Safety Certificate displayed in THLS (OP3).

RPAH Audit Site Observations – 9 January 2025

Site Inspection Observations



OBS-01: A live drain in the northern arrival area was observed to be partially uncovered.



Close Out: Live drain now fully covered.

Site Inspection Observations

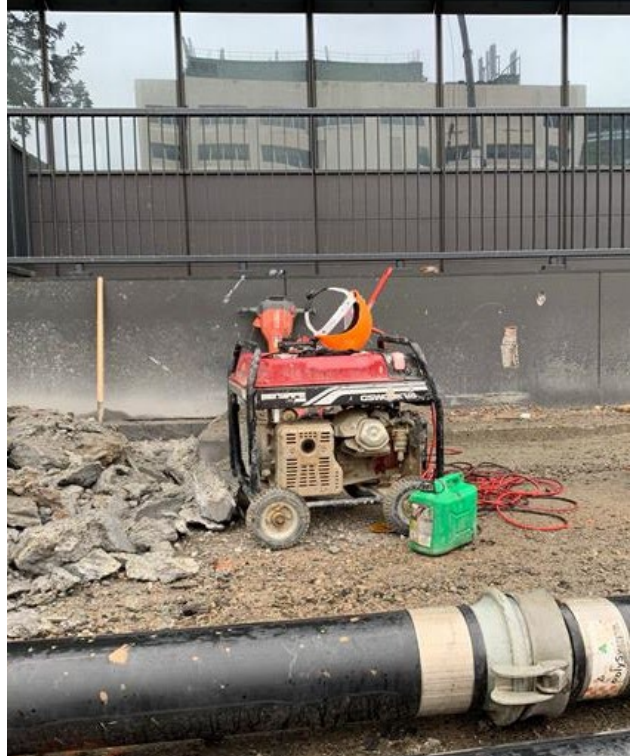


OBS-02: The geofab in the east stormwater diversion area requires tidying.



Close Out: The geofabric has been tidied up.

Site Inspection Observations



OBS-03: A jerry can and gasoline container were found unbanded in the eastern stormwater diversion area.



Close Out: Fuel Containers removed and stored in the chemical storage area.



The APP Group

app.com.au