



Liverpool Health and Academic Precinct Redevelopment

Assessment of the Liverpool Health and Academic Precinct Redevelopment Project Environmental System Compliance in accordance with SSD-10389 Development Consent

Audit Reference:	LHAP-06
Audit Organisation:	Health Infrastructure (Proponent) Johnstaff Projects (Project Manager) Lendlease Building Pty Ltd (Contractor)
Auditors:	Barbara Pater, APP (Lead Auditor) Dylan Jones, APP (Alternate Lead Auditor)
Date of Audit:	23 April 2024
Draft Report Submitted:	21 May 2024
Final Report Submitted:	6 June 2024



The APP Group

Distribution and Authorisation Record

Revision No.	Date	Issued to	Comments
Draft (v1)	21 May 2024	Daniel Hardwick JohnStaff	Issued for comment
Final (v1)	6 June 2024	Daniel Hardwick JohnStaff	Final for submission to DPHI

This report has been prepared and reviewed in accordance with our quality control system.

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Date: 6 June 2024

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1. Executive Summary

This Independent Environmental Audit was completed to assess the environmental controls established and implemented by Lendlease Building Pty Ltd to meet the conditions of the Consolidated Consent SSD 10389 Mod-3 for the Liverpool Hospital Redevelopment Project. This was the sixth audit of the project and was conducted by APP on 23 April 2024 covering the applicable conditions of SSD 10389 Mod-3 Parts A, B, C, D and Advisory Notes.

The Project construction commenced on 1 November 2021 and has progressed in general accordance with the Staging Report prepared by WolfPeak, however due to program impacts there are a number of discrepancies between the Staging Report predictions vs actual project timeframes (refer to [Section 2.3](#)). The main construction activities during the audit period corresponded to Stages 1 and 3 and consisted of the ongoing refurbishment works and completion of the main ISB building. Preparations were being made for upcoming landscaping works ahead of the planned demolition under Stage 2 towards the end of the year.

The Project was found to be generally compliant with the conditions of the Consolidated Development Consent SSD 10389 Mod-3, with the following key strengths noted:

- ▶ Strong environmental performance during the audit period with nil environmental incidents, non-compliances or complaints received.
- ▶ Works progressing in accordance with the Staging Report with various sub-stages progressively being completed and handed over to the Hospital.
- ▶ Strong collaboration with the Hospital regarding scheduling of works to minimise impacts.
- ▶ Good demonstration of record keeping with evidence recorded and easily accessible.
- ▶ A high level of awareness demonstrated by Johnstaff and Lendlease management regarding environmental and planning approval requirements.

The environmental performance of the project was considered positive, with no non-compliances identified during this audit.

Site inspection

One (1) minor issue was identified during the site inspection (refer to [Section 6.4](#) for further details with photos included under [Appendix G](#)). The issue was actioned immediately and closed on the same day.

Identified Findings

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

Audit Rating and Ref	Condition Details	Audit Finding Details	Recommendations
OFI_01	CoA A25: The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	It was noted that the site inductions do not provide information on the unexpected finds procedure.	There is an opportunity for improvement by including reference to the Unexpected Finds Procedure in the site induction.

Audit Rating and Ref	Condition Details	Audit Finding Details	Recommendations
OFI_02	CoA C19: The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	The project's plant equipment checklist did not specify the requirement for non-tonal reversing alarms.	It is recommended to update the plant inspection checklist to specify the requirement for non-tonal reversing alarms
OFI_03	CoA C28 The Applicant must: (a) keep accurate records of the volume and type of fill to be used	The imported spoil register did not appear to be up to date.	There is an opportunity for improvement to maintain the imported spoil register to ensure the information recorded is current.

Refer to Section 6.8 and Appendix E for further details of these findings.

2. Introduction

2.1 Background

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

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

The Proponent engaged APP to undertake the sixth independent environmental audit of the development, which was conducted on 23 April 2024 during the construction phase of the Liverpool Hospital Main Works project, in compliance with the following Development Consent Conditions:

Condition C44

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

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

2.2 Project Details

Project Details	
Project Name	Liverpool Hospital Redevelopment – Hospital Main Works
Project Application No.:	SSD-10389
Project Address:	Corner of Elizabeth & Goulburn Street, Liverpool NSW 2170
Project Phase:	Construction
Project Activity Summary:	<p>Key construction activities occurring onsite included:</p> <ul style="list-style-type: none"> ▶ Nearing completion of the ISB building with fit out and testing and commissioning in progress ▶ Ongoing internal refurbishment works to the main Hospital ▶ External tiling works and landscaping works to occur imminently

2.3 Project Staging & Timeframes

The project is generally being delivered in accordance with the Staging Report, with the following status updates provided:

- ▶ Stage 1 in progress.
- ▶ Construction sub-stages 1.1 – 1.4 in progress.
- ▶ Construction sub-stage 1.5 targeted for completion in August 2024
- ▶ Stage 1 operations proposed for September 2024 (All refurbishment works crown certificates obtained for Stage 1).
- ▶ Construction Stage 2 demolition works proposed for Q4 2024.
- ▶ Construction Stage 2 completion proposed for Q1 2027.
- ▶ Construction Stage 2 operation proposed Q3 2027.
- ▶ Construction Stage 3 – Commencement planned for Q4 2024
- ▶ Operational sub-stages (3.1 – 3.4) have been handed over so far with Operational Sub Stage 3.5 in progress.

2.4 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
Barbara Pater	APP	Lead Environmental Auditor	Exemplar Global Lead Environmental Auditor – Certificate No. C424613
Dylan Jones	APP	Alternate Lead Environmental Auditor	Exemplar Global Lead Environmental Auditor – Certificate No. C464532

The Department of Planning, Housing and Infrastructure approval letter for this audit is included as [Appendix C](#) with the Independent Audit declaration forms included as [Appendix D](#).

3. Audit Objectives and Scope

3.1 Audit Objectives

The objective of this audit was to undertake the independent environmental review of the project in compliance with Development Consent Schedule 2, SSD-10389 Condition C40, and in accordance with the requirements for an independent audit methodology and independent audit report as per the *Independent Audit Post Approval Requirements* (IAPAR 2020) during the construction of the Liverpool Hospital Redevelopment.

3.2 Audit Scope

The scope of this audit comprised a review of the Project compliance with the applicable conditions of SSD-10389, including the following:

- ▶ Review of implementation for management plans;
- ▶ Site inspection, as conducted on 23 April 2024;
- ▶ Review of Environmental performance of the project based on previous audit results;
- ▶ Review of environmental records;
- ▶ Interviews with site personnel; and

- ▶ Consultation with stakeholders.

3.3 Audit Period

This was the sixth independent environmental audit of the development against the SSD 10389 Mod-3 conditions and was carried out by APP, covering the period from the previous audit on 27 October 2023 to 23 April 2024.

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, 23 April 2024, and additional records received up until 10 May 2024.

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-10389 – 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 Health Infrastructure, Johnstaff, and Lendlease as per the Audit Attendance Sheet ([Appendix B](#)) on 23 April 2024 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 construction
- ▶ Staging of works per the Staging Report;
- ▶ Occurrence of environmental incidents and non-compliances, if applicable
- ▶ Overview of the audit process in accordance with the SSD-10389 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-10389 conditions,
- ▶ Conduct of a site walk led by Lendlease 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 23 April 2024 at 3:30pm with representatives of Health Infrastructure, Johnstaff, Lendlease 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 Lendlease's personnel during the conduct of this audit.

4.4 Interviewed Persons

Name and position of persons interviewed:

Name	Organisation	Position
Daniel Hardwick	Johnstaff	Project Manager
Sebastian Bartholomeusz	Lendlease	Construction Manager
Jake Kelly	Lendlease	Project Manager
Daniel Puljic	Lendlease	Senior Construction Manager

Table 1- Personnel Interviewed

4.5 Site Inspection

A site inspection was carried out on 23 April 2024 at 9:45am led by Lendlease with representatives of Johnstaff and APP. Only minor issues 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

4.6.1 Department of Planning, Housing and Infrastructure (DPHI)

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 the *Independent Audit Post Approval Requirements* (IAPAR 2020) Section 3.2. DPHI provided the following feedback:

- ▶ It is requested that given the recent changes in staging of the development, it is requested that you provide a summary of the works that have been completed and those that are pending in the audit report. Please include dates of commencement and completion, where applicable.
- ▶ DPHI also requested the Council be contacted in relation to construction noise and parking.

APP Response

Refer to [Section 2.3](#) for a summary of the status of the project.

4.6.2 Liverpool Council

At the request of DPHI, APP contacted Liverpool Council to obtain feedback, specifically regarding construction related noise and parking. Feedback was provided by Liverpool Council's Senior Environmental Health Officer comprising the following points:

- ▶ It is requested that the audit is undertaken in accordance with Conditions C40-C47 of SSD 10389 and the Department's 2020 *Independent Audits Post Approval Requirements* (or IAPAR).
- ▶ The NSW Planning Portal describes the location of the premises as Liverpool Hospital and Campbell Street (Lot 501 DP 1165217, Lots 1 and 2 DP 1236362 Campbell Street). On 29th April 2024, I reviewed Council's Pathway records which revealed several enquiries relating to parking matters associated with the work zone (CR 1438415 received 23rd June 2022, CR 1457937 received 21st September 2022, CR 1506756 received 8th May 2023, CR 1515665 received 20th June 2023, CR 1524066 received 29th July 2023, CR 1581188 received 25th March 2024 and CR 1585140 received 10th April 2024). Council also received separate enquiries for the site associated with construction noise and construction hours (CR 1435841 received 9th June 2022, CR 1506865 received 8th May 2023 and CR 1565037 received 24th January 2024).
- ▶ The Department has primary responsibility for assessing compliance with conditions of consent in relation to environmental emissions (i.e. noise, air, water, land) during the construction and operational phases of the project. Consequently, the auditor is encouraged to make further enquiries with the NSW EPA and NSW Department of Planning and Environment
- ▶ It would be appreciated if the auditor could review consultation, management and monitoring program requirements for the construction phase of the Project including: incident and non-compliance notification and reporting (Conditions A26 to A30); community communication strategy and complaints management system (Condition B13).
- ▶ It is requested that the scope of the audit encompasses all post approval documents prepared to satisfy the conditions of Approval, including an assessment of the Construction Environmental Management Plan (Conditions B11 and C13) including but not limited to the Construction Noise and Vibration Management Sub-Plan (Condition B13) and Construction Waste Management Sub-Plan (Condition B14); sediment and erosion controls (Conditions B16-B17); site remediation, validation and Long Term Environmental Management Plan (Conditions A20, D26 and D28); mechanical plant and equipment design (Condition B22); construction noise limits and vibration criteria (Conditions C17-C22), air quality (Conditions C25-C26); imported soil requirements (Condition C28); and waste storage and processing (C34-C38).
- ▶ The parking concerns received relate to the cost of parking spaces within the hospital which is forcing some hospital employees to park in adjoining local streets and public car parks.

APP Consolidated Response

Much of the feedback received from Liverpool Council recommended the undertaking of the audit in accordance with the IAPAR 2020 requirements, including a review of all relevant conditions of approval and an assessment of compliance against the environmental management plans. It is noted that this audit has been undertaken in accordance with the IAPAR 2020 requirements including an assessment against the conditions mentioned by Liverpool Council.

APP did not consult with the EPA based on the project's strong environmental performance and lack of incidents and complaints in relation to air quality, soil or water pollution or noise and vibration.

APP interviewed the project team regarding the Council comment's relating to the cost of parking. After consideration, it has been determined that the cost of parking issue is outside the scope of the audit.

4.7 Audit Compliance Status Descriptors

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

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.

Table 2- Audit Criteria

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

5. Document Review

- Staging Report – Liverpool Hospital Redevelopment – SSD 10389, Rev 10, dated 12 February 2024
- Construction Environmental Management Plan, Rev 3, dated August 2022
- Asbestos and Hazardous Materials Management Sub-plan, Rev 10, dated 7 November 2023
- Conservation and Habitat Management Sub-plan, Rev 10, dated 7 November 2023
- Stormwater, Erosion and Sedimentation Management Sub-plan, Rev 10, dated 7 November 2023
- Air Quality Management Sub-plan, Rev 10, dated 7 November 2023
- Contamination Management Sub-plan, Rev 10, dated 7 November 2023
- Noise and Vibration Environmental Management Sub-plan, Rev 10, dated 7 November 2023
- Heritage and Archaeological Management Sub-plan, Rev 10, dated 7 November 2023
- Waste Management Sub-plan, Rev 11, dated 7 November 2023
- Traffic and Parking Management Sub-plan, Rev 9, dated 7 November 2023
- Construction Certificate CRO-23044 (CC#1.4b) dated 21 June 2023 issued by Blackett Maguire + Goldsmith (BMG)
- Construction Certificate CRO-23019 (CC#1.5) dated 22 May 2023 issued by Blackett Maguire + Goldsmith (BMG)
- Consolidated Development Consent SSD-10389, Mod-3. Dated 22 January 2023
- SSD-10389 Mod-3 – Approved plans, stamped 22 January 2023
- Liverpool City Council - Road Occupancy Permit Ref: ROC-1/2024 B, dated 18 March 2024
- Liverpool City Council - Road Occupancy Permit Ref: ROC-1/2024 new, dated 30 April 2024
- Letter from DHPI – Re. Incident Reporting and definition of ‘Material Harm’, dated 29 February 2024
- Letter from DPHI to Health Infrastructure Re. Car parking Arrangements, Condition D14, Ref: SSD-10389-PA-74, dated 24 April 2024
- Letter from DPHI to Health Infrastructure Re. Liverpool Hospital Multi-storey Carpark – Independent Audits, Ref: SSD-10388-PA-33, dated 10 May 2024
- Property Risk Australia – Calibration Register
- Monthly Noise and Vibration Monitoring reports – November 2023 to March 2024
- BINGO Waste contractor monthly report
- Compliant register available on the project website

6. Audit Findings

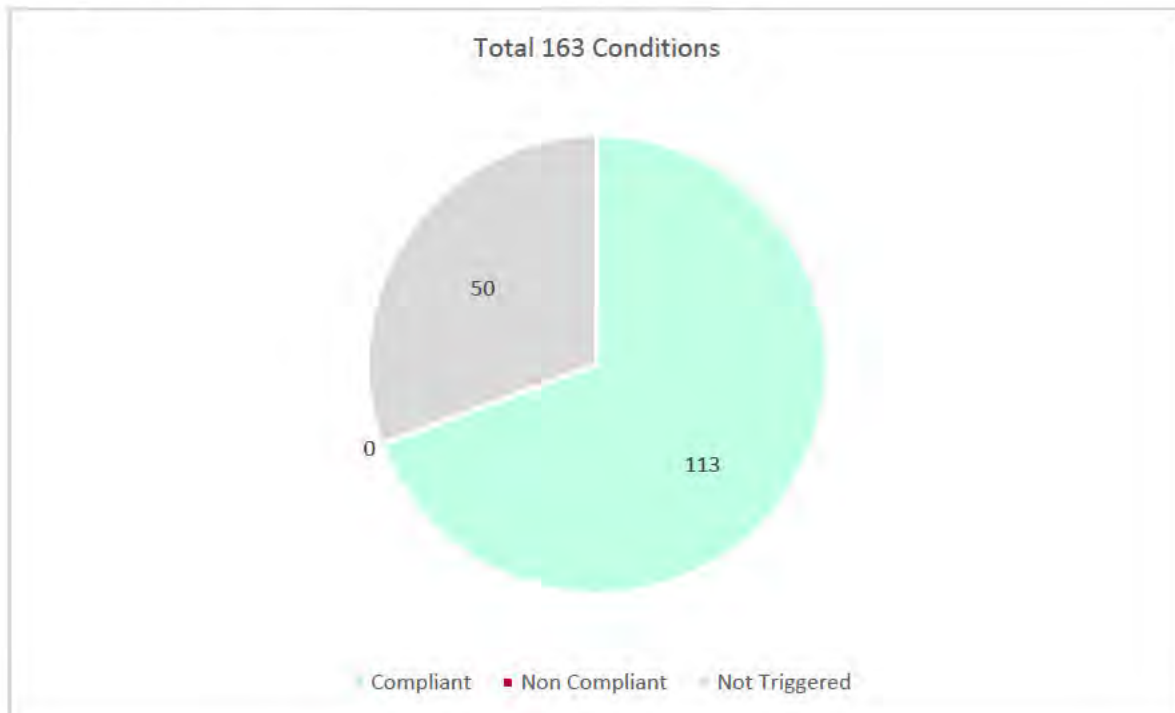
6.1 Assessment of Compliance

This audit was completed to assess the implementation of the Construction Environmental Management Plan and Sub-Plans, as well as environmental controls established by Lendlease for the Liverpool Hospital Redevelopment, against Development Consent SSD-10389 (163 conditions).

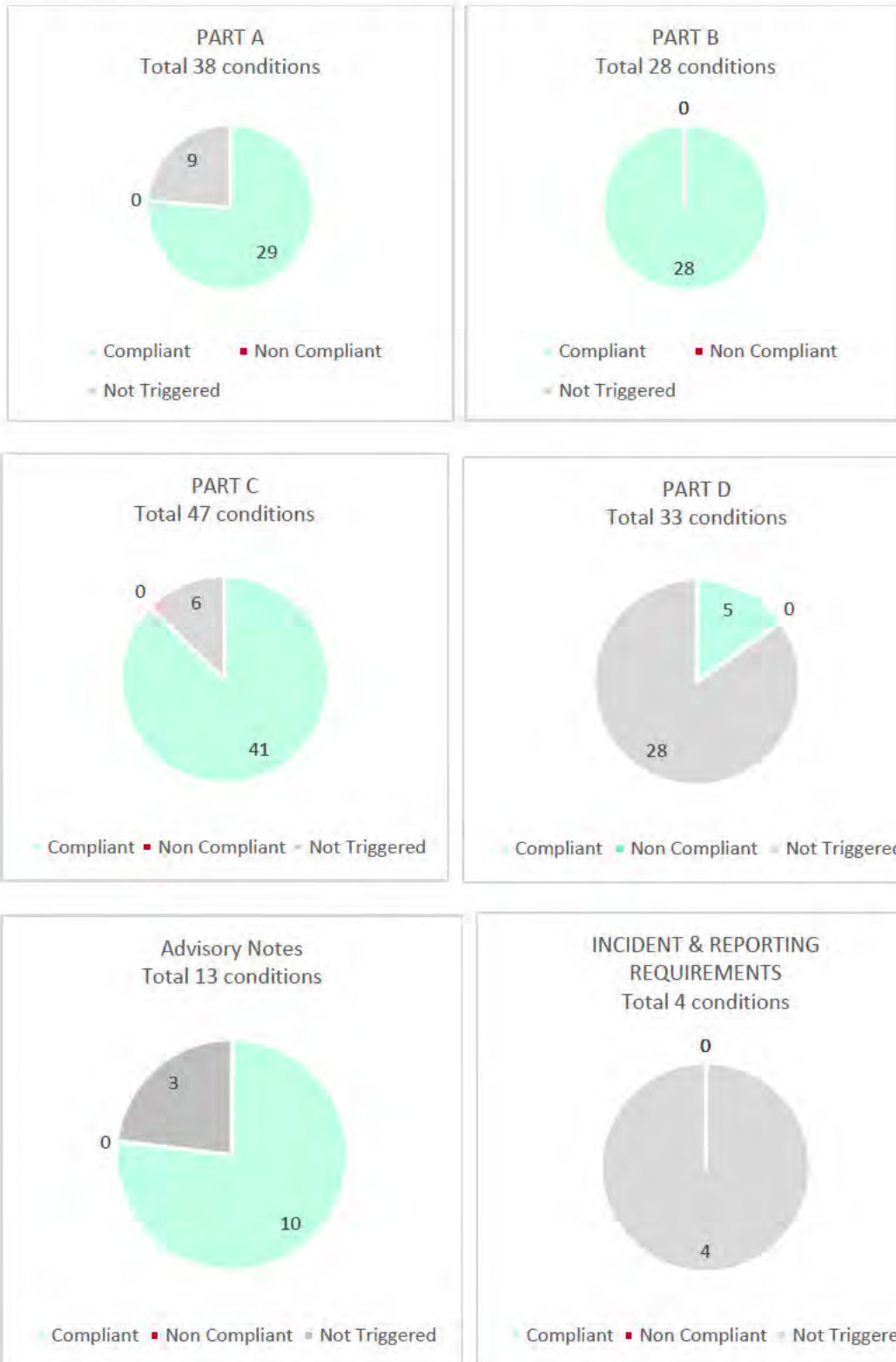
The following table summarises the audit findings by rating category:

Findings Rating	Findings
Compliant	113
Non-Compliant	0
Not Triggered	50
Total	163

Table 3- Summary of Findings



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



6.2 Notices, Incidents and Complaints

6.2.1 Notices and Incidents

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

6.2.2 Complaints

A Complaints Register is in place where complaint details are recorded, including resolution reached. No complaints have been received during the audit period. The complaints register is available on the project website.

6.2.3 Non-Compliances

There were no non-compliances during the audit period:

6.3 Previous Audit Findings

There were findings in the previous Audit (Audit No. 5, dated 7 November 2023).

6.4 Audit Site Inspection

A site inspection was conducted of the construction areas led by Lendlease with representatives of Johnstaff, and APP to review the effectiveness of environmental mitigation measures implemented.

Observations of the site walk included:

- ▶ Site signage with project information;
- ▶ Traffic signage and traffic controllers onsite;
- ▶ Stabilised site vehicle access with rumble grid;
- ▶ Hoardings installed around the perimeter of the site, with no graffiti observed;
- ▶ Construction activities contained within the worksite;
- ▶ Spill kits available onsite;
- ▶ Safe storage of hazardous chemicals;
- ▶ Handheld hose available for dust suppression and street sweeper deployed as required;
- ▶ Real-time noise and vibration monitoring;
- ▶ Skip bins available for waste segregation;
- ▶ Ongoing tree protection implemented on the corner of Elizabeth and Goulburn Streets;
- ▶ Plant and equipment maintained, per service records reviewed;
- ▶ Good housekeeping.

One (1) issue was raised during the site inspection as follows:

- ▶ Environmental controls at an onsite stormwater pit required maintenance. This was actioned immediately onsite, with waste removed and new geofabric applied to the drain.

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

6.5 Suitability of Plans and the Environmental Management System

The CEMP and Subplans were developed by Lendlease and subject matter experts and were approved by Certifying Authority in compliance with the requirements of the Consolidated Development Consent 10389. All plans are subject to periodic revision. There were no material changes undertaken to the plans during the audit period. The Plans generally address the impacts and mitigation measures noted in the Environmental Impact Assessment developed for the project. Compliance of the Plans against consent conditions SSD 10389 has been verified as follows:

Construction Environmental Management Plan – Refer to Appendix D, Condition B11.

- The Plan includes project information, compliance obligations including reference to the consent conditions, sequencing of construction works, objectives and targets, business continuity, training, communications, subcontractor management, monitoring, incident management and description of operational and environmental controls, which were verified through the site inspection and review of SSD 10389 conditions Part C – During Construction.
- The CEMP addresses issues that are relevant to the working environment, including interface of the works with the operational hospital at different stages, impact on helipad operations, community impacts and communication, impacts on other stakeholders, etc.

Construction Traffic and Pedestrian Management Subplan – Refer to Appendix D, Condition B12.

- The Plan includes an overview of existing conditions, e.g., the transport network, public transport and walking and cycling infrastructure; it describes relevant traffic-related activities such as work hours, access, construction vehicle volumes and vehicle routes. The plan then includes the measures for pedestrian and traffic management, including a driver code of conduct.
- The implementation of controls noted in TCPs were verified through the site inspection and review of SSD 10389 conditions Part C – During Construction.
- A Traffic and Parking Management Sub Plan was also available with the last update in November 2023.

Construction Noise and Vibration Management Subplan – Refer to Appendix D, Condition B13.

- The Plan, developed by Property Risk Australia, was last reviewed in November 2023. It addresses communication of the plan to all subcontractors, regulatory compliance, hours of work, community consultation; it contains analysis of noise and vibration in relation to the project, risk assessment and a comprehensive description of controls to be implemented onsite.
- The implementation of controls was verified during the review of SSD 10389 conditions Part C – During Construction.

Construction Waste Management Subplan – Refer to Appendix D, Condition B14.

- The Plan addresses the scope of works for the project, objectives, legislative and statutory requirements, key issues and risks. The Plan then describes the methodology to be adopted for management of waste at the different phases of the project and includes a description of the key waste streams, estimated quantities, service requirements and opportunities for diversion.

The implementation of controls was verified through the site inspection and review of SSD 10389 conditions Part C – During Construction.

Summary

Overall, the Environmental Management Plans continue to be suitable for the project, describing relevant aspects of the works and the required controls for a sound environmental management of the site. It was recommended to note the current revision of Plans in the Revision History section, even if no material changes occurred on the Plans after review, to avoid discrepancy between the revision recorded and the revision reflected in each Plan.

During the next audit it is recommended to assess the requirements for long term or operational environmental management plans.

6.6 Development Past Performance

The audit indicated a positive environmental performance of the project, as noted by the following:

- Stage 1 received a 5-Star Greenstar equivalent rating.
- The CEMP and Subplans have been reviewed, updated, and implemented;
- Compliance with SSD 10389 conditions has been comprehensively monitored and this is reflected in the audit identifying no non-compliances;
- There is no record of pollution events or other environmental incidents, disputes or legal notices against the project.
- Environmental controls have been implemented and maintained, as noted during the audit site inspection and records reviewed for the audit period;
- No complaints have been received.

6.7 Actual vs Predicated Impacts

The main impacts noted during the audit, including the site inspection, are generally as predicted in the Environmental Impact Statement for the project, including:

6.7.1 Visual Impacts

- Visual impact of the development when viewed from the public domain, had not changed from what was predicted in the EIS. At this stage there are hoardings in place to separate the construction works from the public. This visual impact is temporary.
- The Integrated Services Building structure is obvious from outside of the works area with the façade appearing in its final state.

6.7.2 Lighting and crime prevention

EIS notes the benefits towards crime prevention through environmental design. At the current stage of the development the site continues to be secured by hoardings with restricted access and lighting is available for members of the public walking on the adjacent footpath at night.

6.7.3 Traffic and parking

- Construction traffic continues to be managed well and as per the Construction Pedestrian and Traffic Management Plan and the Traffic and Parking Management Sub Plan. It was communicated that the Council approved works zone on Goulburn Street is no longer in use and that Road Occupancy Licences are obtained when required.

- There was no obvious instance of project vehicles parked in residential parking spaces.
- No adverse impacts for pedestrians were observed from the works, as all construction is occurring within the enclosed worksite. Footpaths are maintained clear of obstacles, and disruption occurs only temporarily when vehicles are accessing or leaving the site.

6.7.4 Noise and vibration

- There were no high noise impact works (i.e. demolition) undertaken during the audit period. Disruption continues to be managed through installation of speed panels, noise barriers, adherence to work hours, provision of respite periods, real-time noise and vibration monitoring and ceasing of works when requested by sensitive receivers (e.g., during specific impacted hospital operations).
- Noise and vibration impacts appear to be consistent with what is predicted in the EIS. The hospital is the most sensitive receiver. Excellent levels of communication and consultation continued to be implemented to minimise impacts of noise and vibration on sensitive receivers within the hospital and the local community. Such efforts to minimise impact involve relocating hospital departments and scheduling works to minimise disruption.

6.7.5 Erosion and sediment

The erosion and sediment controls reviewed during the audit are consistent with the ones outlined in the EIS. In the current conditions the site is self-contained, reducing the possibility of pollution impacts. Geotextile filters remain in situ in drains on the streets adjacent to the construction site. One (1) minor issue was identified during the inspection, relating to a stormwater pit requiring maintenance. This was actioned immediately.

6.7.6 Other Impacts

There were no observed impacts on other environmental aspects such as wind, heritage, structural, BCA, etc.

No significant changes or additional impacts were noted in the actual construction works as compared to the predicted impacts of the development defined in the Environmental Impact Statement (EIS) developed by Urban Ethos, dated 8 May 2020.

6.8 Key Strengths

The outcome of the audit verified that Health Infrastructure (the Proponent), Johnstaff (Project Manager), and Lendlease (the Contractor), demonstrated adequate controls to address environmental impacts. The following key strengths were noted:

- ▶ Strong environmental performance during the audit period with nil environmental incidents, non-compliances or complaints received.
- ▶ Works progressing in accordance with the Staging Report with various sub-stages progressively being completed and handed over to the Hospital.
- ▶ Strong collaboration with the Hospital regarding scheduling of works to minimise impacts.
- ▶ Good demonstration of record keeping with evidence recorded and easily accessible.
- ▶ A high level of awareness demonstrated by Johnstaff and Lendlease management regarding environmental and planning approval requirements.

6.9 Audit Findings and Recommendations

Implementation of Lendlease's Construction Management Plan and Sub-Plans were verified to be generally in compliance with Development Consent SSD-10389. Refer to the attached [Appendix E](#) for full details of the completed audit checklist.

Three (3) opportunities for improvement were identified as identified in Table 4.

Identified Findings

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

Finding No.	Finding Type	Condition of Consent	Audit Finding Details	Recommendations
OFI_01	Opportunity for Improvement	CoA A25: The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	It was noted that the site inductions do not provide information on the unexpected finds procedure.	There is an opportunity for improvement by including reference to the Unexpected Finds Procedure in the site induction.
OFI_02	Opportunity for Improvement	CoA C19: The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	The project's plant equipment checklist did not specify the requirement for non-tonal reversing alarms.	It is recommended to update the plant inspection checklist to specify the requirement for non-tonal reversing alarms
OFI_03	Opportunity for Improvement	CoA C28 Imported Soil 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; and, (c) make these records available to the Certifier upon request. 	The imported spoil register did not appear to be up to date.	There is an opportunity for improvement to maintain the imported spoil register to ensure the information recorded is current.

Table 4- Findings

Appendix A- Audit Agenda



The APP Group



Liverpool Hospital Redevelopment – Main Hospital Works – Audit No.6

Project	Independent Environmental Audit No. 6 – Liverpool Hospital Redevelopment – Main Hospital Works	
Proponent	Health Infrastructure	
Project Manager	Johnstaff	
Contractor	Lendlease	
Location	Liverpool Hospital – Contractor Site Office	
Date and Time	23 April 2024	9:30 AM – 4:30 PM
Auditing Team	Barbara Pater (Lead Auditor) Dylan Jones (Alternate Lead Auditor)	
Site contact	Daniel Hardwick –Project Director (Johnstaff)	
Audit criteria	Development Consent SSD-10389, in accordance with the Independent Audit Post Approval Requirements (IAPAR 2020)	
Audit scope	Audit No. 6 - including an assessment of SSD-10389 Parts A to D, inclusive of an assessment of pre-operations requirements.	

Agenda

Item	Time	Required Personnel
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	LL/Johnstaff/HI
Site Walk <ul style="list-style-type: none">Undertake site induction if required. Sight current construction activities and provide focus for the review of environmental aspects, impacts and controls.	9:45 AM – 10:30 AM	LL
Coffee/tea break	10:30 AM – 10:45 AM	-



Item	Time	Required Personnel
Review of Consent Conditions SSD-10389		
▶ Part A: Administrative Conditions	10:45 AM – 11:45 AM	LL/Johnstaff
▶ Part B: Prior to Commencement of Construction	11:45 AM – 12:45 PM	LL/Johnstaff
Lunch Break	12:45 PM – 1:30 PM	-
▶ Part C: During Construction	1:30 PM – 2:30 PM	LL/Johnstaff
▶ Part D: Prior to Commencement of Operation	2:30 PM – 3:30 PM	LL/Johnstaff
▶ Advisory Notes	3:30 PM – 4:00 PM	LL/Johnstaff
Auditor consolidation (auditor only) / Afternoon tea break	4:00 PM – 4:15 PM	-
Closing meeting		
▶ Outcome of audit and presentation of findings. Deliverables as noted below.	4:15 PM – 4:30 PM	LL/Johnstaff/Hi

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	Hi/Johnstaff
Final report submission ▶ Finalised within 7 days following receipt of comments from Hi/T&T ▶ Submitted to Hi/Johnstaff	APP



Audit Deliverables	Responsibility
Response to findings and submission of final audit report <ul style="list-style-type: none">▶ Final audit report submitted to the DPHI within 60 days	HI/Johnstaff
Non-Compliances (if applicable) <ul style="list-style-type: none">▶ HI/Johnstaff is to follow the process to notify DPE within 7 days regarding any non-compliances raised during the audit. Refer to conditions A28 & A29 of SSD-10389 for details.	HI/Johnstaff

Limitations

- The audit will cover the construction and pre-operational requirements and will therefore be limited to auditing the applicable conditions of Schedules 2, Parts A, B, C, D and Appendices in accordance with Development Consent Conditions SSD-10389.
- 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.
- APP will conduct the audit in accordance with the *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

Appendix C – Approval of Auditors

Department of Planning, Housing and Infrastructure



NSW Planning ref: SSD-10389-PA-73

Kathryn Saunders
Senior Advisor, Town Planning (Post Approval & Compliance)
Health Infrastructure
Level 14 77 Pacific Highway
North Sydney New South Wales 2060

Sent via the Major Projects Portal only

18 April 2024

Subject: Liverpool Hospital Redevelopment (SSD-10389) - Agreement to independent auditors

Dear Ms Saunders

Reference is made to your request for the Planning Secretary's agreement to suitably qualified, experienced, and independent persons to conduct an Independent Audit of the Liverpool Hospital Redevelopment, submitted as required by Condition C40 of SSD-10389, as modified (the **Consent**) to NSW Department of Planning, Housing and Infrastructure (**NSW Planning**).

Based on the information you have provided, NSW Planning is satisfied that the proposed persons are suitably qualified, experienced, and independent to undertake independent audits for the Liverpool Hospital Redevelopment.

In accordance with Condition C40 of the Consent and the *Independent Audit Post Approval Requirements* (2020), and as nominee of the Planning Secretary, I agree to the following independent lead auditors from APP Group:

- Ms Barbara Pater; and
- Mr Dylan Jones.

This agreement supersedes all previous independent auditor agreements issued under Condition C40 of the Consent.

It is noted that Ms Pater's Exemplar Global certification as a lead Environmental Management Systems Auditor is about to expire on 21 June 2024. Please note that the Planning Secretary's agreement to Ms Pater's nomination is conditional upon Ms Pater maintaining her current Exemplar Global certification.

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

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

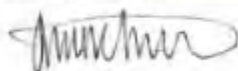


The Independent Audit must be prepared, undertaken, and finalised in accordance with the conditions of the Consent and the *Independent Audit Post Approval Requirements* (2020). Failure to meet these requirements will require revision and resubmission.

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

Should you wish to discuss the matter further, please contact Alfarid Hussain, Compliance Officer or email compliance@planning.nsw.gov.au

Yours sincerely



Thomas Minchin

A/Team Leader Compliance – Government Projects

Development Assessment & Sustainability

As nominee of the Planning Secretary

Appendix D – Independent Audit Declarations

Declaration of Independence Form

Declaration of Independence Form

Declaration of Independence – Auditor	
Project Name:	Liverpool Health and Academic Precinct Redevelopment
Consent Number:	SSD-10389
Description of Project:	The Liverpool Hospital Redevelopment Project involves the construction and operation of the eight storey Integrated Services Building (including basement and plant levels); refurbishment works to old and new clinical service buildings and Caroline Chisolm building; skybridge over Campbell Street; tree removal; demolition, remediation, road, landscaping and utility works.
Project Address:	Liverpool Hospital – Elizabeth Street, Liverpool NSW 2170
Proponent:	Health Infrastructure NSW
Date:	11 April 2024

I declare that:

- I am not related to any proponent, owner, operator or other entity involved in the delivery of the project. Such a relationship includes that of employer/employee, a business partnership, sharing a common employer, a contractual arrangement outside an Independent Audit, or that of a spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the project, proponent or related entities. Such an interest includes where there is a reasonable likelihood or expectation of financial gain (other than being reimbursed for performing the audit) or loss to the auditor, or their spouse, partner, sibling, parent, or child;
- I have not provided services (not including independent reviews or auditing) to the project with the result that the audit work performed by themselves or their company, except as otherwise declared to the Department prior to the audit;
- I am not an Environmental Representative for the project; and
- I will not accept any inducement, commission, gift or any other benefit from auditee organisations, their employees or any interested party, or knowingly allow colleagues to do so.

Notes:

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

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

Declaration of Independence Form


Declaration of Independence – Auditor	
Project Name:	Liverpool Health and Academic Precinct Redevelopment
Consent Number:	SSD-10389
Description of Project:	The Liverpool Hospital Redevelopment Project involves the construction and operation of the eight storey Integrated Services Building (including basement and plant levels); refurbishment works to old and new clinical service buildings and Caroline Chisolm building; skybridge over Campbell Street; tree removal; demolition, remediation, road, landscaping and utility works.
Project Address:	Liverpool Hospital – Elizabeth Street, Liverpool NSW 2170
Proponent:	Health Infrastructure NSW
Date:	11 April 2024

I declare that:

- I am not related to any proponent, owner, operator or other entity involved in the delivery of the project. Such a relationship includes that of employer/employee, a business partnership, sharing a common employer, a contractual arrangement outside an Independent Audit, or that of a spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the project, proponent or related entities. Such an interest includes where there is a reasonable likelihood or expectation of financial gain (other than being reimbursed for performing the audit) or loss to the auditor, or their spouse, partner, sibling, parent, or child;
- I have not provided services (not including independent reviews or auditing) to the project with the result that the audit work performed by themselves or their company, except as otherwise declared to the Department prior to the audit;
- I am not an Environmental Representative for the project; and
- I will not accept any inducement, commission, gift or any other benefit from auditee organisations, their employees or any interested party, or knowingly allow colleagues to do so.

Notes:

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

Name of the Auditor:	Dylan Jones
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.	A1	Obligation to minimise harm to the environment 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.	The contractor has continued to implement effective measures to eliminate and mitigate harm to the Environment. Proactive measures have been put in place to minimise harm to the environment and address significant environmental impacts. Other positive initiatives include HSE inspections of the development are carried out monthly, and observations conducted daily. Observations logged on the Enablon system, as noted during the audit.		Compliant
1.2.	A2	Terms of Consent The development may only be carried out: <ul style="list-style-type: none"> (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS and Response to Submissions as amended by SSD-10389-Mod-1; SSD-10389-Mod-2; SSD-10389-Mod-3; and (d) in accordance with the approved plans in the consolidated consent. 	Conditions of consent were found to be compliant. There were no written directions from the Planning Secretary SSD 10389 was granted on 30/11/2020 and all architectural and landscape drawings were stamped by DPIE on the 30/11/2020. SSD-10389-Mod-1 was approved on 01/07/21 SSD-10389-Mod 2 was approved on 21/09/22. SSD-10389-Mid 3 was approved on 22/01/24. The CEMP includes reference to the EIS in section 3.1. Mitigation measures. Approved Architectural and Landscape drawings posted on the internal server, Aconex and the project website. Sighted stamped Plans on the website dated 22 January 2024		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
			<p>Evidence sighted:</p> <ul style="list-style-type: none"> Mod-3 package of drawings, approved and stamped 22 Jan 2024. Including façade changes around chillers for noise abatement. Arborist advice around tree protection zone related in landscape design changes to avoid root system impact. 		
1.3.	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>There were no written directions from the Planning Secretary during the audit period.</p> <p>As part of the consultation requirements for this audit DPHI provided a request for the audit to focus on specific matters. Details are provided in Section 4.6 of this report.</p>		Compliant
1.4.	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).</p> <p>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>Letter from DPHI to HI – Ref: SSD-10388-PA-33, dated 10 May 2023. DPHI agreed to discontinue IEAs pertaining to the MSCP (SSD: 10388) and to cover any remaining conditions related to the MSCP in future IEAs undertaken in accordance with SSD: 10389.</p>		Not Triggered

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
1.5.	A5	Limits of Consent This consent lapses five years after the date of consent unless work is physically commenced.	SSD-10389 Mod-2 contained a typo in condition D2. The timing to complete the at grade car park was updated from 34 to 36 months in Mod-3. Works have physically commenced, expected project completion is 2027.		Compliant
1.6.	A6	Campbell Street Shared Zone The Campbell Street shared zone is not approved, and the works associated with the shared zone do not form part of the development approved under this consent.	No works have been undertaken on the Campbell St shared zone.		Not Triggered
1.7.	A7	Prescribed Conditions The Applicant must comply with all relevant prescribed conditions of development consent under Part 4, Division 2 of the EP&A Regulation. <i>P6, Dv8A:</i> <i>C198 Compliance with Building Code of Australia and insurance requirements under the Home Building Act 1989;</i> <i>98A Erection of signs</i> <i>98B Notification of Home Building Act 1989 requirements</i> <i>98C Conditions relating to entertainment venues</i> <i>98D Condition relating to maximum capacity signage</i> <i>98E Condition relating to shoring and adequacy of adjoining property.</i>	Applicable part relates to structural design, compliance with BCA and signage requirements. Previously sighted Construction Certificate CRO-21062 (CC#1.1) dated 10/09/2021 has been issued by Blackett Maguire + Goldsmith (BMG); item #6 is the design certificate – structural from SCP consulting 9/9/2021. CC#1.2A – Piling, structure Issued 18/02/2022 CRO-22015. Item 38 F&P architectural statement. CC#1.2B – Oncology Bunker 17/03/2022 CRO-22028. Item 5 Arch. Design Compliance Cert. F&P CC#1.3a – Structure Ground to L5. 11/04/2022 CRO-22032. Item 5 Arch. Design Compliance Cert. F&P On 10/05/23, the following evidence was sighted; Construction Certificate CRO-22054 (CC#1.2c) dated 27/10/2022 issued by Blackett Maguire + Goldsmith (BMG)		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
			<p>Construction Certificate CRO-22105 (CC#1.3b) dated 27/10/2022 issued by Blackett Maguire + Goldsmith (BMG)</p> <p>BCA Completion Certificate #3 BCAC-23030 Construction for the redevelopment of Liverpool Hospital comprising refurbishment works to old clinical service buildings (CSB) dated 18 April 2023 issued by Blackett Maguire + Goldsmith (BMG)</p> <p>BCA Completion Certificate #2 BCAC-22123 – Construction of multi-faith prayer room dated 29 August 2022 issued by Blackett Maguire + Goldsmith (BMG)</p> <p>BCA Completion Certificate#1 BCAC-22100 – Refurbishment of Forensics of Building 05 (Old CSB) dated 09 September 2022 issued by Blackett Maguire + Goldsmith (BMG)</p> <p>Crown Certificates approved during the audit period include:</p> <p>CC#1.4b – pathology fitout and services – CRO-23044, dated 21 June 2023</p> <p>CC#1.5 – civil and landscaping works –CRO 23019, dated 22 May 2023.</p>		
1.8.	A8	<p>Planning Secretary as Moderator</p> <p>In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.</p>	<p>No disputes between the Applicant and a public authority had occurred to the date of the audit.</p>		Not Triggered

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
1.9.	A9	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; and (b) provide details of the consultation undertaken including: <ul style="list-style-type: none"> (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved. 	<p>Evidence of consultation was reviewed for conditions:</p> <ul style="list-style-type: none"> B5 public infrastructure B12 CTPMP – Council, TfNSW B24 Archaeological Salvage – Heritage NSW C12 Heritage Interp. Strategy – Heritage NSW C15 Hoarding Requirements – Council <p>Other consultation requirements will trigger at a later stage, as per the Staging Report</p> <p>On 23/11/23, the auditor sighted evidence of weekly consultation with hospital departments relating to works, noise.</p> <p>On 10/05/23, the new evidence sighted included the weekly Noisy Works Register issued on the 28th April 2023 via email. Impact and disruption notice details were provided, where required. The auditee indicated via interview that this register is also discussed in a weekly stakeholder meeting.</p> <p>Consultation with council on D25 – Public Domain. Primary, secondary signage was sighted.</p> <p>Consultation was undertaken with Liverpool Council as part of Mod-3.</p> <p>Public domain signage and public art were developed in consultation with Liverpool Council</p>		Compliant
1.10	A10	Staging The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both	<p>The Staging Report was updated to Rev 10 on 12 February 2024. The Staging Report was updated to transfer the at-grade car park scope from the Multi-storey Car Park project (SSD 10388) to the</p>		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	<p>Liverpool Redevelopment project (SSD 10389) and extension of the at-grade car parking until Q1 2027.</p> <p>Evidence sighted:</p> <ul style="list-style-type: none"> SSD-10389-PA-31 - submission of Staging Report to DPHI on 12 April 2024 SSD-10389-PA-75 – DPHI approval letter of Staging Report Rev 10 on 6 May 2024 		
1.11	A11	<p>A Staging Report prepared in accordance with condition A9 must:</p> <ol style="list-style-type: none"> 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; 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); specify how compliance with conditions will be achieved across and between each of the stages of the project; specify how compliance with independent auditing requirements will be achieved across and between each of the operational stages of the project; and set out mechanisms for managing any cumulative impacts arising from the proposed staging. 	<p>All requirements addressed in the Staging Report Rev. 10 dated 2 February 2024.</p> <p>The report includes a table in Section 2 that indicates the stage, the stage activities, indicative commencement dates and indicative completion dates.</p> <p>Stage 1 (current works, with 5 sub-stages), Stage 2 demolition and structural work, Stage 3 remaining refurbishment works.</p> <p>Additionally, Appendix A includes a staging matrix for relevant Part A and Part B conditions.</p> <ol style="list-style-type: none"> Staging description included in section 2.1 for construction Staging description included in section 2.2 for operation Compliance with conditions - Appendix A Cumulative impacts detailed in Section 3.5 		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
1.12	A12	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	<p>DPHI approval letter dated 6 May 2024 states that the Staging Report “contains the information as required by conditions A10 and A11.</p> <p>The latest Staging Report is Re10. Dated 2 February 2024 2 – submitted and approved by DPHI. Sighted SSD-10389-PA-31 - submission of Staging Report to DPHI on 12 April 2024 SSD-10389-PA-75 – DPHI approval letter of Staging Report Rev 10 on 6 May 2024</p> <p>The project is generally being staged in accordance with the staging report although some of the dates for completion of construction and commencement of operation are not accurate.</p> <p>Stage 1.4 almost complete. Stage 1 and 3 concurrently in progress. Mid-May 2024 targeted for landscaping completion under Stage 1.5. Stage 1 Operations proposed for August 2024 – (Pre Operation compliance report in progress which will cover Stage 2 also). All refurbishment works crown certificates obtained for Stage 1.</p> <p>Stage 2 – demolition works proposed for Q4 this year. Stage 2 completion proposed for Q1 2027. Stage 2 operation proposed Q3 2027.</p>		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
1.13	A13	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report including independent auditing requirements.	<p>Stage 3 – various refurbishments underway. Four (4) of the Stage 3 sub-stages have been handed over so far. Stage 3 operation date TBC.</p> <p>Noted. Construction is carried out in accordance with the Staging Report Rev. 10 dated 2 February 2024, approved by DPHI.</p>		Compliant
1.14	A14	<p>Staging, Combining and Updating Strategies, Plans or Programs</p> <p>The Applicant may:</p> <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 	<p>The project has adopted a staged approach, as per the Staging Report Rev. 10 dated 2 February 2024, approved by DPE.</p> <p>Plans have not been combined. 3-monthly reviews of management plans are undertaken. The auditor sighted a letter submitted to DPHI outlining the changes made to management plans.</p> <p>Evidence sighted: SSD-10389_PA-76 DPE submission, evidence of overview of management plan changes, dated 23/04/24.</p>		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).			
1.15	A15	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	<p>HI have agreed with DPHI to send a summary letter of management plan revision that include 'non-material' changes. Any plans undergoing 'material' changes are to be sent to DPHI.</p> <p>Samples management plans were subject to 'non-material' revision in November 2023.</p> <p>Evidence sighted: SSD-10389 PA-76 DPE – Submission of a summary letter outlining all 'non-material' management plan updates, dated 23/04/24.</p>		Compliant
1.16	A16	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Staging Report Rev. 10 dated 2 February 2024 did not require consultation.		Compliant
1.17	A17	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	<p>Staging Report Rev 10, dated 2 February 2024 is being implemented.</p> <p>Mod-3 changes include stamped architectural drawings which are being implemented.</p>		Compliant
1.18	A18	Structural Adequacy All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the	Previously sighted the following evidence;		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		<p>development, must be constructed in accordance with the relevant requirements of the BCA.</p> <p>Notes:</p> <ul style="list-style-type: none"> Part 8 of the EP&A Regulation sets out the requirements for the certification of the development. 	<p>Structural design Certificate by SCP dated 09/06/2021. Included in BMG Crown Certificate CRO-21062 CC#1.1 dated 10/09/2021, item 6. CC#1.2A – Structure including piling, footings, etc. Issued 18/02/2022 CRO-22015. Item 39 SCP Certificate.</p> <p>CC#1.2B – Oncology Bunker & other, issued 17/03/2022 CRO-22028. Item 6 Design certificate – Structural SCP 09/09/21</p> <p>CC#1.3a – Structure Ground to L5 structure, issued 11/04/2022 CRO-22032. Item 6 Design certificate – Structural SCP 9/9/21</p> <p>BCA Completion Certificate#1 BCAC-22100 – Refurbishment of Forensics of Building 05 (Old CSB) dated 09/09/2022 issued by Blackett Maguire + Goldsmith (BMG)</p> <p>BCA Completion Certificate#2 BCAC-22123 – Construction of multi-faith prayer room dated 29/08/2022 issued by Blackett Maguire + Goldsmith (BMG)</p> <p>On 10/05/23, the auditor sighted BCA Completion Certificate #3 BCAC-23030 Construction for the redevelopment of Liverpool Hospital comprising refurbishment works to old clinical service buildings (CSB) dated 18/04/2023 issued by Blackett Maguire + Goldsmith (BMG).</p> <p>No new construction certificates for structural works were issued during the current audit period.</p>		
1.19	A19	<p>External Walls and Cladding</p> <p>The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.</p>	<p>Stage 1.2c (in design development)</p> <p>CC1.3b (SSU, SSD and ICU – in design development)</p>		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
			<p>1.4a (main for façade works) Design statement by Eureka Façade Engineering Pty Ltd, dated 13 Dec 2022. Required an external wall disclosure statement. Accepted by certifier, issued the CC and BCA. Performance solution as part of weatherproofing, Eureka Façade Engineering Pty Ltd, PR2225-PBSr-1-2, dated 20/12/2022.</p> <p>1.2c Stage 3 Refurbishment to Interventional Radiology & OT – CRO-22054</p> <p>No new construction certificates for external walls and cladding were issued during the current audit period.</p>		
1.20	A20	<p>Site Contamination Remediation approved as part of this development consent must be carried out in accordance with the Remediation Action Plan (RAP), dated 29 April 2020, prepared by JK Environments, or any updated RAP, prepared by a Certified Contaminated Land Consultant.</p>	<p>The Remediation Action Plan dated 29/04/2020 continues to be implemented. Areas of known contamination closed out. Now operating under unexpected finds protocol.</p> <p>ACM was identified in audit period and managed in accordance with unexpected finds protocol.</p> <p>Sighted: PRA bulk sample analysis report, dated PRJ000719_ABSA006_v1, dated 8 April. Managed in accordance asbestos management plan.</p> <p>Removed by Theos Brothers Licence number AD211050.</p>		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
1.21	A21	Applicability of Guidelines References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	Clearance certificate: PRJ 000719-ACM04-V2, 10 April 2024 – all of this unexpected finds info is given to the auditor. Working with applicable guidelines as they are currently. Guidelines such as BCA and Australian Standards requirements are included in the Design and PCA Certificates. Australian Standard for Disability has been followed.		Compliant
1.22	A22	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	No directions received from DPHI regarding compliance with updated or revised versions of guidelines, standards or other.		Not Triggered
1.23	A23	Monitoring and Environmental Audits Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, noncompliance notification, Site audit report and independent auditing. <i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>	No environmental incidents or non-conformances have occurred to date, that required notification. Noise and Vibration monitors installed in residential area and inside the hospital (audiology). Real time notifications issued to the Construction Manager if exceedances occur. Sighted: monthly noise and vibration monitoring reporting On the project website from June 2023 to March 2024		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
1.24	A24	<p>Access to Information At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ul style="list-style-type: none"> (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (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>https://www.hinfra.health.nsw.gov.au/our-projects/project-search/liverpool-health-and-academic-precinct Website includes:</p> <p>(a)</p> <ul style="list-style-type: none"> (i) Link to Major Projects portal which includes the EIS and RtS (ii) Link to Major Projects portal has original consent + modifications 1 & 2. Separate link to consolidated modification (Mod-3). (iii) CEMP, Air Quality, Asbestos and Hazardous Building Materials, Conservation and Habitat, Contamination, Heritage and Archaeological, Waste, Noise and Vibration, Stormwater, Erosion and Sedimentation, and Traffic and Parking Management Sub-Plans included. Combined Staging Report (iv) Noise and Vibration Monitoring results from June to March 2024. (v) "Environmental Monitoring Data"- June 2023 to March 2024 (vi) Link "Summary of the Current Stage and Progress of the Development" – to lhap.health.nsw.gov.au which provides the latest newsletter and Project milestones. (vii) Contact details as per Contact tab (viii) Complaints Register up to No. 25 (last entry from 19 September 2023) 		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		(b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.	<p>complaint). Complaint register only if complaint received, not monthly.</p> <p>(ix) Audit Reports + response included up to audit No. 5</p> <p>(x) No specific requests from DPHI to upload information.</p> <p>(b) All information appears to be up to date.</p>		
1.25	A25	<p>Compliance</p> <p>The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.</p>	<p>SSD conditions continue to be included as part of the contract documents for all the subcontractors. Plans are also issued to Subcontractors. Previously sighted folder in server with tender packages, which include all the environmental plans.</p> <p>Ongoing surveillance is undertaken to ensure that contractors are working in accordance with plans and tracked via safety register including actions</p> <p>Evidence sighted: Lend Lease Environment, Health and Safety Induction – includes GMRs, noise, SSDA, environmental, sustainability, hazardous chemicals, air quality, heritage, stormwater. It was noted that the site inductions do not provide information on the unexpected finds procedure.</p>	OFI 01: There is an opportunity for improvement by including reference to the Unexpected Finds Procedure in the site induction.	Compliant
1.26	A26	<p>Incident Notification, Reporting and Response</p> <p>The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of</p>	Sighted: Letter from DPHI to HI, dated 29 February Re. 'Incident Reporting and definition of 'Material Harm'.		Not Triggered

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.	The letter referenced an advisory note which is included in the definition of Material Harm from approvals dated later than 2023. The advisory note states that Material Harm excludes incidents captured by Work Health and Safety reporting requirements. The letter states that SSD hospital consents approved prior to 2023 can adopt the more contemporary definition of 'Material Harm' and that auditors can rely on the letter to demonstrate compliance.		
1.27	A27	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2 .	Notification and reports submitted in accordance with Appendix 1, as required.		Compliant
1.28	A28	Non-Compliance Notification The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.	No Non-compliances have been identified for the audited period.		Not Triggered
1.29	A29	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	No Non-compliances have been identified for the audited period.		Not Triggered
1.30	A30	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 during the audit period.		Not Triggered
1.31	A31	Revision of Strategies, Plans and Programs Within three months of:	Evidence sighted: SSD-10389_PA-76 DPE – Submission of a summary letter outlining all 'non-		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		<p>(a) the submission of an incident report under condition A36;</p> <p>(b) the submission of an incident report under condition A27;</p> <p>(c) the submission of an Independent Audit under condition C46;</p> <p>(d) the approval of any modification of the conditions of this consent; or</p> <p>(e) the issue of a direction of the Planning Secretary under condition A2 which requires a review,</p> <p>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.</p>	material' management plan updates, dated 23/04/24.		
1.32	A32	<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>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.</p>	<p>Reviews carried out as noted above (Condition A31).</p> <p>Mod-3 required updating to architectural plans.</p> <p>Mod-3 package of drawings, approved and stamped 22 January 2024. Including façade changes around chillers for noise abatement. Arborist advice around tree protection zone related in landscape design changes to avoid root system impact.</p>		Compliant
1.33	A33	<p>Compliance Reporting</p> <p>No later than 48 hours prior to the commencement of construction, a Compliance Monitoring and Reporting Schedule prepared in accordance with the Compliance Reporting Post Approval Requirements, as amended by condition A34, must be submitted to the Planning Secretary and the Certifier.</p>	<p>Receipt SSD 10309-PA-8, Receipt SSD 10309-PA-9 for conditions A33, A34.</p> <p>Previously sighted email 28/10/2021 with the receipt from Planning for lodgement of the Schedule.</p>		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
1.34	A34	<p>Table 1 of the Compliance Reporting Post Approval Requirements is amended so that the Compliance Monitoring and Reporting Schedule, minimum frequency of Compliance Reports required is:</p> <ul style="list-style-type: none"> (a) a Pre-Construction Compliance Report must be submitted to the Planning Secretary prior to commencement of construction; (b) a Pre-Operational Compliance Report must be submitted to the Planning Secretary prior to commencement of operation and/or use; and (c) Operation Compliance Reports are required for the duration of operation and must be submitted to the Planning Secretary at intervals, no greater than 52 weeks from the commencement of operation or as otherwise by the Planning Secretary. 	<p>Previously sighted email 28/10/2021 with the receipt from Planning for lodgement of the Pre-Construction Compliance Report (Rev. 1 of 28/10/2021). This was submitted prior to construction commencement on 01/11/2021.</p> <p>Pre-Operation compliance report in progress which will cover Stage 1 and Stage 2)</p>		Compliant
1.35	A35	Compliance Reports of the development must be prepared in accordance with the Compliance Reporting Post Approval Requirements.	Pre-construction Compliance Report was prepared in accordance with CRPAR 2020.		Compliant
1.36	A36	Compliance Reports of the development must be submitted to the Planning Secretary in accordance with timing outlined in the Compliance Monitoring and Reporting Schedule.	Pre-construction Compliance Report was submitted to DPIE on 28/10/21, before construction commencement, consistent with the schedule.		Compliant
1.37	A37	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	Report is published on the project website https://www.hinfra.health.nsw.gov.au/our-projects/project-search/liverpool-health-and-academic-precinct		Compliant
1.38	A38	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, the Planning Secretary may approve a request for ongoing annual operation Compliance Reports to be ceased, where it has been demonstrated to the	This condition may only become relevant during the operational phase.		Not Triggered

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		Planning Secretary's satisfaction that consistent operational compliance has been achieved.			
2.	PART B: PRIOR TO COMMENCEMENT OF CONSTRUCTION				
2.1.	B1	Notice of Commencement The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction at least 48 hours before those dates.	Previously sighted LL letter dated 27/10/2021 to DPIE with Notification of commencement for Stage 1.1. Construction started on 01/11/2021. Previously sighted email from Planning Liverpool Hospital Redevelopment – Post Approval Document Received (SSD-10389-PA-7) with receipt of the notification, dated 28/10/2021. No new Construction Stages have commenced during audit.		Compliant
2.2.	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 commencement and the development to be carried out in that stage.	As above. Previously sighted Post Approval Document Received (SSD-10389-PA-7) with receipt of the notification, dated 28/10/2021. Construction Stage 3 works to commence in Q4 2024. DPHI to be notified prior to commencement of Stage 3.		Compliant
2.3.	B3	Certified Drawings Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	Structural Plans were prepared by SCP consultants and Structural Design Certificate was provided on 9/9/2021 Sighted the Design Certificate by SCP – Item 6 of CC#1.1. CC# 1.2a – Item 13, Drawings 7/9/21 CC# 1.2b – Item 13, Drawings 7/9/21 CC# 1.3a – Item 13, Drawings 7/9/21		Compliant

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			<p>CC#1.2c CRO-22054 dated 27/10/2022 – details the approved list of the drawings relevant to this stage – refurb and fire for existing hospital areas.</p> <p>CC#1.3b CRO-22105 dated 27/10/2022 – for refurb and extension of SSSU and façade and refurb of ISB. The CC details the list of approved drawings and documents relevant to this CC.</p> <p>CC#1.4A dated 27/10/2022. The CC details the list of approved drawings and documents relevant to this CC.</p> <p>CC#1.4B dated 21/06/24</p> <p>Crown Certificates approved during the audit period include:</p> <p>CC#1.4b – pathology fitout and services – CRO-23044, dated 21 June 2023</p> <p>CC#1.5 – civil and landscaping works –CRO 23019, dated 22 May 2023.</p> <p>However, these do not relate to structural works</p>		
2.4.	B4	<p>External Walls and Cladding</p> <p>Prior to the commencement of façade construction, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.</p>	<p>Per A19 info:</p> <p>Stage 1.2c (future – in design development).</p> <p>CC1.3b (SSU, SSD and ICU – in design development).</p> <p>The project team worked with the Certifier regarding approval of the external walls and cladding.</p> <p>The façade, fire engineering and waterproofing documentation was submitted to DPE within 7 days of certifier accepting it. On the 14/12/ 22 Blackett Maguire Goldsmith / the Certifier accepted the wall disclosure, BMG. On the 14/04/23, JSP submitted SSD Condition B4 - External Wall disclosure Statement – CC1.2c,</p>		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
2.5.	B5	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 that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Planning Secretary, Certifier and Council. 	<p>1.3b and 1.4a. to DPE. Post Approval was received by HI on 15/12/2022.</p> <p>No new construction certificates for external walls and cladding were issued during the current audit period.</p> <p>(a) Services Consultation with Endeavour Energy correspondence – 9/08/2021 from Jacobs (consultant for the interface) regarding the certified drawings. Consultation with Sydney Water regarding sewer discharge loads (AXIS-NSW-RFI-00005) dated 26/10/2021 – Section 73 Notice of requirements for Roberts Pizzarotti. Application No. 1241413, status pending – pressure & flow enquiry. Warren Smith & Partners report regarding new gas connection (Jemena) – unlikely to have any upgrades on the network as a result of the project. Telcos – during Stage 2 – Note. (b) & (c) Dilapidation Report Issue of Dilapidation Reports to DPIE 07/09/2021, Ref: SSD-10389-PA-5. Issued to Council 03/09/2021 via online portal, with a follow up email - Ref: 1. Dilapidation Survey Report - Elizabeth Street, Goulburn Street, Campbell Street Liverpool, by James Townsend Dilapidation Surveys Pty Ltd, 01/09/2021; 2. Dilapidation Survey Report - Facade Survey, Campbell Street & Goulburn Street Liverpool, by</p>		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
			<p>James Townsend Dilapidation Surveys Pty Ltd 01/09/2021</p> <p>Crown Certificate CC1.1 is evidence of submission to PCA - Dilapidation Reports Referenced in items 14 and 15.</p> <p>Telstra – approval for digital antenna system (DAS) has been granted for Stage 1 and working to attain the same for Stage 2.</p> <p>Sydney Water Section 73 received. – evidence sighted: Sydney Water Case No. 201710 Compliance Certificate, dated 17 November 2023.</p> <p>No additional dilapidation reports undertaken during the audit period.</p> <p>Gas works to occur during Stage 2.</p>		
2.6.	B6	<p>Pre-Construction Dilapidation Report</p> <p>Prior to the commencement of construction, the Applicant must submit a pre-commencement dilapidation report to Council and the Certifier. The report must provide an accurate record of the existing condition of adjoining private properties and Council assets that are likely to be impacted by the proposed works.</p>	As above.		Compliant
2.7.	B7	<p>Ecological Sustainability Development</p> <p>Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either:</p> <p>(a) registering for a minimum 4-star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or</p>	<p>Project utilising HI sustainability framework document as an alternative to the 4 Star Green Star rating – Design Guidance Note 58 (HI Policy – alternative framework)</p> <p>Previously sighted letter from DPIE to HI on 23/02/2021 in response to the Design Guidance Note sent on 22/02/2021 with conditional approval, subject to some conditions.</p>		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		(b) seeking approval from the Planning Secretary for an alternative certification process.	<p>Evidence submitted for the first round for the credits.</p> <p>Package 1 Status, submitted closed out as package 1.</p> <p>Sighted Sustainability / ESD metrics during the audit.</p> <p>Submitted to JSP, sustainability consultants. Steensen Varming. Liverpool Hospital Academic Precinct ESD Master Specification 23 October 2022.</p> <p>Green star equivalency achieved 5-star green star for Stage 1.</p> <p>Evidence sighted: metering and monitoring memo, prepared by LCI Consulting, dated 30 May 2023</p>		
2.8.	B8	<p>Outdoor Lighting</p> <p>Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that outdoor lighting being installed within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.</p>	<p>Previously sighted Design Compliance Certificate for electrical power lighting comms ICT and AV – by JHA on 9/09/2021 for CC# 1.1. – includes all that is relevant to the works.</p> <p>Previously sighted document by JHA that states this condition is not relevant – Aconex Correspondence JHA-GCOR-000260 of 9/09/2021.</p> <p>Anything additional will trigger under Stages 1.4 (façade lighting component), 1.5 (landscape lighting component) and Stage 2 (to commence in 2024).</p> <p>Previously sighted Electrical Design Statement noting compliance with this condition – JHA Electrical Design statement 05/12/2022,</p>		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
2.9.	B9	Demolition Prior to the commencement of construction, demolition work plans required by AS 2601-2001 <i>The demolition of structures</i> (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.	Evidence sighted: CC 1.5 electrical design certificate referencing AS4282, 15 March 2024 – submitted to Certifier Previously sighted the Structural Design Certificate by SCP (item 6 of CC#1.1) – reflects compliance to the standard. Fitzpatrick and Partners 9/09/2021 – Architectural Design Compliance Certification for CC#1.1 – has reference to compliance with B9 condition. Demolition works to occur under Stage 2.		Compliant
2.10	B10	Environmental Management Plan Requirements Management plans required under this consent must be prepared in accordance with relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020). <i>Note: The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/majorprojects/assessment/post-approval</i> <i>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</i>	Previously sighted letter from DPE to HI ref. SSD-10389-PA-6 dated 05/11/2021 – acknowledging receipt of the CEMP and relevant subplans. The CEMP Section 3.1 makes reference to the plans being developed consistent with the DPE Guidelines. Updated CEMP and subplans continue to be submitted to DPE Sighted letter by LL to DPE RE: Project Plans SSD10389 Conditions B11-14, 16, 17, C24, C25, C26 and C30, dated 22/11/2022. Evidence sighted: SSD-10389 PA-76 DPE – Submission of a summary letter outlining all ‘non-material’ management plan updates, dated 23/04/24.		Compliant
2.11	B11	Construction Environmental Management Plan Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary for	Prior to the commencement of construction, Construction Environmental Management Plan (CEMP), Version 1, dated October 2021, was		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		<p>information. The CEMP must include, but not be limited to, the following:</p> <p>(c) Details of:</p> <ul style="list-style-type: none"> (i) hours of work; (ii) 24-hour contact details of site manager; (iii) management of dust and odour to protect the amenity of the neighbourhood; (iv) stormwater control and discharge; (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vi) groundwater management plan including measures to prevent groundwater contamination; (vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; (viii) community consultation and complaints handling; <p>(d) Construction Traffic and Pedestrian Management Sub-Plan (see condition B12);</p> <p>(e) Construction Noise and Vibration Management Sub-Plan (see condition B13);</p> <p>(f) Construction Waste Management Sub-Plan (see condition B14);</p> <p>(g) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;</p> <p>(h) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site.</p>	<p>issued by MP and approved by the Department of Planning.</p> <ul style="list-style-type: none"> (a) Details of B11 requirements are outlined in the following sections of the CEMP: <ul style="list-style-type: none"> (i) Section 5.3 (ii) Section 5.6 (iii) Section 4.2, 4.3, 7.2. Appx 7- Air Quality Management Sub Plan (iv) Section 11 Appendix 6 - Stormwater and Erosion Management Sub Plan (v) Section 11. Appendix 6 - Stormwater and Erosion Management Sub Plan 6 - Stormwater and Erosion Management Sub Plan (vi) Section 11. Appendix 6 - Stormwater and Erosion Management Sub Plan (vii) Section 13 (viii) Section 7 (b) Section 8; Appendix 1 of the CEMP (c) Section 9; Appendix 2 of the CEMP (d) Section 10; Appendix 3 of the CEMP (e) Section 12 (f) Section 10; Appendix 3 – Waste Management Plan refers to the waste classification reports (page 4 and 14); Appendix 5 – Asbestos and Hazardous Building Material Management Sub Plan (page 12); 		

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			Appendix 4 – Hazardous chemical Management Sub Plan (page 4)		
2.12	B12	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council and TfNSW; (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; and (d) detail heavy vehicle routes, access and parking arrangements. 	<p>The Johnstaff team noted that the revised CEMP and subplans continue to be submitted to DPE. The current CEMP is Rev.3 and was updated in August 2022</p> <p>CEMP Section 8; Appendix 1 - Construction Traffic and Pedestrian Management Sub Plan (CTPMSP), Issue D – 4/04/22</p> <ul style="list-style-type: none"> (a) Prepared by Stantec (b) Document control table shows that TfNSW has provided feedback. Other consultation* (c) Section 4 (d) Section 3 <p>*Evidence of consultation was verified during previous audits.</p>		Compliant
2.13	B13	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced noise expert; (b) describe procedures for achieving the noise management levels in EPA's <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, including existing patient care buildings within the hospital campus; 	<p>CEMP Section 9; Appendix 2 - Construction Noise and Vibration Management Sub Plan (CNVMSP), Revision 8 – 12/12/2022.</p> <ul style="list-style-type: none"> (a) Prepared by Property Risk Australia Pty Ltd (b) Table 10, page 20 (c) Table 10, page 20 (d) Section 11 <p>Evidence of consultation was verified during previous audits.</p>		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
2.14	B14	<p>(d) include strategies that have been developed with the community for managing high noise generating works;</p> <p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and (b) removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of construction. 	<p>CWMSP Rev. 11 dated 07/11/23 is the current version of the plan, there have been no substantial changes from Rev.6 (updates are a record of review only).</p> <ul style="list-style-type: none"> (a) Appendix 3 - Waste Management Sub Plan, Revision 3 – 27/10/2021. The quantities of each waste type generated during construction is in Appendix 2. LL noted that there are several disposal locations that may be used at different times. So, although these are not specifically in the Plan, reference to these should be made in the Waste Disposal Register prepared to keep track of waste. (b) Section Site Waste Handling and Management (page 14) describes how hazardous materials will be managed. The methodology to contain and control emission of fibres releases in the air is not listed – This is addressed in the Asbestos Management Plan 09/12/2021 Rev. 4 and Air Quality Management Sub Plan Rev 09/12/2022 Rev. 7. <p>The current version of the Hazardous Chemical Sub Plan was Rev 10, dated 07/11/23.</p>		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
2.15	B15	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following: (a) minimise the impacts of earthworks and construction on the local and regional road network; (b) minimise conflicts with other road users; (c) minimise road traffic noise; and (d) ensure truck drivers use specified routes.	The current version of the Asbestos and Haz building materials management sub plan was Rev 10, dated 07/22/23. Appendix 1 - Construction Traffic and Pedestrian Management Sub Plan (CTPMSP) Revision D – 04/04/2022. listed the Driver Code of Conduct in Section 5 (a) Section 5.2 (b) Section 5.2 (c) Section 5.2 (d) Section 5.2		Compliant
2.16	B16	Soil and Water Prior to the commencement of construction, the Applicant must install erosion and sediment controls on the site to manage wet weather events.	Prior to the commencement of construction, erosion and sediment controls were implemented. These are currently outlined in Appendix 6 - Stormwater and Erosion Management Sub Plan (SEMSP), Revision 10 – 07/11/23.		Compliant
2.17	B17	Prior to the commencement of construction, erosion and sediment controls must be installed and maintained, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'.	Appendix 6 - Stormwater and Erosion Management Sub Plan, page 5-6 (SEMSP), Revision 10 – 07/11/23 Controls were observed during the site inspection. The site inspection identified 1 x stormwater pit requiring ERSED controls to be maintained. This was actioned on site immediately.		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
2.18	B18	Construction Parking Prior to the commencement of construction, the Applicant must provide sufficient parking facilities on-site for heavy vehicles, except where separate works zone have been approved, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	All vehicles were contained within the site and the approved works zone. Sufficient parking facilities continue to be in compliance with Appendix 1 - Construction Traffic and Pedestrian Management Sub Plan (CTPMSP), Issue D – 04/04/2022; in Section 3.4, 3.5, 3.6, 3.7. Approved works zone continues to be in use.		Compliant
2.19	B19	Construction Worker Transportation Strategy Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the satisfaction of the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be submitted to the Planning Secretary for information.	Appendix 1 - Construction Traffic and Pedestrian Management Sub Plan in Section 3.3 & 6. Submitted to DPE as part of CTPMP submission.		Compliant
2.20	B20	Flood Management Prior to the commencement of construction, a civil engineer must provide details and design certification to the Certifier that all new floor levels are protected against flooding up to the 1% Annual Exceedance Probability flood level plus 500 mm of freeboard.	Previously sighted Design Compliance Certificate – Civil by SCP dated 03/09/2021 to the PCA – includes statement of compliance with conditions B20 and B21. Reference to the above is in item 7 of the CC# 1.1 Sighted Architectural Design Compliance Certification by Fitzpatrick & Partners to the PCA dated 09/09/2021 with reference to this condition. Also, CC#1.2a – Design Cert. Civil from SCP Item 7 (03/09/21) – letter sighted. and Design Statement Architectural F&P Item 38 03/02/2022. This condition will be re-triggered when Stage 2 commences.		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating																		
2.21	B21	Prior to the commencement of construction, a civil and structural engineer must provide details and design certification to the Certifier that confirms any new structures affected by flooding (excluding any new structures to be protected by flood mitigation works) up to the Probable Maximum Flood levels in Flooding and Stormwater SSDA Report prepared by Taylor Thomson Whitting, dated 13 March 2020, are constructed from flood compatible building components.	As above.		Compliant																		
2.22	B22	Operational Noise – Design of Mechanical Plant and Equipment Prior to installation of mechanical plant and equipment, the Applicant must incorporate noise mitigation measures in the detailed design drawings. An acoustic assessment prepared by a suitably qualified and experienced professional must be submitted to the Certifier verifying that the noise mitigation measures that have been incorporated into the design would ensure that the development will not exceed the noise limits at the times and locations in the table below. <table><tr><th rowspan="3">Location</th><th colspan="4">Noise Limits in dB(A)</th></tr><tr><th>Day</th><th>Evening</th><th>Night</th><th>Night</th></tr><tr><th>L_{Aeq}(15 minute)</th><th>L_{Aeq}(15 minute)</th><th>L_{Aeq}(15 minute)</th><th>L_APinax</th></tr><tr><td>Any residence</td><td>47</td><td>43</td><td>38</td><td>53</td></tr></table>	Location	Noise Limits in dB(A)				Day	Evening	Night	Night	L _{Aeq} (15 minute)	L _{Aeq} (15 minute)	L _{Aeq} (15 minute)	L _A Pinax	Any residence	47	43	38	53	The acoustic engineer reviewing information ahead of the commencement of Stage 2 works. Previous audit evidence sighted to confirm compliance with previous Stages.		Compliant
Location	Noise Limits in dB(A)																						
	Day	Evening		Night	Night																		
	L _{Aeq} (15 minute)	L _{Aeq} (15 minute)	L _{Aeq} (15 minute)	L _A Pinax																			
Any residence	47	43	38	53																			
2.23	B23	Archaeological Salvage – Historic Archaeology Prior to the commencement of construction, a suitably qualified and experienced historical archaeologist, who meets Heritage Council of NSW's Criteria for assessing Excavation Directors, must be nominated to manage a historical archaeological program.	Appendix 8 – Heritage and Archaeological Management Sub Plan (HAMSP), Revision 10 – 7/11/23. RPS are the nominated Heritage Consultants.		Compliant																		

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
2.24	B24	Prior to the commencement of construction, an Archaeological Research Design and Excavation Methodology must be prepared to the satisfaction of the Planning Secretary to guide the historical archaeological program. It must be prepared in accordance with Heritage Council of NSW guidelines and in consultation with Heritage NSW. The final approved Archaeological Research Design and Excavation Methodology must be provided to Council.	<p>Previously sighted letter from Dr. S. Lavelle Delegate of the Heritage Council NSW to RPS (Heritage Consultants) – Ref. DO21/149224 Re: “SSD 10389 Post approval comment on conditions B23 and B24...” dated 16/03/2021. Comment that in principle the ARDEM is satisfactory, but it may need to be revised if anything is found.</p> <p>Previously sighted letter from DPE to HI dated 17/09/2021 Re: “LHR SSD 10389 ARDEM Conditions B23 and B24”.</p> <p>Post approval receipt SSD-10389-PA-3 for submission of this Plan – attached to email dated 17/08/2021.</p> <p>Previously sighted email from LL to Council 26/10/2021 with reference to condition B24 and attaching the Planning approval letter and the ARDEM.</p> <p>Latest Plan is Rev. 2 of 11/03/2022.</p> <p>Previously sighted letter by DPE 18/03/2022 “Re: LH Redevelopment (SSD-10389) Revised ARDEM Conditions A32, B24” approving the Plan.</p> <p>A significance zone was assessed and realigned. Testing of bulk excavation. Determined that testing was only to be done when required. Will be revisited when landscaping becomes relevant (Stages 1.5 and 2).</p>		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
2.25	B25	Roads and Approval Prior to the commencement of any construction works over Campbell Street, a Section 138 Approval must be provided to the Certifier.	No construction works on Campbell Street. Will become relevant for Stage 2 – works on Campbell St.		Compliant
2.26	B26	Landscaping Prior to the commencement of construction, the Applicant must prepare and submit to the Planning Secretary a revised Landscape Plan to manage the revegetation and landscaping works on-site. The plan must: <ul style="list-style-type: none"> (a) provide for the planting of 150 trees; (b) detail the location, species, maturity and height at maturity of plants to be planted on-site; (c) include species (trees, shrubs and groundcovers) indigenous to the local area; (d) include the planting of trees with a pot container of 75 litres or greater; and (e) include the provision of street tree planting. Species and spacing of trees to be determined in Consultation with Council. 	<p>Deferred by the Staging Report to Stages 1.5 and Stage 2 and completed as part of CC# 1.5. Landscaping to be completed under Stage 1.5 by June 2024</p> <p>162 trees to be planted in total as part of master plan.</p> <p>Landscape plans submitted as part of Mod 3 Sighted: Email of Stage 1 landscape pack sent from JS to Council, dated 10 April 2024. Council acknowledged receipt of email.</p> <p>Part (e) is currently not within the scope. Main landscaping works have not yet commenced.</p>		Compliant
2.27	B27	Car Parking and Service Vehicle Layout Prior to the commencement of relevant construction works, compliance with the following requirements must be submitted to the Certifier: <ul style="list-style-type: none"> (a) all vehicles must enter and leave the site in a forward direction; (b) the swept path of the longest construction vehicle entering and exiting the site in association with the new 	<p>Appendix 1 - Construction Traffic and Pedestrian Management Sub-Plan in:</p> <ul style="list-style-type: none"> (a) Section 3.4. (b) Section 3.4 and Appendix B. (c) Section 3.4, 4.1, 4.2. 		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		work, as well as manoeuvrability through the site, must be in accordance with the latest version of AS 2890.2; and (c) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.	Plans included in the CTPMSP, which were submitted to the Certifier. Certification of compliance detailed as part of CC#1.4a. Traffic design statement from design engineer, Stantec, dated 2 December 2022 was submitted and approved by Certifier under #CC#1.4a.		
2.28	B28	Public Domain Works 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.	Public domain works have not yet commenced. There may be some public domain works when making good the curb and guttering. Consultation has commenced and civil documentation for Stage 1 will be completed under CC#1.5 Presented Liverpool Hospital Redevelopment and MSCP State Significant Development Assessment Report November 2020 - Figure 24 of the SSDA with a Note: "Goulburn Street Public Domain upgrades are indicative only and outside the scope of this SSD application". There may be driveway crossovers on footpath and similar, but nothing else.		Compliant
3.	PART C: DURING CONSTRUCTION				
3.1.	C1	Site Notice A site notice(s): (a) must be prominently displayed at the boundaries of the site during construction for the purposes of informing the public of project details including, but not limited to the	Site notice in place at the site entrance. Including: Name of Builder (Lend Lease), Certifier (BMG), Structural Engineer (SCP), hours of work, senior site manager details and 24-hour contact.		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		<p>details of the Builder, Certifier and Structural Engineer and must satisfy the following requirements;</p> <p>(b) minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;</p> <p>(c) the notice must be durable and weatherproof and must be displayed throughout the works period;</p> <p>(d) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and</p> <p>(e) the notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.</p>	Refer to photo in Appendix G.		
3.2.	C2	<p>Operation of Plant and Equipment</p> <p>All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.</p>	<p>Sighted: Plant equipment register. Including company, plant type, inspection date, inspection person.</p> <p>Evidence sampled:</p> <p>Plant inspection checklist – Part A doc prior to arriving on site, Part B visual assessment.</p> <p>Supporting evidence is a service report 1000 hours – Ref. 03947E, Yamar VI017, qualification of persons undertaking the service.</p>		Compliant
3.3.	C3	<p>Demolition</p> <p>Demolition work must comply with the demolition work plans required by <i>Australian Standard AS 2601-2001 The demolition of structures</i> (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B9.</p>	<p>No demolition works during the audit period.</p> <p>Design Compliance Certificate – Structural from SCP dated 9/9/2021 including demolition sent to BMG. Included in the CC#1 item 6. Certificate indicates demolition work are in accordance with AS 2601-2001.</p>		Not Triggered

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
3.4.	C4	Construction Hours Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) 7am and 6pm, Mondays to Fridays inclusive; and (b) 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	Refer to B9. Hours of work included in the CEMP, induction presentation and site notice. No regular works have been carried out on Sundays or Public Holidays.		Compliant
3.5.	C5	Construction activities may be undertaken outside of the hours in condition C4 and C5 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) for the delivery, set-up and removal of construction cranes, where notice of the crane related works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or (e) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works.	No OOHWs during audit period.		Compliant
3.6.	C6	Notification of such construction activities as referenced in condition C6 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	No OOHWs during audit period. Sighted: Summary disruption notices register including 373 notices issued on project.		Compliant
3.7.	C7	Construction activities may be undertaken outside of the hours in condition C4 for concrete finishing works (including the use of a helicopter float), unless directed otherwise by the Planning	No OOHW conducted to date for concrete finishing works.		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		Secretary, with these activities restricted to the following times (over and above the hours approved in condition C4): (a) Friday: 6pm to 10pm. (b) Saturday: 1pm to 10pm. (c) Sunday: 8am to 10pm.			
3.8.	C8	<p>The work permitted under condition C7 must only be undertaken where managed by an Out-of-Hours Work Protocol, prepared in consultation with the EPA and Council, and approved by the Planning Secretary. The Protocol must be prepared to identify a schedule for work to be undertaken outside the hours permitted under condition C4 and how they would be managed. The Protocol must provide:</p> <ul style="list-style-type: none"> (a) a description of the proposed out-of-hours works; (b) predictions of LAeq (15 minute) noise levels at noise sensitive receivers from these works and activities, where noise levels are predicted to be greater than the construction noise management level (NML); and (c) a monitoring plan to validate the noise predictions, based on monitoring at the boundary of representative sensitive receivers during noise generating activities that are representative of the out-of-hours works; (d) identification of proposed mitigation and management measures; (e) consideration of out-of-hours work against the relevant NML and vibration criteria; (f) a process for consultation with the community at each affected location for identifying and implementing mitigation measures where the NML would be exceeded, including respite periods. The measures must take into account the predicted noise levels and the likely frequency and duration of the out-of-hours works that sensitive receivers would be exposed to; and 	No OOHWs during audit period.		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
3.9.	C9	<p>(g) notification arrangements for affected receivers, the EPA and the Planning Secretary for out-of-hours works.</p> <p>Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:</p> <ul style="list-style-type: none"> (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday. 	<p>Included in section 5.3 of the CEMP. Noise/vibration monitors in place.</p> <p>Condition not triggered during the audit period.</p>		Compliant
3.10	C10	<p>Archaeological Salvage – Historic Archaeology</p> <p>The historical archaeological program is to be undertaken in accordance with the approved Archaeological Research Design and Excavation Methodology under condition B24.</p>	No heritage finds to date.		Compliant
3.11	C11	A final archaeological excavation report must be prepared within 12 months of the completion of archaeological excavation. The report must include details of any significant artefacts recovered, where they were located and details of their ongoing conservation and protection in perpetuity. Copies of the final excavation report must be provided to the Planning Secretary, Heritage NSW and Liverpool Council's local studies unit.	<p>No heritage finds to date.</p> <p>Final heritage report is in progress.</p>		Compliant
3.12	C12	<p>Heritage Interpretation Strategy</p> <p>A Heritage Interpretation Strategy (HIS) must be prepared within 12 months of the completion of archaeological excavation, in consultation with Heritage NSW, and submitted to the Planning Secretary and Council. The HIS must ensure that the final design (building and landscaping) incorporates the results of previous and current archaeological excavations undertaken at Liverpool Hospital. This must include key results from the final excavation reports (prepared by Higginbotham, 1995 and AHMS, 2009) including artefacts, and where these can be located. Where</p>	<p>A Heritage Interpretation Strategy (HIS) will be submitted within 12 months after the completion of excavations.</p> <p>Will trigger if any finds occur during Stage 2.</p>		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
3.13	C13	<p>relevant this should include information on the display and housing of artefacts.</p> <p>Implementation of Management Plans The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).</p>	<p>The Construction Environmental Management Plan (Revision 3.0) August 2022 and subplans have been periodically reviewed. Implementation of the CEMP was noted throughout the review of SSD conditions.</p> <p>Evidence sighted:</p> <ul style="list-style-type: none"> Client monthly report Ref. March 2024 PCG report, includes site inspection details and summaries of key EHS issues identified. Inspection Ref: CM monthly inspection 29.02.24 – including EHS checklist – includes air, noise and vibration emissions, housekeeping. Also includes perimeter hoarding checklist – signage locations, damage and condition etc. Enablon platform tracking monthly observations captured from site inspections. Example sight observations – dust tracking, dated 17 April. 257 environmental observations recorded in total. Enablon also used to track non-compliances No open observations. Noise and vibration monitoring occurring on site New starter induction training 		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
3.14	C14	Construction Traffic All construction vehicles are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping unless directed otherwise by traffic control.	During site inspection all construction vehicles observed were inside the worksite, with trucks coming in and out of gate being directed by traffic control. Lendlease no longer have a workzone. Any works that require closure of a public street are completed with road permits. Sighted: Road Permit: RO-5/2024, dated 19 January 2024		Compliant
3.15	C15	Hoarding Requirements The following hoarding requirements must be complied with: <ul style="list-style-type: none"> (a) where feasible graphics must be provided illustrating Liverpool's history developed in consultation with Council's Public Art Officer; (b) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and (c) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application. 	Class A and class B hoardings are in place installed around the perimeter of the site. No graffiti was noted. Hoarding inspections are regularly undertaken. Previously sighted letter of Hoarding approval from Liverpool City Council dated 2/9/2021, No. HA-64/2021. Previously sighted letter from Council dated 3/6/22 with approval of hoarding on Elizabeth Street from 4/6/22 to 10/04/23 No. HA-5/2022. Noted that parts of the Class B hoardings had been removed.		Compliant
3.16	C16	No Obstruction of Public Way The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	No obstruction of public way or footpath observed during the site inspection.		Compliant
3.17	C17	Construction Noise Limits The development must be constructed to achieve the construction noise management levels detailed in the <i>Interim Construction Noise Guideline</i> (DECC, 2009). All feasible and reasonable noise	Monitoring devices have been installed in the construction site as per the CNVMP. Noise & Vibration Monitoring reports are available on the project website.		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Sub-Plan.	<p>Sighted: - Noisy works register – issued to Hospital weekly to coordinate works. Respite periods complied with as per CoA, however feedback from Hospital is more onerous than SSDA. High noise activities will trigger the requirement to undertake attended noise monitoring.</p> <p>Relocation hospital departments was undertaken to eliminate a sensitive receiver.</p> <p>Sighted: Photos of noise blankets being utilised around audiology department.</p>		
3.18	C18	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C4 except where permitted by condition C7.	No vehicles parked outside of construction hours. Contractors are aware of workings hours and controls on site. No complaints received regarding vehicles arriving outside of work hours.		Compliant
3.19	C19	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	Most plant have squawkers. Squawkers for vehicles onsite are a minimum requirement.	OFI 02: – Update the plant inspection checklist in specify the requirement for non-tonal reversing alarms	Compliant
3.20	C20	Vibration Criteria Vibration caused by construction at any residence or structure outside the site must be limited to: (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	Vibration criteria is detailed in section 9.0 of the CNVMP. Vibration Monitoring results (daily) are recorded in a register prepared by PRA. Part of monthly capture from the monitors. The Project Manager gets an alert if there are exceedances. Noise &		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		(b) for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> (DEC, 2006) (as may be updated or replaced from time to time).	Vibration Monitoring reports available on project website. Audiology department is most sensitive to vibration and has relocated away from the construction works. Monitor is still in place, but levels of vibration not critical with the current works.		
3.21	C21	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C20.	Not used during audit period.		Compliant
3.22	C22	The limits in conditions C20 and C32 apply unless otherwise outlined in a Construction Noise and Vibration Management Sub-Plan, approved as part of the CEMP required by condition B13 of this consent.	The CNVMP does not appear to provide for alternative criteria.		Compliant
3.23	C23	Tree Removal and Fauna Protection For the duration of the construction works: (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; (b) all street trees immediately adjacent to the property boundary along Campbell Street, Forbes Street, Goulburn Street and Elizabeth Street, unless approved for removal, must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; (c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Arboricultural Impact	Sighted tree protection on the corner of Elizabeth St and Goulburn St. See photos in Appendix E. There were design changes required to minimise impacts within the tree protection zone. Updated Stage 1 Ref: Ecological 23SUT5709, dated 14 Feb 2024 Pre-construction advice letter -- recommended floating deck and new pavement outside of tree root zone. arborist report and preliminary report for Stage 2. Once Stage 2 design completed the arborist report will be completed.		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		<p>Assessment Tree Protection Specification, prepared by treeIQ, dated 5 March 2020; 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>			
3.24	C24	<p>Landscaping</p> <p>Within 36 months of commencement of works, the landscaping works for the Caroline Chisolm courtyard must be completed to re-establish the canopy cover lost as soon as practicable.</p>	<p>Stage 1.5 involves landscaping e.g., at Caroline Chisolm Courtyard.</p> <p>Caroline Chisolm landscape works will commence asap. Only 1 week worth of work. Scope includes 3 new trees.</p>		Compliant
3.25	C25	<p>Air Quality</p> <p>The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.</p>	<p>Has dust controls in place – observed hose, which will be used to maintain dust levels down.</p>		Compliant
3.26	C26	<p>During construction, the Applicant must ensure that:</p> <ul style="list-style-type: none"> (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces. 	<p>Noted the following:</p> <ul style="list-style-type: none"> (a) stockpiles onsite covered partially (parts were being used) (b) Trucks loads are covered before leaving site. This is part of staff observations onsite. (c) No mud tracking or dust observed on roads, wheel washing was in place (high pressure hoses). 		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
3.27	C27	Erosion and Sediment Control All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.	(d) Roads were kept clean, when required streets will be swept, usually twice a week or as needed. Erosion and sediment controls appeared to be in good condition and well maintained throughout the site, with the exception of one stormwater pit where the control required maintenance. This pit was rectified immediately during the audit.		Compliant
3.28	C28	Imported Soil 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; and (c) make these records available to the Certifier upon request. 	Bulk basement civil spoil import concluded in 2022. Imported spoil register doesn't include recently imported material. Sighted: Sample and technical data submission form, quarried aggregate from Axis Plumbing, date 14/02/24. Corresponding Douglas and Partners Validation Report Ref R.013.Rev O. The imported spoil register did not appear to be up to date.	OFI 03: The imported spoil register to be updated.	Compliant
3.29	C29	Disposal of Seepage and Stormwater Adequate provisions must be made to collect and discharge stormwater drainage during construction to the satisfaction of Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	No need for disposal of seepage or stormwater during the audit period. Drains now connected to the Hospital system.		Not Triggered

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
3.30	C30	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.	Previously sighted the staff induction presentation and the Emergency Response Management Sub-plan 05/05/2023 Rev. 9, prepared by Lend Lease Assembly points and evacuation routes included in 47 to 50. Emergency plans and procedures have been posted in the notice board and were observed during the site inspection. Emergency evacuation plan is in place, as noted during the site inspection. Reviewed during daily briefs.		Compliant
3.31	C31	Stormwater Management System Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must: <ul style="list-style-type: none"> (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the EIS; (c) be in accordance with applicable Australian Standards; and (d) ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines 	Previously sighted Design Compliance Certificate – Civil 3/9/2021 from SCP consultant. Item #7 in the CC 1.1. Previously sighted CC1.2a item 7, SCP Certificate dated 14/01/22 – design compliance certificate. Another design statement will be triggered as part of CC 1.4. 1.4a – stage1 façade (to be issued by Dec 2022), 1.4b – refurb of ED, 1.4c. Another – CC#1.5 (per CRO-23019 dated 22/05/2023) CC's during the period were issued by the certifier, all requirements including stormwater requirements have been certified as achieved.		Compliant
3.32	C32	Unexpected Finds Protocol – Aboriginal Heritage In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted	There have been no unexpected finds; the process is described in EMP section 12.0.		Not Triggered

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		to determine the significance of the object(s). The site must be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites. Works may only recommence with the written approval of Heritage NSW.			
3.33	C33	Unexpected Finds Protocol – Historic Heritage If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and Heritage NSW contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of Heritage NSW.	Process described in EMP section 12.0. A previous sample was found during boring of piles and it was notified to the Heritage Consultant. 02/06/2022 Aconex ref. Aust-GCOR-000007. The Heritage Consultant (RPS) responded on same date, noting that that pile the works may continue, but requested additional testing be carried out in the vicinity of the find. It was confirmed there were no additional finds. No finds during the audit period.		Not Triggered
3.34	C34	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 have been provided, as noted during the site inspection, all contained within the site until picked up by the waste contractor for disposal of waste offsite.		Compliant
3.35	C35	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Sight soil has been pre-classified as GSW as per Report Ref. Douglas Partners – In-situ waste classification reports, Ref R.003.Rev O, 29 March 2022 (zone 1 and 2)		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
			R.002.Rev O, dated March 2022 (zone 3) Asbestos finds are subsequently managed as GSW-A.		
3.36	C36	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	All excess concrete returned - Concrete batch pit, reused or disposed of.		Compliant
3.37	C37	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	Sighted: Import and Export spoil register Sighted: Bingo report – March 2024 95.53% recycling for the month of April 2024.		Compliant
3.38	C38	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	Previously sighted clearance certificates from asbestos removal were in place (per evidence sighted above – Condition C35). Previously sighted Property Risk Australia PRA Ref. PRJ001027-ACM0008. dated 17/10/2022 for suspected asbestos. The Clearance inspection certificate indicates that the vicinity of the area was clear of any visible asbestos, transit routes were free from visible asbestos and all the asbestos in scope was removed.		Compliant
3.39	C39	Outdoor Lighting The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	No outdoor lighting was constructed during the audit period.		Compliant
3.40	C40	Independent Environmental Audit	Sighted letter from DPE SSD-10389-PA-73 dated 18/04/2024 regarding appointment of		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
3.41	C41	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	independent auditors for this audit – See Appendix A of this report.		
3.41	C41	Within four weeks of the commencement of construction, an Independent Audit Schedule prepared in accordance with the Independent Audit Post Approval Requirements, as amended by condition C42, must be submitted to the Planning Secretary and the Certifier.	Audit Schedule was prepared and sent on 01/09/2021 per email from no-repy@majorprojects as evidenced during initial audit. No changes to audit schedule.		Compliant
3.42	C42	Table 1 of the Independent Audit Post Approval Requirements, is amended so that the Independent Audit Schedule frequency required in the construction phase is: <ul style="list-style-type: none"> (a) an initial construction Independent Audit must be undertaken within 12 weeks of the notified commencement date of construction; and (b) subsequent Independent Audits of construction must be undertaken at intervals, no greater than 26 weeks from the date of the initial construction Independent Audit. 	The initial independent environmental audit of 13/12/2021 was conducted within 12 weeks of commencement of construction. The second audit was completed on 07/06/2022. The third audit was completed on 23/11/2022. The fourth audit was completed on 10/05/2023, The fifth audit was conducted on 27/11/2024 The sixth audit (this audit) was conducted on 23/04/2024.		Compliant
3.43	C43	The Planning Secretary may require Independent Audits to be undertaken at different times to those specified above, upon giving at least eight weeks' notice to the Applicant of the date upon which the Independent Audit must be commenced.	No requests from DPHI have been received regarding the timing of the audits.		Not Triggered
3.44	C44	Independent Audits of the development must be carried out in accordance with: <ul style="list-style-type: none"> (a) the Independent Audit Schedule submitted to the Planning Secretary and the Certifier under condition C41 of this consent, as amended by condition C42; and 	This audit has been conducted in accordance with the <i>Independent Audit Post Approval Requirements</i> (IAPAR 2020). Independent environmental audits have met the frequency requirements.		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
3.45	C45	<p>(b) the Independent Audit Post Approval Requirements (Department 2020, or as amended).</p> <p>In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must:</p> <ul style="list-style-type: none"> (a) review and respond separately to each Independent Audit Report prepared under condition C44 of this consent; (b) submit the response to the Planning Secretary and the Certifier; and (c) make each Independent Audit Report and response to it publicly available 60 days after submission to the Planning Secretary. 	<ul style="list-style-type: none"> (a) Sighted “Proponent Response to Independent Audit Findings Liverpool Hospital Main Works” State Significant Development (SSD) 10389, Version 1.0 dated 8 November 2023. (b) Letter from HI to DPHI dated 13 November 2023 Re. submission of IEA #5. SSD-10389-PA-61. (c) The APP Group Independent Environmental Audit report dated 7 November 2023 and response to audit findings were verified to be published on the Project website. <p>Sighted: PA-61 – submission of IEA to DPHI No.5 dated 13 November 2023. Submission of IEA No. 5 to certifier Ref: LL-GCOR-036885.</p>		Compliant
3.46	C46	Independent Audit Reports and the Applicant’s response to audit findings must be submitted to the Planning Secretary within two months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements, unless otherwise agreed by the Planning Secretary.	<p>Sighted: PA-61 – submission of IEA to DPHI No.5 dated 13 November 2023. Submission of IEA No. 5 to certifier Ref: LL-GCOR-036885.</p>		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
3.47	C47	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.	Noted. This condition is not applicable at this stage of the project.		Not Triggered
4.	PART D: PRIOR TO COMMENCEMENT OF OPERATION				
4.1.	D1	Notification of Occupation At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage	ICU Phases 5 & 6 - Notice of Occupation LHAP Stage 3.3 dated 5 February. Sighted: Notification to DPHI, dated 7 February 2024.		Compliant
4.2.	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.	Sighted: Notification sent to Certifier - External Wall disclosure statement – AS built, dated 22 April 2024		Compliant
4.3.	D3	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	Sighted: Notification sent to Certifier - External Wall disclosure statement – AS built, dated 22 April 2024		Compliant
4.4.	D4	Post-construction Dilapidation Report	This will trigger prior to finalisation of Stage 2		Not Triggered

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		<p>Prior to commencement of operation, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report. This report must:</p> <ul style="list-style-type: none"> (a) ascertain whether the construction created any structural damage to adjoining buildings or infrastructure (b) be submitted to the Certifier. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifier must: <ul style="list-style-type: none"> i. compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and ii. have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. (c) be forwarded to Council. 			
4.5.	D5	<p>Protection of Public Infrastructure Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <ul style="list-style-type: none"> (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development. 	No damage to public infrastructure.		Not Triggered
4.6.	D6	<p>Protection of Property Unless the Applicant and the applicable owner agree otherwise, the Applicant must repair, or pay the full costs associated with repairing any property that is damaged by carrying out the development.</p>	No damage to property to date.		Not Triggered

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
4.7.	D7	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.	Sydney Water Section 73 received. – evidence sighted: Sydney Water Case No. 201710 Compliance Certificate, dated 17 November 2023.		Compliant
4.8.	D8	Works as Executed Plans Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.	WAE drawings have not yet been completed.		Not Triggered
4.9.	D9	Green Travel Plan Prior to the commencement of operation, a Green Travel Plan (GTP) must be submitted to the satisfaction of TfNSW to promote the use of active and sustainable transport modes. The plan must: <ul style="list-style-type: none"> (a) be prepared by a suitably qualified traffic consultant in consultation with Council and TfNSW; (b) set mode share targets that encourage the use of public and active transport and reduce the proportion of single-occupant car journeys to the site; (c) identify robust actions and strategies to meet the mode share targets in the first two, five and 10 years post occupation; (d) include a Transport Access Guide that provides information to employees, patients and visitors about the range of travel modes, access arrangements and supporting facilities that service the site, including bicycle parking and other end of trip facilities; (e) identify relevant workplace policies such as flexible working arrangements that enable administrative staff to travel outside peak periods, or which reduce the need for work related travel; 	This requirement is related to Stage 2.		Not Triggered

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		<ul style="list-style-type: none"> (f) consider the appropriateness of any relevant parking policies to manage travel demand, including a measure to apply higher car parking charges during peak times to encourage off-peak use; (g) details of carpooling operations and monitoring of parking priority; (h) appoint a Travel Plan Coordinator to oversee the implementation of the GTP and Transport Access Guide; (i) nominate a party responsible for the ongoing monitoring and review of the GTP, including the delivery of actions and associated mode share targets; (j) include a breakdown of staff shift patterns including the number of staff commencing shifts at particular times; and the residential postcodes of where those staff are travelling from, if known; and (k) include, if available, details of visiting hours and anticipated numbers of patients and visitors. 			
4.10	D10	Local Traffic Management Plan Prior to the commencement of operation, a local traffic management plan must be prepared in consultation with Council and the final submitted to Council outlining traffic management scheme, including signs and line marking relating to any new vehicle crossings and pick-up and drop-off zones.	This is for Stage 2 as per the staging report.		Not Triggered
4.11	D11	Heritage Interpretation Strategy Prior to the commencement of operation, the Applicant must complete the implementation of the HIS required by condition C12.	Same as noted in part B		Not Triggered
4.12	D12	Operational Noise – Design of Mechanical Plant and Equipment	To be undertaken prior to operation of Stage 1 in May/June 2024		Not Triggered

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating																		
		<p>Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that noise generated at the premises would not exceed the noise limits at the times and locations in the table below.</p> <table><tr><th rowspan="3">Location</th><th colspan="4">Noise Limits in dB(A)</th></tr><tr><th>Day</th><th>Evening</th><th>Night</th><th>Night</th></tr><tr><th>L_{Aeq}(15 minute)</th><th>L_{Aeq}(15 minute)</th><th>L_{Aeq}(15 minute)</th><th>L_Amax</th></tr><tr><td>Any residence</td><td>47</td><td>43</td><td>38</td><td>54</td></tr></table>	Location	Noise Limits in dB(A)				Day	Evening	Night	Night	L _{Aeq} (15 minute)	L _{Aeq} (15 minute)	L _{Aeq} (15 minute)	L _A max	Any residence	47	43	38	54			
Location	Noise Limits in dB(A)																						
	Day	Evening		Night	Night																		
	L _{Aeq} (15 minute)	L _{Aeq} (15 minute)	L _{Aeq} (15 minute)	L _A max																			
Any residence	47	43	38	54																			
4.13	D13	<p>Mechanical Ventilation Prior to commencement of operation of a kitchen or any food storage / preparation area, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with:</p> <ul style="list-style-type: none">a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; andb) any dispensation granted by Fire and Rescue NSW.	To be undertaken prior to operation of Stage 1 in May/June 2024		Not Triggered																		
4.14	D14	<p>Car Parking Arrangements Prior to the commencement of operation or other timeframe agreed in writing by the Planning Secretary, the carpark in SSD-10388 must be completed and operational.</p>	<p>This has been completed for the MSCP, but does not include the on-grade car park.</p> <p>The Staging Report has been updated to the adjusted timing for the on-grade car park.</p> <p>Sighted: DPHI letter to Health Infrastructure Ref: SSD-10389-PA-74 agreeing to an extension of time to complete the at-grade car park which was transferred from the MSCP to the Hospital Redevelopment scope.</p>		Not Triggered																		
4.15	D15	<p>Bicycle Parking and End-of-Trip Facilities</p>	This will be applicable to Stage 2.		Not Triggered																		

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		<p>Prior to occupation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifier:</p> <ul style="list-style-type: none"> a) the provision of a minimum 50 staff and 25 visitor bicycle parking spaces; 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; c) the provision of end-of-trip facilities for staff; d) the provision of appropriate pedestrian and cyclist advisory signs; and e) all works/regulatory signposting associated with the proposed developments must be at no cost to the relevant roads authority. 			
4.16	D16	<p>Road Damage</p> <p>Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the site as a result of construction works associated with the approved development must be met in full by the Applicant.</p>	Road damage will be reviewed upon completion of Stage 1.		Not Triggered
4.17	D17	<p>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 prominently displayed in the building.</p>	<p>BCA completion for the 3 areas handed over, e.g.</p> <ul style="list-style-type: none"> - Fire Safety Certificate (NSW Government) for ICU, signed and dated 13/04/2023 - Fire Safety Certificate (NSW Government) for Forensics, signed and dated 08/09/2023 		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
			<ul style="list-style-type: none"> – Fire Safety Certificate (NSW Government) for SSSU, signed and dated 15/06/2023 <p>The certificate is provided to the Hospital, but for internal refurbishments not sent to Council.</p> <p>Will trigger for main works closer to commencement of operation.</p>		
4.18	D18	Structural Inspection Certificate Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after: <ol style="list-style-type: none"> the site has been periodically inspected and the Certifier is satisfied that the structural works are deemed to comply with the final design drawings; and the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s. 	Structural Inspection Certificates for the 3 areas handed over, e.g. <ul style="list-style-type: none"> – For Forensics did not require a Certificate. – For SSSU, presented SCP certificate of Construction Compliance issued on 03/05/2023 – For ICU, presented SCP certificate of Construction Compliance issued on 13/04/2023 <p>Will be triggered at the end of Stage 1.</p>		Not Triggered
4.19	D19	Compliance with Food Code Prior to the commencement of operation, the Applicant must obtain a certificate from a suitably qualified tradesperson certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises and provide evidence of receipt of the certificate to the satisfaction of the Certifier.	<p>This will be applicable to Stage 2.</p>		Not Triggered

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
4.20	D20	Stormwater Quality Management Plan Prior to the commencement of operation of the relevant stormwater system, an Operation and Maintenance Plan (OMP) must be submitted to the satisfaction of the Certifier. The OMP must ensure the proposed stormwater quality measures remain effective and contain the following: <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. 	Stormwater will become operational when Stage 1 is completed.		Not Triggered
4.21	D21	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 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.	Equipment has been delivered but not yet commissioned. Will be triggered at Stage 1 handover.		Not Triggered
4.22	D22	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 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.	This will be applicable to Stage 2.		Not Triggered

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
4.23	D23	Signage Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking must be installed.	This will be applicable to Stage 2.		Not Triggered
4.24	D24	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.	To be actioned closer to commencement of operation		Not Triggered
4.25	D25	Prior to the commencement of operation, the Applicant must install eight signs (consisting of four secondary and four tertiary pedestrian signs as defined by the Liverpool City Centre Public Domain Master Plan) and related wayfinding infrastructure in the Liverpool CBD, identifying key pedestrian routes and destinations within the area. The proposed signs must be designed in accordance with any applicable wayfinding specifications and must be approved by Council's Manager City Design and Public Domain Manager prior to installation.	To be actioned closer to commencement of operation		Not Triggered
4.26	D26	Site Contamination The Applicant must submit a Validation Report for the development. The Validation Report must: <ul style="list-style-type: none"> a) be prepared by a Certified Contaminated Land Consultant; b) be submitted to the Planning Secretary and the Certifier for information within one month after the completion of remediation works; and c) be prepared in accordance with the RAP and the Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (OEHL, 2011). 	Validation report in progress and pending final landscaping works.		Not Triggered
4.27	D27	Site Audit Statement Prior to the commencement of operation, the Applicant must submit a Site Audit Report and Section A Site Audit Statement for	Site Audit Statement in progress pending final landscaping validation report		Not triggered

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		the relevant part of the site prepared by a NSW EPA accredited Site Auditor. The Site Audit Report and Section A Site Audit Statement must verify the relevant part of the site is suitable for the intended land use and be provided for the information of the Planning Secretary and the Certifier.			
4.28	D28	<p>Long Term Environmental Management Plan Where a Long Term Environmental Management Plan (LTEMP) is identified as required by the RAP, the plan must:</p> <ul style="list-style-type: none"> a) be prepared by a certified Contaminated Land Consultant; b) be accompanied by a Section B Site Audit Statement prepared by a NSW EPA accredited Site Auditor, that determines the appropriateness of the LTEMP and/or that the land can be made suitable for the intended use if the site is managed in accordance with the LTEMP; c) be provided to the Planning Secretary within one month of the completion of remediation works, unless otherwise agreed by the Planning Secretary; d) include, but not be limited to: <ul style="list-style-type: none"> i. a description of the nature and location of any contamination remaining on site; ii. provisions to manage and monitor any remaining contamination, including details of any restrictions placed on the land to prevent development over the containment cell; iii. a description of the procedures for managing any leachate generated from the containment cell, including any requirements for testing, pumping, treatment and/or disposal; iv. a description of the procedures for monitoring the integrity of the containment cell; v. a surface and groundwater monitoring program; vi. mechanisms to report results to relevant agencies; 	The project has not identified the need for a Long Term Environmental Management Plan.		Not Triggered

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		<p>vii. triggers that would indicate if further remediation is required; and</p> <p>viii. details of any contingency measures that the Applicant is to carry out to address any ongoing contamination.</p>			
4.29	D29	<p>Landscaping Prior to the commencement of operation, the Applicant must prepare an Operational Landscape Management Plan to manage landscaping on-site. The plan must describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping.</p>	To be actioned closer to commencement of operation		Not triggered
4.30	D30	The Applicant must not commence operation until the Operational Landscape Management Plan is submitted to the Certifier.	To be actioned closer to commencement of operation		Not triggered
4.31	D31	<p>Public Art A public art package for the hospital campus, including consideration of engraving or inlays for paving design, must be prepared in consultation with Council's Public Arts Officer or relevant representative. Prior to commencement of operation, relevant components of the public art package must be installed.</p>	Public art installation has commenced: Sighted: Consultation meeting October 17 2023 between John Staff, Council public arts, Health Infrastructure – Inc discussion points around public art.		Not triggered
4.32	D32	Prior to commencement of operations, any aviation obstacle lighting required at highest points and corners of the building for the helicopter landing surface on the hospital site, must be installed as per the recommendations of Liverpool Health and Academic Precinct Main Works Submission Aviation Flight Path Report, prepared by AviPro, dated 18 January 2020.	This will be captured as part of the Stage 1 Occupation Certificate.		Not triggered
4.33	D33	<p>Flood Mitigation Measures Prior to the commencement of operation, an Operation Maintenance Manual (OMM) must be submitted to the satisfaction</p>	This will be applicable to Stage 2.		Not triggered

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
		of the Planning Secretary. The OMM must ensure the proposed flood mitigation measures recommended in Flooding and Stormwater SSDA Report prepared by Taylor Thomson Whitting, dated 13 March 2020, remain effective and contain the following: <ul style="list-style-type: none"> a) regular maintenance schedule for mechanically operated flood barriers, doors or gates; b) record and reporting details; and c) relevant contact information. 			
5.	APPENDIX 1: ADVISORY NOTES				
5.1.	AN1	General All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	LL has a builder licence No. 71722C start date 06/03/1996. Previously sighted Delta EPA license No.11995 - 15/12/2011.Delta are finished up on site, Previously sighted Road Occupancy Permit issued by Liverpool City Council ROC-91-2022E issued on 30/05/2022 for works on 18/06/2022. No other EPA licences required.		Compliant
5.2.	AN2	Long Service Levy For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	Long Service Levy No. 497564 dated 30/07/2021 for Stages 1.1 and 1.2 referenced in the CC # 1.1. Previously sighted Levy Receipt issued by NSW Long Service Corporation dated 03/02/2022 for SSD 10389 Levy No. L0000033843. Part of CC1.2a. This covers the rest of the development. No further payments required.		Compliant
5.3.	AN3	Legal Notices	There have been no legal notices during audit period.		Not Triggered

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
5.4.	AN4	<p>Any advice or notice to the consent authority must be served on the Planning Secretary.</p> <p>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.</p>	Sighted: DDA compliance report Ref. BCA Performance Solutions Report, 2926-6, dated 28 June 2023, includes 11 performance solutions for BCA non-compliances. Prepared by Murrow Consulting.		Compliant
5.5.	AN5	Water, electricity and gas are to comply with sections 4.1.3 and 4.2.7 of Planning for Bush Fire Protection 2006.	Condition not relevant for this project.		Not triggered
5.6.	AN6	<p>Utilities and Services Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.</p>	Covered in detail under Condition B5.		Compliant
5.7.	AN7	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	Covered in detail under Condition B5.		Compliant
5.8.	AN8	<p>Road Design and Traffic Facilities All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.</p>	This will be applicable to Stage 2.		Not triggered

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
5.9.	AN9	Road Occupancy Licence A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	Sighted: ROL – Permit for footpath works Goulburn St, issued by Liverpool Council – ROC-1/2024 B, dated 18 March 2024 – 20 March to 17 April 2024		Compliant
5.10	AN10	SafeWork Requirements To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	The site was well enclosed with hoardings type A and B. Access restricted with locks and padlocks. Staff working with relevant PPE, as observed during site walk (safety boots, high vis vest, hard hat, glasses). Plans make reference to SafeWork documentation, e.g., Codes of Practice. Staff observations include SWMS reviews. As part of PCG reporting there is a requirement to review a number of SWMS.		Compliant
5.11	AN11	Hoarding Requirements The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reservation.	Hoarding permit for Goulburn St – Application number HA-8/2022 dated 3 June 2022. Period ending 10 April 2023. Lendlease had requested an extension for the hoarding permit but had not received a response from Council. Sighted: evidence of extension request, dated 11 November 2023.		Compliant
5.12	AN12	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.	The Asbestos and Hazardous Building Material Management Subplan addresses the requirements of this condition. Refer to asbestos clearance reports for unexpected finds under Condition A20 and C38.		Compliant

ID No.	SSD Part & Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance rating
5.13	AN13	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.	This is not yet triggered. A Fire Engineering Brief regarding the new build (ISP) has been developed – LL will review and add any required performance solutions for the refurbished parts that will be completed.		Not triggered

Appendix F – Consultation

Consultation with DPHI

From: [Alfarid Hussain](#)
To: [Barbara Pater](#)
Cc: [Elizabeth Williamson](#); [Thomas Minchin](#)
Subject: RE: Independent Environmental Audit - Liverpool Health and Academic Precinct (SSD-10389)
Date: Friday, 19 April 2024 4:11:36 PM
Attachments: [image002.jpg](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.jpg](#)
[image001.png](#)

EXTERNAL

Afternoon Barbara,

Thank you for your enquiry on the scope of the sixth construction independent audit of Liverpool Health and Academic Precinct, also referred to as the Liverpool Hospital Redevelopment approved under SSD 10389, as modified (**the Consent**).

Given the recent changes in staging of the development, it is requested that you provide a summary of the works that have been completed and those that are pending in the audit report. Please include dates of commencement and completion, where applicable.

Further, it is requested that you consult with the Liverpool City Council generally regarding the project and confirm if the council has any comments or feedback in relation to construction related noise and parking.

If you have any questions on the above, please contact me.

Kind regards,

Alfarid Hussain

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

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: Barbara Pater <[REDACTED]>

Sent: Thursday, 11 April 2024 2:15 PM

To: DPE PSVC Compliance Mailbox [REDACTED]>

Cc: Daniel Hardwick [REDACTED]; Dylan Jones
[REDACTED]

Subject: Independent Environmental Audit - Liverpool Health and Academic Precinct (SSD-10389)

Dear Sir/Madam,

I am writing to advise that The APP Group – HSEQ Systems and Auditing (APP) will be conducting the next annual Independent Environmental Audit of the Liverpool Hospital Main Works Redevelopment Project (Liverpool Health and Academic Precinct).

The audit is schedule to be conducted on the 23 April 2024 and will review compliance in accordance with SSD-10389 (Mod-2).

In line with the consultation requirements of the *Independent Audit Post Approval Requirements* (IAPAR 2020), *Section 3.2*, APP seeks your input into the scope of the audit and advice on any particular areas where you would like us 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.

Thanks and regards,

Barbara Pater

Exemplar Global Lead Environmental Auditor | Consultant – HSEQ Systems and Auditing



[REDACTED] | app.com.au

Gadigal Country | Level 14, 10 Spring Street, Sydney, NSW 2000



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APP Corporation Pty Limited, ABN 29 003 764 770.

From: Dylan Jones
To: Liana Pham
Cc: Barbara Pater; Lilyan Abosh
Subject: RE: SSD1-10/2020 Independent Environmental Audit - Liverpool Health and Academic Precinct (SSD-10389)
Date: Tuesday, 30 April 2024 9:03:00 AM
Attachments: image007.jpg
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image009.png
image010.png
image011.jpg
image012.jpg
image013.jpg
image014.jpg
image015.jpg
image016.jpg
image017.jpg

Dear Liana,

Thank you for providing Council's feedback. I will ensure that the matters raised below are addressed within the current audit report.

Do not hesitate to contact me should you have any further comments or queries.

Regards,

Dylan Jones
Senior Consultant - HSEQ



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Level 14, 10 Spring Street, Sydney NSW 2000



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APP Corporation Pty Limited ABN 29 003 764 770

From: Liana Pham
Sent: Monday, April 29, 2024 1:59 PM
To: Dylan Jones
Cc: Barbara Pater; Lilyan Abosh
Subject: FW: SSD1-10/2020 Independent Environmental Audit - Liverpool Health and Academic Precinct (SSD-10389)

EXTERNAL

Dear Dylan Jones,

Please see below the response from our Environmental Health professional

In addition, our traffic professional gives the following comment

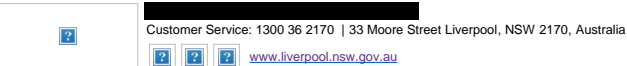
"The parking concerns received relate to the cost of parking spaces within the hospital which is forcing some hospital employees to park in adjoining local streets and public car parks".

These are Council's comments regarding the matter raised in your email

We hope that these are useful for your Audit

BR

Liana Pham
Strategic Planner



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www.liverpool.nsw.gov.au



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From: Neil Ramsay
Sent: Monday, April 29, 2024 1:23 PM
To: Liana Pham
Cc: Shivani Nair
Subject: RE: SSD1-10/2020 Independent Environmental Audit - Liverpool Health and Academic Precinct (SSD-10389)

Dear Liana,

I refer to email correspondence received from Mr Dylan Jones dated 22nd April 2024 regarding the independent audit for SSD 10389- Liverpool Hospital & Academic Precinct Main Works. As per my earlier feedback dated 4th May 2023, it is requested that the audit is undertaken in accordance with Conditions C40-C47 of SSD 10389 and the Department's 2020 Independent Audits Post Approval Requirements (or IAPAR)

In accordance with Section 3.2 of the IAPAR and the Department's instructions, it is believed that Mr Jones is consulting with Council regarding the Project's environmental performance. In accordance with Section 3.3 of the IAPAR, the audit scope must necessitate an assessment of all conditions of consent applicable to the phase of the development. Furthermore, Mr Jones is required to assess conformance with all post approval and compliance documents prepared to satisfy the conditions of consent, including an assessment of the implementation of Environmental Management Plans and sub-plans.

As part of the consultation requirements, Mr Jones requested Council to provide feedback regarding construction-related noise and parking. The Environmental Health Section understands that Mr Jones may be requesting for Council to provide feedback in terms of: any directions issued in respect of site environmental performance or compliance issues; any

perceived issues with respect to environmental performance of the site; any complaints received in respect of the site activity; and any subsequent adjustment to the scope of the forthcoming audit beyond that identified within Section 3.3 of the IAPAR

The NSW Planning Portal describes the location of the premises as Liverpool Hospital and Campbell Street (Lot 501 DP 1165217, Lots 1 and 2 DP 1236362 Campbell Street). On 29th April 2024, I reviewed Council's Pathway records which revealed several enquiries relating to parking matters associated with the work zone (CR 1438415 received 23rd June 2022, CR 1457937 received 21st September 2022, CR 1506756 received 8th May 2023, CR 1515665 received 20th June 2023, CR 1524066 received 29th July 2023, CR 1581188 received 25th March 2024 and CR 1585140 received 10th April 2024). Council also received separate enquiries for the site associated with construction noise and construction hours (CR 1435841 received 9th June 2022, CR 1506865 received 8th May 2023 and CR 1565037 received 24th January 2024).

The Department has primary responsibility for assessing compliance with conditions of consent in relation to environmental emissions (i.e. noise, air, water, land) during the construction and operational phases of the project. Consequently, the auditor is encouraged to make further enquiries with the NSW EPA and NSW Department of Planning and Environment.

To enable a comprehensive review to be undertaken, it would be necessary for the auditor to identify all conditions of consent applicable to the phase of the development being audited. Consistent with Section 3.3 of the IAPAR, the auditor must review the environmental performance of the development with consideration for the Environmental Impact Statement and assess the adequacy of the Environmental Management Plans and sub-plans. In this regard, it would be appreciated if the auditor could review consultation, management and monitoring program requirements for the construction phase of the Project including: incident and non-compliance notification and reporting (Conditions A26 to A30); community communication strategy and complaints management system (Condition B13).

It is requested that the scope of the audit encompasses all post approval documents prepared to satisfy the conditions of Approval, including an assessment of the Construction Environmental Management Plan (Conditions B11 and C13) including but not limited to the Construction Noise and Vibration Management Sub-Plan (Condition B13) and Construction Waste Management Sub-Plan (Condition B14); sediment and erosion controls (Conditions B16-B17); site remediation, validation and Long Term Environmental Management Plan (Conditions A20, D26 and D28); mechanical plant and equipment design (Condition B22); construction noise limits and vibration criteria (Conditions C17-C22), air quality (Conditions C25-C26); imported soil requirements (Condition C28); and waste storage and processing (C34-C38).

The auditor must also consider any other matters raised by the Department, regulatory requirements, Project performance and industry best practice.

Regards,

Neil Ramsay
Senior Environmental Health Officer



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From: Liana Pham [redacted]
Sent: Monday, April 29, 2024 9:47 AM
To: Shivani Nair [redacted]; Neil Ramsay [redacted]
Subject: RE: SSD1-10/2020 Independent Environmental Audit - Liverpool Health and Academic Precinct (SSD-10389)

Good morning, Neil,

This is a kind reminder that we are looking forward to receive your comment (if there is any) by today COB regarding the request from the Independent Environmental Audit of the Liverpool Hospital Main Works Redevelopment Project (Liverpool Health and Academic Precinct) as in the email below.

Thank you for your collaboration

Liana Pham
Strategic Planner



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From: Shivani Nair [redacted]
Sent: Wednesday, April 24, 2024 3:19 PM
To: Neil Ramsay [redacted]
Cc: Liana Pham [redacted]
Subject: FW: SSD1-10/2020 Independent Environmental Audit - Liverpool Health and Academic Precinct (SSD-10389)

Hi Neil,

Can you please review and provide a response if required

Thanks,

Shivani Nair
Acting Coordinator Environmental Health



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From: Liana Pham [redacted]
Sent: Wednesday, April 24, 2024 2:16 PM
To: Shivani Nair [redacted]
Subject: FW: SSD1-10/2020 Independent Environmental Audit - Liverpool Health and Academic Precinct (SSD-10389)



Dear Shivani,
Pls see below the email, addressed to environmental health officer Steve Hodoshi yesterday
As he is on leave, so as Steve Tuntevski, I would like to fw the email to you, and kindly ask you to take care of it
It would be greatly appreciated if you can send your feedback before the COB of 29/4/2024

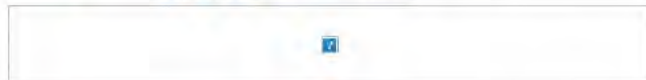
Many thanks

Liana Pham
Strategic Planner



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From: Liana Pham
Sent: Tuesday, April 23, 2024 11:38 AM
To: Charles Wiafe [redacted] Steven Hodosi [redacted] >
Subject: FW: SSD1-10/2020 Independent Environmental Audit - Liverpool Health and Academic Precinct (SSD-10389)

Hi Charles,
Hi Steven,

Please see below email regarding the preparation of an annual Independent Environmental Audit of the Liverpool Hospital Main Works Redevelopment Project (Liverpool Health and Academic Precinct) (SSD-10389) by The APP Group
Given that their concern is about construction related noise and parking, and that your team has previously commented on the project, please advise if you have any issues or focus areas you wish to be considered in the audit

As the time for this matter is very limited, if your comments (if there're any) could be provided before COB Monday 29 April 2024, it would be greatly appreciated

FIY




- Consolidated Consent of the project: <https://majorprojects.planningportal.nsw.gov.au/prweb/PRRestService/mp/01/getContent?AttachRef=SSD-10389-MOD-2%2120220921T035959.939%20GMT>
- Council's earlier response on the Exhibition of the SSD-10389 Trim record 272129 2020

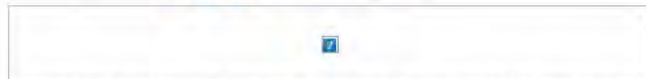
Best regards

Liana Pham
Strategic Planner



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
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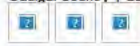
From: Dylan Jones [redacted]
Sent: Monday, April 22, 2024 7:35 AM
To: LCC [redacted]
Cc: Barbara Pater <[redacted]>
Subject: SSD1-10/2020 Independent Environmental Audit - Liverpool Health and Academic Precinct (SSD-10389)

Dear Sir/Madam,
I am writing to advise that The APP Group – HSEQ Systems and Auditing (APP) will be conducting the next annual Independent Environmental Audit of the Liverpool Hospital Main Works Redevelopment Project (Liverpool Health and Academic Precinct).
In line with the consultation requirements of the *Independent Audit Post Approval Requirements* (IAPAR 2020), Section 3.2, APP has consulted with The Department of Planning, Housing and Infrastructure (DPHI) regarding the audit scope. DPHI has requested that APP consult with Liverpool Council regarding the project generally, and to confirm whether Council has any feedback specifically regarding construction related noise and parking.
The audit is scheduled to be conducted on the 23 April 2024 and will review compliance in accordance with SSD-10389 (Mod-2).

Regards,
Dylan Jones
Senior Consultant - HSEQ



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Osipina Country | Level 14, 10 Spring Street, Sydney NSW 2000





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Appendix G – Audit Photos

Liverpool Hospital Redevelopment – Site Inspection Photos – 23 April 2024

Liverpool Hospital Redevelopment – Site Inspection Photos – 23 April 2024



Image 1: ISB Building showing completed façade.



Image 2: Newly constructed ISB building showing connection to existing hospital.



Liverpool Hospital Redevelopment – Site Inspection Photos – 23 April 2024



Image 3: Main vehicle gate on Goulburn Street, showing a generally clean pavement and rumble grid on the inside of the hording.



Image 4: Secure site entrance.

Liverpool Hospital Redevelopment – Site Inspection Photos – 23 April 2024



Image 5: Tree protection area behind hording on the corner of Goulburn and Elizabeth Street.



Image 6: Waste skip bins within capacity.

Liverpool Hospital Redevelopment – Site Inspection Photos – 23 April 2024



Image 7: Pavement tiling preparation works in progress



Image 8: Topsoil being temporarily stockpiled and covered in plastic.

Liverpool Hospital Redevelopment – Site Inspection Photos – 23 April 2024



Image 9: Onsite stormwater pit requiring cleaning and reinstatement of controls.



Image 10: Onsite stormwater pit following maintenance (actioned immediately).

Liverpool Hospital Redevelopment – Site Inspection Photos – 23 April 2024



Image 11: Real time noise monitor located on a residential property boundary adjacent to the site on Goulburn Street.

