



# INDEPENDENT ENVIRONMENTAL AUDIT REPORT

Lang Walker AO Medical Research Building, Therry  
Road, Campbelltown



Western Sydney University  
4 October 2024

AU123178 R2



# Quality Management

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This report was prepared in accordance with the scope of services set out in the contract between Geosyntec Consultants Pty Ltd (ABN 23 154 745 525) and the client.



## Executive Summary

Geosyntec Consultants Pty Ltd (Geosyntec) was engaged by Western Sydney University (WSU) to conduct an Independent Environmental Audit (IEA) of the development site, located on the former helicopter landing site on Therry Road, Campbelltown ('the site'), which is also referred to as Lang Walker AO Medical Research Building (LWMRB). The appointed Principal Contractor is Richard Crookes Constructions. The Project Manager is Walker Corporations (Walker).

The boundary of the site covered by this IEA is provided in Appendix A, and occupies an area approximately 4,700m<sup>2</sup>.

This audit is the second IEA of the construction phase for the project. The purpose of the IEA is to provide an independent and objective assessment of the environmental performance and compliance of the construction phase of the approved development at the site.

The overall objective of the Audit is to confirm compliance with Independent Environmental Audit Conditions C36 to C41 of the State Significant Development Approval (SSD 17491477) ('SSD Approval') issued 9 June 2022 and modified on 14 August 2023 (Mod 1).

The IEA was conducted in accordance with the NSW Government (May 2020) Independent Audit Post Approval Requirements. The site inspection was conducted on 5 September 2024.

A total of 167 items were assessed as part of SSD consent conditions. A summary of the findings is provided as follows:

- Number of compliances = 91 items
- Number of non-compliances = 0 item
- Number of non-triggered = 76 items

A total of 51 items were assessed in reviewing the implementation and compliance with Site's construction environmental management plans. A summary of the findings is provided as follows:

- Number of compliances = 47 items
- Number of non-compliances = 0 item
- Number of non-triggered = 4 items

A discussion of IEA findings is presented in this document. The Auditor also provides recommendations on opportunities for improvement.



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## Glossary

Term	Description
Audit	Systematic, independent and documented process for obtaining objective evidence and evaluating it objectively to determine the extent to which the audit criteria are fulfilled (ISO 19011:2018). For the purpose of this report, Audit refers to an Independent Environmental Audit in accordance with the NSW Government (May 2020) Independent Audit Post Approval Requirements
Audit criteria	Set of requirements used as a reference against which objective evidence is compared.
Audit evidence	Records, statements of fact or other information which are relevant to the audit criteria and verifiable.
Audit findings	Results of the evaluation of the collected audit evidence against audit criteria.
Audit conclusion	Outcome of an Audit after consideration of the Audit objectives and all audit findings.
Auditee	Organisation being audited.
Audit Program	Audit Schedule and Audit Table as defined in NSW Government (June 2020) prepared by Geosyntec prior to the commencement of the Audit.
Auditor	Person(s) who conduct(s) the Audit, as defined in this report. Lead Auditor and Auditor in Training
Audit Team	One or more persons conducting the Audit, supported if needed by technical experts.
Authorised Reporting Officer	A director, executive, employee or office of the proponent who is authorised by the proponent to submit formal reporting on the proponent's behalf.
Competence	Ability to apply knowledge and skills to achieve intended results.
Compliant	The Auditor has obtained sufficient evidence to demonstrate that the specific item being audited has been satisfied to the objective of the Audit.
CSSI	Critical State Significant Infrastructure
DoEE	The Commonwealth Department of the Environment and Energy administering the EPBC Act, and includes the Minister for the DoEE
DPE	NSW Department of Planning and Environment
DPHI	Department of Planning, Housing and Infrastructure (previously DPE & DPIE)
DPIE	NSW Department of Planning, Industry and Environment
EIS	Environmental Impact Statement
Environmental Representative (ER)	A suitably qualified and experienced person independent of project design and construction personnel employed for the duration of Construction, who will be the principal point of advice in relation to all questions and complaints concerning environmental performance.
EP&A Act	NSW Environmental Planning and Assessment Act 1979
EPBC Act	Commonwealth Environment Protection and Biodiversity Conservation Act 1999
EPL	NSW Environment Protection Licence under the Protection of the Environment Operations Act 1997
Federal CoA	Federal DoEE Condition of Approval
Incident	An occurrence or set of circumstances that causes, or threatens to cause material harm and which may or may not be or cause a non-compliance.
Minister	Minister of DPHI or delegate.
NSW CoA	NSW DPHI Condition of Approval
Non-compliant	The Auditor has not obtained sufficient evidence to demonstrate that the specific item being audited has been satisfied to the objective of the Audit.
Not triggered	The specific item has not been activated at the time of the Audit and therefore, the Audit was not completed for the item.



<b>Term</b>	<b>Description</b>
Planning Secretary	The Planning secretary under the EP&A Act or nominee.
PoEO Act	NSW Protection of the Environment Operations Act 1997
Post approval document	A document required by conditions of consent, including Environmental Management Plans and Sub-plans.
Predicted impact	Predicted impacts described in the Environmental Impact Assessment documents that comprise the approved project (if available).
Project	As per definition in Section 1
Proponent	The person or entity that is referred to as the proponent in an approval or the applicant in a consent or any other person carrying out any part of the development to which the approval or consent applies.
Risk	Effect of uncertainty.
Site	As per definition in Section 1
State significant projects	Means any of the following in accordance with the EP&A Act: <ul style="list-style-type: none"> <li>• State significant development projects</li> <li>• State significant infrastructure projects, including critical State significant infrastructure projects</li> <li>• Transitional Part 3A projects</li> <li>• Part 4 projects for which the Minister is the consent authority</li> </ul>



# 1 Introduction

Geosyntec Consultants Pty Ltd (Geosyntec) was engaged by Western Sydney University (WSU) to conduct an Independent Environmental Audit (IEA) of the development site, located on the former helicopter landing site on Therry Road, Campbelltown ('the site'), which is also referred to as Lang Walker AO Medical Research Building (LWMRB). The appointed Principal Contractor is Richard Crookes Constructions (RCC). The Project Manager is Walker Corporations (Walker).

The boundary of the site covered by this IEA is provided in Appendix A, and occupies an area approximately 4,700m<sup>2</sup>.

## 1.1 Background

The development site is located within the Campbelltown Hospital, fronting Parkside Crescent. The site is in close proximity to a number of hospital buildings and carpark. The site use prior to redevelopment was a helicopter landing site.

The proposed new medical building development, as described in the SSD17491477, comprises:

- demolition, earthworks, and excavation.
- construction of a five-storey building with external bridge connections to adjacent buildings.
- use as a medical research facility including clinical consultation, treatment and storage rooms, educational and seminar rooms, reception, maintenance, plant, administration areas and a new service bay with access to Parkside Crescent.
- landscaping works and public domain improvements including the creation of a village green, additional at-grade landscaping, new access paths and ramps and plantings on terraces.
- removal of one existing on-street car parking space at Parkside Crescent and conversion of two existing at-grade car parking spaces within the hospital campus as accessible.
- provision of 12 additional bicycle parking spaces.
- two signage zones.
- removal of three trees.

## 1.2 Audit Team

The Audit team comprised the following Geosyntec personnel:

**Table 1.1. Audit Team**

Name	Role
Dr Cheryl Halim	Lead Auditor <ul style="list-style-type: none"> <li>• Exemplar Global AU (ISO 19011:2018) (No. 11280933-7383767)</li> <li>• NSW EPA Accredited Site Auditor (under Contaminated Land Management Act) (No. 2201)</li> <li>• BE (Chemical)</li> <li>• PhD (Chemical Engineering)</li> </ul>
Cissillia Young	Support Auditor <ul style="list-style-type: none"> <li>• BE (Chemical)</li> <li>• PhD (Chemical Engineering)</li> </ul>



The Audit Team Declaration is provided in Appendix B.

## 1.3 Purpose and Objective of Audit

The purpose of the IEA is to provide an independent and objective assessment of the environmental performance and compliance status of the construction phase of the approved development. This audit is the second Construction Audit, completed within 26 weeks of the first construction IEA (which was reported on 5 April 2024).

The construction of the project is anticipated to be approximately 21 months, with completion before October 2025.

The overall objective of the Audit is to confirm compliance with Independent Environmental Audit Conditions C36 to C41 of the NSW Department of Planning, Housing and Infrastructure (DPHIP (previously NSW Department of Planning and Environment (DPE)) State Significant Development Approval (SSD 17491477) ('SSD Approval') issued 9 June 2022 and modified on 14 August 2023 (Mod 1), which state:

- C36. Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.
- C37. Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.
- C38. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those agreed to above, upon giving at least 4 week's notice to the Applicant of the date or timing upon which the audit must be commenced.
- C39. In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must:
  - (a) review and respond to each Independent Audit Report prepared under condition C37C36 of this consent, or condition C38 where notice is given;
  - (b) submit the response to the Planning Secretary; and
  - (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.
- C40. Independent Audit Reports and the applicant/proponent'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.
- C41. 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.

This Independent Environment Audit was conducted in accordance with the requirements of the NSW Government (May 2020) Independent Audit Post Approval Requirements (IAPAR).

## 1.4 Audit Scope

### 1.4.1 Audit Scope (Physical and Temporal Boundaries)

The physical and temporal boundaries of the current IEA are as follows:

- Physical boundary: The site is approximately 4,700m<sup>2</sup> and located within Lot 2 DP1261062. The boundary of this Audit is shown in the site plan included in Appendix A. The site is currently a construction site. The Audit also included observation of the general surrounding area.



- Temporal boundary of the audit is for the duration of the construction phase. The construction of the Project is anticipated to take 21 months, with completion targeted before October 2025. The Audit period under this IEA is provided in Section 1.5 below.

#### **1.4.2 Audit Criteria (Audit Works)**

The Audit criteria are identified by the conditions for SSD 17491477 and the requirements outlined in the NSW Government (May 2020) Independent Audit Post Approval Requirements.

The Audit Table (Appendix F) presents the requirements to evaluate during the Audit including:

- An assessment of compliance with the Conditions of Consent and other relevant approvals and licences
- An assessment of environmental performance of the construction site, including:
  - Assessment of actual impacts compared to predicted impacts documented in the Environmental Impact Statement (EIS) and Return to Submission (RTS) documents.
  - Assessment of any incidents, non-compliances and complaints that have occurred on the project.
  - Assessment of any feedback received by the Planning Secretary, other agencies and stakeholders (as appropriate).
  - Assessment of performance of the development having regard to agency policy and any particular environmental issues identified through consultation carried out when developing the Audit scope.
- A high-level assessment of the adequacy of the Project's construction environmental management plan (CEMP) and sub plans and their implementation.

### **1.5 Audit Period**

This Audit comprises the second IEA for the site and covers the review of environmental documentation and records for site activities from 15 February 2024 (last site inspection) to 5 September 2024 (current site inspection).

This IEA has been completed within the period of 26 weeks from the previous construction IEA (5 April 2024) which is consistent with requirements of IAPAR 2020.

### **1.6 Environmental Representative**

Jimmy Pham from RCC and Garry Pham from Walker were the appointed Environmental Representative, who assisted Geosyntec during this Audit process.

Daniel Bennett, Beau Bozinovski from RCC and Taylor Cole from Walker also assisted Geosyntec during the Audit process.



## 2 Audit Methodology

### 2.1 Auditor Notification to DPHI

The Audit team was approved by DPHI in a letter dated 29 July 2024. A copy of the correspondences is attached in Appendix C.

### 2.2 Site Audit Process

The Audit comprised:

1. Opening meeting
2. Compliance to Audit Program
3. Review of evidence of consultation with identified stakeholders
4. Closing meeting
5. Issue of Draft Independent Environment Audit report
6. Review of additional information (if any)
7. Finalisation of Independent Environment Audit report

#### 2.2.1 Opening Meeting

The opening meeting was conducted onsite on 5 September 2024. The agenda for the meeting and the record of attendees is provided in Appendix D.

#### 2.2.2 Sources of Information to Assess Compliance to Audit Program

Sources of information reviewed to assess compliance to the audit program included:

- Review of project records, documentation and reports.
- Interview with key construction project personnel (available during site inspection) and post site inspection follow up.
- Site walkover and inspection for implementation of environmental controls.
- Review of complaints registers for the project.

#### 2.2.3 Closing Meeting

The closing meeting was held on 10 September 2024. It was agreed that the closing meeting could be conducted via email correspondence from Geosyntec, which provided an overview of key findings and timing for the Audit Report. The closing meeting email provided preliminary findings of the Audit.

#### 2.2.4 Issue of Independent Environment Audit Report

The Draft Independent Environmental Audit Report was issued on 30 September 2024.

#### 2.2.5 Finalisation of Independent Environment Audit Report

The IEA report was finalised on 4 October 2024, with minor typographical edits. There was no change in the compliance status of the items assessed.



## 2.3 Interviews

Interviews with construction project personnel conducted on 5 September 2024. The following personnel were interviewed:

- Jimmy Pham (RCC – Senior Project Engineer, Environmental Representative for this Audit)
- Garry Pham (Walker – Project Manager, Environmental Representative for this Audit)
- Taylor Cole (Walker – Town Planner)
- Daniel Bennett (RCC - Project Manager)
- Ben Barwoski (RCC – Cadet)

## 2.4 Site Inspection

The site inspection was conducted by Cheryl Halim on 5 September 2024, accompanied by Garry Pham and Daniel Bennett. The site inspection comprised a walkover of the construction footprint, including the perimeter of the site.

## 2.5 Consultation

Geosyntec conducted consultation with the Planning Secretary, Campbelltown Council (Council), Sydney Water, Health Infrastructure, and Southwestern Sydney Local Health District via email. Evidence of consultation is provided in Appendix C.

The outcomes of the consultation are provided in Section 3.8.

## 2.6 Compliance Status Descriptors

The findings of the Audit have been divided into the following categories:

**Table 2.1. Compliance Evaluation**

Assessment	Criteria
Compliant	Sufficient verifiable evidence is available to demonstrate that all elements of the requirement have been met
Non-Compliant	One or more specific elements of the conditions or requirements have not been met
Not Triggered	A requirement has an activation of timing trigger that has not been met at the time of the audit, therefore compliance is not relevant. Items not considered for Independent Environment Audit have also been recorded as "Non-Triggered."



## 3 Audit Findings

### 3.1 Approvals and Documents Audited

The following documents were audited:

**Table 3.1. Audited Documents**

SSD Reference	Document Details
Environmental Impact Statement (EIS)	Walker (10 November 2021) Environmental Impact Assessment. Lang Walker AO Medical Research Building – Macarthur.
SSD 17491477 Development Consent	SSD 17491477 dated 14 August 2023 (Mod1).
B14 Construction Environmental Management Plan	RCC (26 February 2024) Lang Walker Medical Research Building Construction Environmental Management Plan (CEMP). RCC (27 October 2023) Unexpected Finds Procedure.
B15 Construction Traffic and Pedestrian Management Plan	PTC (23 February 2024) Lang Walker AO Medical Research Building - Macarthur Western Sydney University Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP).
B16 Construction Noise and Vibration Management Plan	PWNA (5 February 2024) Western Sydney University – Macarthur Medical Research Centre Construction Noise and Vibration Management Sub-Plan.
B17 Construction Waste Management Plan	RCC (11 October 2023) Land Walker Construction Waste Management Sub-Plan (CWMSP).
B18 Flood Emergency Response Sub-Plan	TTW (23 February 2024) Flood Emergency Response Sub-Plan (FERSP) Medical Research Building - Macarthur.
B19 Driver Code of Conduct	Western Sydney University (undated) Driver Code of Conduct.
B20 Construction Worker Transportation Strategy	PTC (23 February 2024) Construction Worker Travel Plan.

Other supporting documents reviewed are provided in the Audit Table in Appendix F.

### 3.2 Summary of Assessment of Compliance

A total of 167 items were assessed as part of SSD consent conditions. A summary of the findings is provided as follows:

- Number of compliances = 91 items
- Number of non-compliances = 0 item
- Number of non-triggered = 76 items

In addition, assessment of 51 items with regard to the implementation and compliance with the site's construction environmental management plans was conducted. A summary of the findings is provided as follows:

- Number of compliances = 47 items
- Number of non-compliances = 0 item
- Number of non-triggered = 4 items



### 3.3 Agency Notices, Orders, Penalty Notices or Prosecutions During Audit Period

Walker and RCC advised that there were no agency notices, orders, penalty notices or prosecutions were received during the Audit period.

### 3.4 Discussion of Non-Compliances

There was no non-compliance identified to the SSD or CEMP requirements during this audit period. However, there was one non-compliance identified to the CEMP.

### 3.5 Assessment from Previous Audits

Details of recommendations from the previous audit and how they were addressed or adopted are provided in Table 3.2.

**Table 3.2. Assessment of Previous Audits**

Recommendation from Previous Audit	How The Recommendations Have Been Addressed	Auditor's Assessment
Strategies, plans and programs under the development consent must be reviewed within 3 months of submission of this IEA Report or any other items listed in Section A33 of the consent conditions.	Walker provided evidence of notification of review to DPHI and Certifier within 3 months of the first IEA.	The Auditor considers this item has been addressed.
As per SSD Condition A26 and C39, a copy of this IEA and Applicant's response must be uploaded to the public website following completion of this IEA. The project website should be kept up to date with the information required as per this consent condition.	A copy of the first IEA and Applicant's response was sighted in the project website on 2 September 2024 and the project website is up to date with the project information.	The Auditor considers this item has been addressed.
Complaints register must be provided in the public website even in the absence of complaint.	August 2024 complaints register was sighted in the public website on 2 September 2024. Register suggests that there has been no complaint since the commencement of the construction.	The Auditor considers this item has been addressed.
The effectiveness of dust mitigation measures during windy weather should be reviewed to ensure that no unacceptable dust is present. Should the dust mitigation measure be found to be ineffective, the dust mitigation practice should be rectified, such as covering of stockpiles.	During the Site Audit there was no unacceptable dust observed on site. No rock breaking or stockpile observed on site, bulk excavation has been completed, and building construction has commenced to a few storeys above ground.	The Auditor considers this item has been addressed.
Should there be a complaint or high noise activity proposed, such as rock breaking, rock hammering, sheet piling, pile driving and similar activities, the need for vibration or noise monitoring should be assessed as per the Vibration and Noise Management Plan.	Complaints register shows that there has been no complaint since the commencement of construction. RCC advised that respite period was incorporated as required.	This recommendation is not applicable as there has been no complaint. RCC stated that respite period was incorporated as required.
As per SSD Condition A27, the Applicant must ensure that all 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.	Induction presentation slides provided to Geosyntec includes the link to SSD and its conditions. The induction slides require that all employees, contractors and sub-contractors are to comply with the relevant conditions of consent.	The Auditor considers this item has been addressed.



### **3.6 CEMP, Sub-plans and Post Approval Documents**

The Auditor considers that the CEMP and sub-plans are appropriate for the construction works to minimise environmental impact.

### **3.7 Discussion of Other Matters**

The Auditor does not consider that there are other matters, based on regulatory requirements and legislation or the development's past performance, other than those covered in this IEA.

### **3.8 Outcomes of Consultation with Relevant Agencies and/or Stakeholders**

Prior to conducting the site audit, Geosyntec consulted the Planning Secretary, Campbelltown Council (Council), Sydney Water, Health Infrastructure, and Southwestern Sydney Local Health District. Consultation correspondence and responses from the Agencies are provided in Appendix C. All consulted stakeholders provided a response to the consultation except Sydney Water. Stakeholder response and Geosyntec's assessment findings are presented in Table 3.4.



**Table 3.4. Consultation with Stakeholders and Evaluation Findings**

<b>Agency</b>	<b>Response/Feedback</b>	<b>Document Supplied by RCC/Walker</b>	<b>Geosyntec's Assessment</b>
DPHI (Planning Secretary)	The Planning secretary requested that the audit period stipulated in the report ends on the date of site visit.	Supporting evidence from the last Audit site visit to the current Audit site visit was supplied by RCC and Walker.	The current audit period covers the review of environmental documentation and records for site activities from 15 February 2024 (last site inspection) to 5 September 2024 (current site inspection).
Health Infrastructure NSW	Health Infrastructure required consultation with Southwestern Sydney Local Health District.	Not applicable.	Southwestern Sydney Local Health District was consulted by the Auditor via contact detail provided by Health Infrastructure.
Southwestern Sydney Local Health District	Southwestern Sydney Local Health District representative stated that there was no concern with the works that are underway.	Not applicable.	Not applicable.
Council	Council provided the same feedback as the previous IEA.	Not applicable.	The Auditor provided Council with a link to the previous IEA, which contained responses to the Council's concerns.



### 3.9 Complaints and Management of Complaints

Complaint register is provided at the Project website. There was no complaint within the current Audit period.

### 3.10 Incidents and Management of Incidents

There was no incident that has been reported by RCC during this Audit period.

### 3.11 Performance of Environmental Management Plans

The review of mitigation measures listed in the EIS and associated documents associated with the construction phase versus actual impact is assessed in the Audit Table, Appendix F and is summarised in Table 3.3. It is noted that the majority of the items listed below are not related to environmental performance of the project, but have been listed for completion as they were listed in the EIS.

**Table 3.5. Environmental Impact Assessment**

Environmental Aspect	Requirement	Auditor's Review
Accessibility	<p>The project will be undertaken in accordance with the recommendations made by Group DLA in the 'Access Planning Review Report', dated 14 October 2021 and the 'RE: Lang Walker AO Medical Research Centre – LWMRB, Macarthur – SSD-17491477 Response to Submissions – Accessibility Statement – Rev B', dated 5 April 2022.</p> <p>This item is not considered to be relevant to environmental performance.</p>	<ul style="list-style-type: none"> <li>GroupDLA (22 November 2023) BCA Design Compliance Statement (Statement No: GDL210264).</li> <li>GroupDLA (16 May 2024) CA Design Compliance Statement (Statement No: GDL210264.1).</li> </ul> <p>Based on information provided by Walker, the Certifying Authority has not raised concerns about compliance with the Construction Certificates and/or the Building Code of Australia.</p>
Aboriginal Heritage	<p>The project will be undertaken in accordance with the recommendations made by Biosis in the 'Archaeological Survey Report', dated 21 October 2021.</p>	<ul style="list-style-type: none"> <li>RCC (27 October 2023) Unexpected Finds Procedure. Lang Walker AO Medical Research Building 100 Parkside Crescent, Campbelltown, NSW 2560.</li> </ul> <p>Based on information provided by RCC, there have been no Archaeological or Aboriginal objects found onsite.</p>
Aeronautical	<p>The project will be undertaken in accordance with the recommendations made by AviPro in the 'Aviation Impact Assessment Report', dated 7 October 2021.</p> <p>AviPro in the above report states "<i>The MMRC, including its construction cranes, will not impact aviation safety in relation to either Camden Aerodrome or the new Campbelltown Hospital HLS.</i></p> <p><i>No specific approvals will be required, however appropriate aviation standard lighting will be necessary on construction cranes.</i>"</p> <p>This item is not considered to be relevant to environmental performance.</p>	<p>AviPro (7 October 2021) Aviation Impact Assessment Report states "<i>The MMRC, including its construction cranes, will not impact aviation safety in relation to either Camden Aerodrome or the new Campbelltown Hospital HLS. No specific approvals will be required, however appropriate aviation standard lighting will be necessary on construction cranes.</i>"</p> <p>From the photograph supplied by RCC, the tower crane is equipped with aviation standard lighting. From the information provided by RCC, mobile crane had been periodically used onsite and will be used onsite as required.</p> <p><b>Recommendation: Mobile crane will also need to have appropriate aviation standard lighting.</b></p>



Environmental Aspect	Requirement	Auditor's Review
Building Code of Australia	<p>The project will be undertaken in accordance with the recommendations made by Group DLA in the 'Building Code of Australia 2019 Amendment 1 (BCA) Capability Statement', dated 29 October 2021.</p> <p>This item is not considered to be relevant to environmental performance.</p>	<p>The first two Construction Certificates have been obtained from Group DLA.</p> <ul style="list-style-type: none"> <li>• GroupDLA (22 November 2023) BCA Design Compliance Statement (Statement No: GDL210264).</li> <li>• GroupDLA (16 May 2024) CA Design Compliance Statement (Statement No: GDL210264.1).</li> </ul> <p>Based on information provided by Walker and RCC, the Certifying Authority has not raised concerns about compliance with the Construction Certificates and/or the Building Code of Australia.</p>
Bushfire	<p>At the commencement of building works and in perpetuity, Asset Protection Zone shall be established to the property boundaries. These APZs shall be established and maintained as an inner protection area as outlined within PBP 2019 and the NSW RFS document 'Standards for Asset Protection Zones'.</p> <p>The proposed Macarthur Medical Research Centre is built to BAL 12.5 in accordance with the Australian Standard Construction of buildings in bushfire prone areas.</p> <p>Any gas services are to be installed and maintained in accordance with Australian Standard AS/NZS 1596 'The storage and handling of LP Gas' (Standards Australia 2008).</p> <p>Bushfire Emergency Management and Evacuation Plan would be completed for the construction and operational phase of the project. The bushfire evacuation procedures would be completed in accordance with NSW Rural Fire Service Guide to Developing a Bushfire Emergency Management Plan and meet the requirements of Australian Standard AS 3745-2010 – Planning for Emergencies in facilities.</p>	<ul style="list-style-type: none"> <li>• BlackAsh letter (8 June 2023) LWMRB – Bushfire RFI states that the current design, including landscaping provisions is in keeping with the RFS BSA.</li> <li>• BlackAsh (29 February 2024) Bushfire Emergency Management and Evacuation Plan (V1).</li> <li>• BlackAsh (29 February and 23 September 2024) Bushfire Certification states that the Stamped plans dated 23 November 2023 for Stage 1 and Stage 2 works meet the requirements of BAL 12.5 in accordance with Australian Standard AS3959-2018 Construction of Buildings in Bushfire-Prone Areas.</li> <li>• According to information provided by RCC, there will be no gas services to be installed on and for the premise.</li> <li>• During site inspection, it is noted that there is at least five to eight meters of sealed surfaces and low-lying grass around the site.</li> </ul>
Crime Prevention of Environmental Design	<p>The main entry and lift lobby present opportunities for Natural Surveillance due to the extent of glazing, and CCTV cameras will be installed to enable this area to be monitored in real time, and to provide recorded images in the event of an incident occurring.</p> <p>Concealment:</p> <ul style="list-style-type: none"> <li>• Entrapment areas should be designed out, wherever possible.</li> <li>• Provide clear sight lines along pedestrian pathways.</li> <li>• External seating should be in areas that are clearly visible with unobstructed views from surrounding areas.</li> <li>• Barriers and other architectural features, including landscaping, fencing etc, should not restrict a person's ability to manoeuvre away from potential harm, because of entrapment.</li> <li>• Mirrors should be installed, where appropriate, to provide visibility around corners.</li> <li>• Stairwells should be designed with surveillance objectives in mind i.e. open stairwells, or with glazing or other viewing panels.</li> <li>• Avoid the placement of seating in the immediate vicinity of high-risk areas, including ATM's, toilets,</li> </ul>	<p>Plans for crime prevention features are still being prepared. This item will be assessed in the subsequent Audit.</p>



Environmental Aspect	Requirement	Auditor's Review
	<p>and isolated locations, to reduce opportunities for loitering.</p> <p>Fencing:</p> <ul style="list-style-type: none"> <li>Fence types and locations should be determined based on the outcomes of the SRA process, to ensure they are fit for purpose, and appropriately mitigate identified risks, while not facilitating others.</li> </ul> <p>Landscaping:</p> <ul style="list-style-type: none"> <li>Planting arrangements such as low hedges and shrubs, low height ground cover and tall trees with bare trunks, promote Natural Surveillance, as opposed to medium height vegetation with thick foliage.</li> <li>Trees and other vegetation should not conceal building entrances from the street or public use toilets, ATM's etc.</li> <li>Landscaping should not impede artificial lighting.</li> <li>Trees should not provide a climbing aid to facilitate unauthorised access over fences, or into elevated windows, balconies etc.</li> </ul> <p>Building Entrances:</p> <ul style="list-style-type: none"> <li>Entrances should be at prominent positions and clearly visible and legible to the users.</li> <li>Design entrances to allow users to see into the building before entering.</li> <li>Entrances should be easily recognisable through design features and directional signage.</li> <li>Waiting/reception areas and entries to elevators/stairwells should be close to areas of frequent use and should be visible from main building entry points.</li> <li>Minimise the number of building entry points.</li> </ul> <p>Territoriality and Signage:</p> <ul style="list-style-type: none"> <li>Ensuring that dwellings or groups of dwellings are readily recognizable by the residents using design features such as colouring, roof forms, vegetation, paving, artworks, fencing, furniture etc.</li> <li>Defining spatial areas and designated use zones, utilising physical and/or psychological barriers including roads, paths, fences, walls, landscaped gardens, and lawn areas.</li> <li>Beautification of common use areas, using landscaping, artworks, sculptures, street furniture and security features such as bollards, where appropriate.</li> <li>Repairing or replacing damaged or vandalised property.</li> <li>Prompt removal of graffiti.</li> <li>Use of appropriate signage as described below.</li> <li>Signs should be clearly visible and legible, with strong colours, and easily recognisable symbols, consistent with relevant standards.</li> <li>Signs should be located near entrances and at intersections of roads, corridors, or paths.</li> <li>Signs should indicate how to report maintenance problems in the complex.</li> </ul>	



Environmental Aspect	Requirement	Auditor's Review
	<ul style="list-style-type: none"> <li>Main pedestrian routes through large buildings, groups of buildings, or large public spaces, should be clearly identifiable by signage.</li> <li>Where entry and exit points are impacted after hours, or where gates, car parks and other areas are closed at certain times of the day, or night, this should be clearly indicated using signage.</li> </ul> <p>Physical and electronic security:</p> <ul style="list-style-type: none"> <li>Main entries to buildings including basement car parks, should be electronically access-controlled, to ensure requisite levels of security, while providing an audit trail of access control events.</li> <li>Where mechanical locking is provided, mechanical keys should be stored in an Electronic Key Management System (EKMS) for secure access and to audit key use.</li> <li>Mechanical locking and keying systems should be of high commercial quality and restricted keying profiles should be considered for high-risk areas and/or where high value assets are stored.</li> <li>Entry to basement parking should be through security access from within the building. Where access to the carpark is required by non-staff (without access cards), intercoms should be provided at entry/exit points.</li> <li>External storage/garbage areas should be physically secured and appropriately lit.</li> <li>Security grilles should be installed to secure operable windows, and other relevant building penetrations, at ground level, and in other accessible areas, as required.</li> <li>Ensure skylights and/or roof tiles cannot be readily removed or opened from outside.</li> <li>All perimeter doors, including fire stairs, should be provided with door closers and reed switches, to monitor door status.</li> <li>Install security alarm (including duress alarms) and CCTV systems in accordance with the risk profile for the facility and consistent with all relevant standards and guidelines.</li> <li>Ideally, an onsite security guard force should be engaged to monitor CCTV, as well as access control and alarm systems, and to respond to security events in a timely manner. Where an onsite guard force is deemed impractical, due to budgetary or operational constraints, an external alarm monitoring and response company should be contracted.</li> </ul> <p>This item is not considered to be relevant to environmental performance.</p>	
Ecologically Sustainable Design	<p>The project will be undertaken in accordance with the recommendations made by LCI in the 'Environmentally Sustainable Design Report', dated 19 October 2021.</p> <p>This item is not considered to be relevant to environmental performance.</p>	<p>The building is aiming for 5 Greenstar certification from Green Building Council of Australia. The process has been initiated. Lodgement and acknowledgement emails for the process were provided.</p>
Fire Engineering	<p>The project will be undertaken in accordance with the recommendations made by Holmes Fire in the 'Fire Engineering Letter of Intent', dated 14 October 2021.</p> <p>This item is not considered to be relevant to environmental performance.</p>	<p>Holmes Fire (14 October 2021) Fire Engineering Letter of Intent was based on Site Architectural Drawings dated 2021. These drawings have been superseded with the approved plans under the site SSD. This item is considered no longer relevant.</p>



Environmental Aspect	Requirement	Auditor's Review
Flooding	<p>The project will be undertaken in accordance with the recommendations made by TTW in the 'Flood Assessment and Stormwater Management Report', dated 25 March 2022, which were later updated to TTW (28 June 2023) Civil Engineering - Flood - Response to Submission Report Responses. Responses refer to TTW (19 January 2023) Flood Assessment &amp; Stormwater Management Report - Lang Walker AO Medical Research Building – Macarthur.</p> <p>The TTW (2 November 2023) Flood Emergency Response Plan: <i>"Findings from this report (TTW (19 January 2023) Flood Assessment &amp; Stormwater Management Report) are referenced in this Flood Emergency Response Plan (FERP)."</i></p>	<ul style="list-style-type: none"> <li>• TTW (23 February 2024) Flood Emergency Response Sub-Plan (FERSP) Medical Research Building - Macarthur.</li> <li>• Flood Emergency Response Sub-Plan (FERSP) was approved by TTW Flood associate and submitted to the Planning Secretary.</li> <li>• The site Certifier was satisfied with the floor levels as per SSD Condition B25, that requires all floor levels to be no lower than the 1% Annual Exceedance Probability flood plus 300mm of freeboard.</li> <li>• Based in information provided by RCC, the induction material includes emergency and flood evacuation procedure.</li> </ul>
Geotechnical	<p>The project will be undertaken in accordance with the recommendations made by Douglas Partners in the 'Report on Preliminary Geotechnical Investigation', dated 2 July 2021.</p> <p>Geotechnical inputs that are discussed in the Douglas Partners (2 July 2021) report and the requirements prior to and during construction are summarised as follows:</p> <ul style="list-style-type: none"> <li>• Further geotechnical review as design progresses.</li> <li>• Additional monitoring of groundwater levels.</li> <li>• Vibration monitoring of field trials and during excavation including foundation construction.</li> <li>• Inspection and environmental testing of excavated materials (i.e. waste classification) prior to disposal.</li> <li>• Inspection during foundation construction by a geotechnical consultant to provide validation of the bearing pressures and site conditions encountered are consistent with the foundation design.</li> <li>• Working platform assessments for mobile cranes and piling rigs.</li> </ul> <p>This item is not considered to be relevant to environmental performance.</p>	<p>Further waste classification and geotechnical assessment were conducted with no issues raised:</p> <ul style="list-style-type: none"> <li>• Ground Engineers (10 May 2024) Geotechnical Investigation Report.</li> <li>• Ground Engineers (8, 14, 19 March 2024) Piling Inspection Report.</li> <li>• Ei Australia classified top 3m and bottom 3m as General Solid Waste. Natural materials in targeted were classified as VENM. Soil material disposal dockets and export register were available.</li> </ul> <p>Vibration monitoring was not proposed under the Vibration and Noise Management Plan because the site is not expected to approach the limits requiring vibration monitoring.</p> <p>Based on information provided by RCC, there is no dewatering conducted on site. Hence, there is no known additional groundwater monitoring.</p>
Hazard Management	<p>The project will be undertaken in accordance with the recommendations made by WSP in the 'SEPP 33 Preliminary Hazard Analysis', dated 12 October 2021. WSP (12 October 2021) SEPP 33 Preliminary Hazard Analysis states that:</p> <p><i>"The screening result shows SEPP 33 thresholds are not exceeded in the proposed development for a 'Potentially Hazardous Industry' nor a 'Potentially Offensive Industry'. Therefore, a preliminary hazard analysis (PHA) is not required for MMRC project."</i></p> <p>This item is not considered to be relevant to environmental performance.</p>	<p>This item is does not require further consideration, based on WSP (12 October 2021) report.</p>
Heritage	<p>The project will be undertaken in accordance with the recommendations made by Biosis in the 'Historical Heritage Assessment', dated 28 October 2021:</p> <p><i>"Should unanticipated relics be discovered during the course of the project, work in the vicinity must cease and an archaeologist contacted to make a preliminary assessment of the find. The Heritage Council will require notification if the find is assessed as a relic."</i></p>	<ul style="list-style-type: none"> <li>• RCC (27 October 2023) Unexpected Finds Procedure. Lang Walker AO Medical Research Building 100 Parkside Crescent, Campbelltown, NSW 2560.</li> </ul>



Environmental Aspect	Requirement	Auditor's Review
	<i>Relics are historical archaeological resources of local or State significance and are protected in NSW under the Heritage Act. Relics cannot be disturbed except with a permit or exception/exemption notification."</i>	<ul style="list-style-type: none"> <li>Based on information provided by RCC, there have been no Archaeological or Aboriginal objects found on site.</li> </ul>
Noise and Vibration	<p>The project will be undertaken in accordance with the recommendations made by PWNA in the 'Environmental Impact Statement – Acoustic Assessment', dated 9 November 2021.</p> <p>PWNA in the 'Environmental Impact Statement – Acoustic Assessment', dated 9 November 2021 states:</p> <p><i>"Pertaining the construction noise and vibration management plan, we recommend that confirmation be obtained that major works will not be undertaken simultaneously; and if that is not the case, then construction noise assessment level (i.e. noise management levels) should be adjusted accordingly."</i></p> <p>The major works stated above refers to the Macarthur Medical Research Centre), as well as Stage 2 redevelopment works at Campbelltown Hospital.</p>	<ul style="list-style-type: none"> <li>During the site Audit there were no other major works observed in the vicinity of the site.</li> <li>Rock breaking, rock hammering, sheet piling, pile driving, and similar activities are not proposed on site.</li> <li>No noise and vibration monitoring is proposed in the site Management Plans as no noisy work has occurred or is anticipated.</li> <li>No unacceptable noise was observed at the time of the audit, noting that building platforms were already a few levels above ground so there are no significant earthworks remaining.</li> <li>No complaints or incidents were reported to date.</li> </ul>
Sediment and Erosion Control	<p>A sediment and erosion control plan has been prepared for the project.</p> <p>Construction of the project will be undertaken in accordance with the recommendations made by TTW in the 'Stormwater, OSD, Sediment and Erosion Control Plan, dated 22 March 2022</p> <p>From RTS for SSD 17491477 Mod1:</p> <ul style="list-style-type: none"> <li>TTW (8 March 2023) Erosion and Sediment Control Plan</li> <li>TTW (8 June 2023) Stormwater Plan</li> <li>TTW (7 March 2023) OSD detail.</li> </ul> <p>The plans provided in the RTS supersede those dated 22 March 2022.</p>	<ul style="list-style-type: none"> <li>Erosion and Sediment Control Plan (TTW-CI-20A NLS-002 Rev H dated 6 February 2024)</li> <li>During site Audit, sediment fencing was observed around the majority of the perimeter, particularly on the low ends of the site. Geotextile membrane was observed within the stormwater drains and around the site. A cattle grid was also observed.</li> <li>TTW (31 October 2023) Lang Walker AO Medical Research Building Civil Design Certificate, which states the Erosion and Sediment Control Plan (TTW-CI-20A NLS-002 Rev F) is in accordance with the following: <ul style="list-style-type: none"> <li>AS 3500.3 National Plumbing and Drainage Code</li> <li>Australian Rainfall and Runoff 2019</li> <li>NSW Department of Housing Managing Urban Stormwater</li> </ul> </li> <li>Based on information provided by RCC, the stormwater collected within the excavations will be flocculated in flocculation tanks and disposed offsite. No sediment pond is proposed until site excavation is completed.</li> <li>No complaints or incidents were reported to date.</li> </ul>
Social Impact Assessment	<p>The project will be undertaken in accordance with the recommendations made by WSP in the 'Social Impact Assessment', dated 5 November 2021.</p> <p>WSP in the 'Social Impact Assessment', dated 5 November 2021 states <i>"Construction Management Plan will detail proposed management and mitigation measures for each stage of the Project to minimise impacts on local residents and Hospital Campus community"</i>.</p> <p>This item is not considered to be relevant to environmental performance.</p>	<p>RCC (26 February 2024) Lang Walker Medical Research Building Construction Environmental Management Plan (CEMP) with its subplans.</p> <p>Management mitigation measures were reviewed and provided in the same table under the various Environmental Aspects.</p>



Environmental Aspect	Requirement	Auditor's Review
Traffic and Transport	<p>The project will be undertaken in accordance with the recommendations made by PTC in the 'Transport and Accessibility Impact Assessment', dated 06 April 2022.</p> <p>In RTS:</p> <p>PTC (22 March 2022) Exhibition of State Significant Development Application Lang Walker AO Medical Research Building – Macarthur Application No SSD-17491477.</p> <p>Recommendations in PTC (6 April 2022 and 22 March 2022) were presented as:</p> <ul style="list-style-type: none"> <li>• Preliminary Construction Traffic and Pedestrian Management Plan and</li> <li>• Potential strategies for adoption to achieve future transport targets.</li> </ul> <p>Since then, PTC has prepared the site Construction Traffic and Pedestrian Management Plan.</p>	<ul style="list-style-type: none"> <li>• PTC (23 February 2024) Lang Walker AO Medical Research Building - Macarthur Western Sydney University Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP).</li> <li>• During the site Audit, no obstruction was observed on public road or paths.</li> <li>• The roads and footpaths were observed to be in serviceable condition.</li> <li>• Truck delivery was not observed. No truck was observed entering or leaving the site.</li> <li>• Based on information by RCC, road occupancy licence is not likely to be required for the development.</li> <li>• No changes observed on street sign.</li> <li>• Class B hoarding was sighted along Parkside Crescent.</li> <li>• No complaints or incidents were reported to date.</li> </ul>
Utilities	<p>The project will be undertaken in accordance with the recommendations made by LCI in the 'Utilities Impact Assessment', dated 14 October 2021:</p> <p>Sydney Water has advised that the teaching kitchen facilities will require a grease arrestor. As the café kiosk will not be serving hot food, no pre-treatment will be required.</p> <p>In RTS:</p> <p>LCI (23 March 2022) Lang Walker AO Medical Research Building LWMRB, Macarthur - SSD17491477 Response to Submissions - Sydney Water. It is recommended that the following is undertaken.</p> <ul style="list-style-type: none"> <li>• A Section 73 application certificate is submitted to Sydney Water.</li> <li>• A pressure and flow application is resubmitted to Sydney Water.</li> </ul> <p>This item is not considered to be relevant to environmental performance.</p>	<p>Section 73 Compliance certificate has been initiated. mgp building and infrastructure services Pty Ltd (mgp) is the Sydney Water accredited water servicing coordinator (WSC) who has been in the process of obtaining Section 73 Compliance Certificate for the site. Based on the information by RCC, mgp is currently liaising with Sydney Water directly. The Section 73 Compliance Certificate will be finalised when all the works from the Notice of Requirements have been constructed, inspected, and any fees have been paid.</p> <ul style="list-style-type: none"> <li>• Section 73 Compliance Certificate will be assessed when the works have been constructed, inspected, and fees paid.</li> <li>• Pressure and flow application was submitted in March 2024.</li> </ul>
Waste Management	<p>The project will be undertaken in accordance with the recommendations made by LCI in the 'Waste Management Plan', dated 13 October 2021.</p>	<ul style="list-style-type: none"> <li>• Based on observation during the site Audit, no unsecured waste or waste leaving the site to other properties were observed.</li> <li>• According to information provided by RCC, there has been no asbestos or lead waste identified on site. The waste that needs to be disposed offsite in this Audit period comprised excavated soil that was classified by EIAustralia as general soil waste and VENM. Concrete waste from the demolished former helipad onsite was recorded in previous audit.</li> <li>• The chemical storage cabinet is located at a bunded area on hardstand.</li> </ul>
Wind	<p>The project will be undertaken in accordance with the recommendations made by RWDI in the 'Pedestrian Wind Assessment', dated 15 October 2021.</p>	<p>It is noted that RWDI (15 October 2021) Pedestrian Wind Assessment states that <i>'the wind safety criterion will be met at all outdoor locations on and around the campus. Suitable wind comfort conditions</i></p>



Environmental Aspect	Requirement	Auditor's Review
		<i>are also expected in most areas."</i> No recommendation was made in the report. Based on this, the Auditor considers that this item is does not require further consideration.
Dust and air quality	No mitigation measures identified by EIS. The Audit assessed implementation of the mitigation measures provided in the CEMP.	At the time of the Audit, no unacceptable dust or malodorous odour noted. No stockpile was observed on site. No complaints or incidents were reported to date.

### 3.12 Evidence Collected through Site Inspection

The evidence collected during the site inspection is recorded in Appendix E and F and included:

- Observation of signage, construction vehicles, traffic access and flow, pedestrian pathways, signage, hoarding.
- Observation of noise levels and the presence of noise mitigation measures.
- Observation of any contamination issues (such as dust, sediment on the road, sediment into stormwater system).
- Observation of appropriate sediment and dust control and mitigation measures.
- Observation of appropriate waste storage and disposal.
- Observation of chemical storage practices.

### 3.13 Evidence to Support Compliance Assessment

Evidence provided during the Audit comprised the following:

- Construction certificates issued by PCA and associated documents.
- RCC environmental inspection records.
- Complaint records and evidence of investigation and follow up.
- Communications with utility companies (Sydney Water, Endeavour Energy, AARnet).
- Site induction materials, induction records and toolbox meeting records.
- Permits and licences.
- Other documents required by the conditions of consent.

### 3.14 Environmental Management Improvement Opportunities

The Auditor's recommendations on improvement opportunities are provided in Section 4.

### 3.15 Key Strengths of the Project Environmental Management and Performance

During the audit process, key strengths demonstrated in the project include:

- RCC and Walker have an organised system and robust record keeping.



- RCC and Walker demonstrated a high level of understanding of the requirements for environmental management.
- Where potential environmental issues were identified and flagged during the site inspection, Walker and RCC demonstrated positive behaviour in rectifying such issues and were open to discussions on suggested improvements.



## 4 Recommendations and Opportunities for Improvements

The Auditor makes the following recommendations to improve record keeping and/or work practices onsite:

- Strategies, plans and programs under the development consent must be reviewed within 3 months of submission of this IEA Report or any other items listed in Section A33 of the consent conditions.
- As per SSD Condition A26 and C39, a copy of this IEA and Applicant's response must be uploaded to the public website following completion of this IEA. The project website should be kept up to date with the information required as per this consent condition.
- The Construction Traffic and Pedestrian Management Sub-Plan should be updated as follows:
  - To include a requirement that construction vehicles should enter and leave the site in a forward direction, unless in specific exceptional circumstances under the supervision of accredited traffic controller(s).
  - If client inspections are not proposed, please remove the requirement from the CTPMP.
- Review frequency in the Construction Worker Travel Plan should be reviewed and updated accordingly.
- If used onsite, mobile crane will need to have appropriate aviation standard lighting.



## 5 Limitations

This report has been prepared by Geosyntec Consultants Pty Ltd (“Geosyntec”) for use by the Client who commissioned the works in accordance with the project brief only, and has been based in part on information obtained from the Client and other parties. The findings of this report are based on the scope of work outlined in Section 1. The report has been prepared specifically for the Client for the purposes of the commission, and use by any explicitly nominated third party in the agreement between Geosyntec and the Client. No warranties, express or implied, are offered to any third parties and no liability will be accepted for use or interpretation of this report by any third party (other than where specifically nominated in an agreement with the Client).

This report relates to only this project and all results, conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose. This report should not be reproduced without prior approval by the Client, or amended in any way without prior written approval by Geosyntec.

Geosyntec’s assessment was limited strictly to identifying environmental conditions associated with the subject property area as identified in the scope of work and does not include evaluation of any other issues.

Changes to the subsurface conditions may occur subsequent to the investigations described herein, through natural processes or through the intentional or accidental addition of contaminants. The conclusions and recommendations reached in this report are based on the information obtained at the time of the investigation.

This report does not comment on any regulatory obligations based on the findings. This report relates only to the objectives stated and does not relate to any other work conducted for the Client.

The absence of any identified hazardous or toxic materials on the site should not be interpreted as a guarantee that such materials do not exist on the site.

All conclusions regarding the site are the professional opinions of the Geosyntec personnel involved with the project, subject to the qualifications made above. While normal assessments of data reliability have been made, Geosyntec has not independently verified and assumes no responsibility or liability for errors in any data obtained from regulatory agencies, statements from sources outside of Geosyntec, or developments resulting from situations outside the scope of this project.

Geosyntec is not engaged in environmental assessment and reporting for the purpose of advertising sales promoting, or endorsement of any client interests, including raising investment capital, recommending investment decisions, or other publicity purposes. The Client acknowledges that this report is for its exclusive use.



## Appendix A Figures





## LEGEND



Approximate Extent of Works under the SSD 17491477 Mod 1 approved plans (sheet 2 of 42 granted on 14 August 2023).

This product has been created to support the main report and is not suitable for other purposes. Image courtesy of SixMap

Figure 1: Site Layout Plan

Lang Walker AO Medical Research Building, Therry Road,  
Campbelltown, NSW 2560

Not to scale

Client: Walker Corporation Pty Ltd

Job Number: AU123178

Date: October 2024



## Appendix B Auditor Declaration



## Independent Audit Declaration Form



Project Name	Lang Walker AO Medical Research Building (LWMRB)
Consent Number	SSD 17491477
Description of Project	Construction of the New Lang Walker AO Medical Research Building
Project Address	Campbelltown Hospital, Therry Road, Campbelltown (former helicopter landing site fronting Parkside Crescent)
Proponent	Western Sydney University (WSU)
Title of Audit	Independent Environmental Audit of the New Lang Walker AO Medical Research Building
Date	4 October 2024

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

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

### Notes:

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

Name of Auditor/Technical Specialist	Cheryl Halim
Signature	
Qualifications	<ul style="list-style-type: none"> <li>• Exemplar Global Lead Auditor (Environmental Management Systems Auditor) (C-464022)</li> <li>• NSW EPA Accredited Site Auditor (under Contaminated Land Management Act) (No. 2201)</li> <li>• BE (Chemical)</li> <li>• PhD (Chemical Engineering)</li> </ul>
Name of Support Auditor	Cissillia Young
Signature	



Qualifications	<ul style="list-style-type: none"><li>• BE (Chemical)</li><li>• PhD (Chemical Engineering)</li></ul>
Company	<b>Geosyntec Consultants Pty Ltd</b>
Company Address	<b>1 York St Sydney NSW 2000</b>



## Appendix C Correspondence



NSW Planning ref: SSD-17491477-PA-25

Taylor Cole

Town Planner

WESTERN SYDNEY UNIVERSITY

ABN 53014069881

Level 21 Governor Macquarie Tower 1 Farrer Place

Sydney New South Wales 2000

29/07/2024

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Sent via the Major Projects Portal only

Subject: Lang Walker AO Medical Research Building – Macarthur (SSD-17491477) - Independent Audit Team Proposal 2

Dear Miss Cole

Reference is made to your post-approval matter, SSD-17491477-PA-25, request for the Planning Secretary's approval of suitably qualified, experienced, and independent person/s to conduct an Independent Audit of Lang Walker AO Medical Research Building – Macarthur (**Project**), submitted as required by Schedule 2, Condition C36 of SSD-17491477 as modified (**Consent**) to NSW Department of Planning, Housing and Infrastructure (**NSW Planning**) on 19 July 2024.

NSW Planning has reviewed the independent auditor nominations and based on the information you have provided is satisfied that the proposed person/s are suitably qualified, experienced, and independent.

In accordance with Schedule 2, Condition C36 of the Consent and the NSW Planning, *Independent Audit Post Approval Requirements* (2020) (**IAPAR 2020**), as nominee of the Planning Secretary, I endorse the following independent audit team Geosyntec Consultants Pty Ltd for the construction phase of the Project:

- Cheryl Halim – Lead Auditor
- Lia Young – Auditor

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

The Independent Audit must be prepared, undertaken, and finalised in accordance with the conditions of Consent and the IAPAR 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.



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

Notwithstanding the agreement for the above-listed audit team, future operational Independent Audits require a request for the agreement to the auditor or audit team to be submitted to NSW Planning, for consideration by the Secretary.

Should you wish to discuss the matter further, please contact Astrid Christensen, (Compliance Officer) on 9274 6170 or email [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au)

Yours sincerely

A handwritten signature in blue ink, appearing to read "Julia Pope".

Julia Pope  
Team Leader Compliance - Metro  
Compliance

As nominee of the Planning Secretary



**From:** [Lia Young](#)  
**To:** ["swtapin@sydneywater.com.au"](mailto:swtapin@sydneywater.com.au)  
**Cc:** [Cheryl Halim](#)  
**Subject:** AU123178 - Consultation for Independent Environmental Audit (SSD17491477) Lang Walker AO Medical Research Building (LWMRB), Campbelltown Hospital, Therry Road, Campbelltown  
**Date:** Friday, 2 August 2024 11:14:00 AM

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Dear Sir/Madam,

Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by Western Sydney University (WSU) to conduct the second Independent Environmental Audit project for Lang Walker AO Medical Research Building (LWMRB), Campbelltown Hospital, Therry Road, Campbelltown (former helicopter landing site fronting Parkside Crescent) part of Lot 2 DP1261062.

The State Significant Development (SSD) (SSD No. 17491477) consent issued by the Department of Planning, Housing, and Environment (DPHI) requires the audit to be conducted in accordance with the requirements outlined in the Independent Audit Post Approval Requirements (2020).

The Independent Audit PAR (2020) requires the Auditor to consult with key stakeholders.

Please advise if Sydney Water has any comments/concerns regarding environmental issues relating to the project that you would like us to consider as part of the second independent audit.

Please do not hesitate to contact us if you have any questions.  
We look forward to receiving your response. Thank you.

Sent on behalf of the Lead Auditor (Cheryl Halim).

Kind Regards,

**Lia Young**  
Environmental Engineer

**Geosyntec Consultants Pty Ltd**

A: Suite 3.04, Level 3, 1 York Street, Sydney NSW 2000  
P: +61 (2) 9251 8070  
M: +61 405 578 350

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**From:** [Lia Young](#)  
**To:** [chris.skeggs@health.nsw.gov.au](mailto:chris.skeggs@health.nsw.gov.au)  
**Cc:** [Cheryl Halim](#)  
**Subject:** AU123178 - Consultation for Independent Environmental Audit (SSD17491477) Lang Walker AO Medical Research Building (LWMRB), Campbelltown Hospital, Therry Road, Campbelltown  
**Date:** Friday, 2 August 2024 11:14:00 AM

---

Dear Chris,

Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by Western Sydney University (WSU) to conduct the second Independent Environmental Audit project for Lang Walker AO Medical Research Building (LWMRB), Campbelltown Hospital, Therry Road, Campbelltown (former helicopter landing site fronting Parkside Crescent) part of Lot 2 DP1261062.

The State Significant Development (SSD) (SSD No. 17491477) consent issued by the Department of Planning, Housing, and Environment (DPHI) requires the audit to be conducted in accordance with the requirements outlined in the Independent Audit Post Approval Requirements (2020).

The Independent Audit PAR (2020) requires the Auditor to consult with key stakeholders.

Please advise if Health Infrastructure has any comments/concerns regarding environmental issues relating to the project that you would like us to consider as part of the second independent audit.

Please do not hesitate to contact us if you have any questions.  
We look forward to receiving your response. Thank you.

Sent on behalf of the Lead Auditor (Cheryl Halim).

Kind Regards,

**Lia Young**  
Environmental Engineer

**Geosyntec Consultants Pty Ltd**

A: Suite 3.04, Level 3, 1 York Street, Sydney NSW 2000

P: +61 (2) 9251 8070

M: +61 405 578 350

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**From:** [Lia Young](#)  
**To:** [Luke.Joseph@campbelltown.nsw.gov.au](mailto:Luke.Joseph@campbelltown.nsw.gov.au); [Nan.Nan@campbelltown.nsw.gov.au](mailto:Nan.Nan@campbelltown.nsw.gov.au)  
**Cc:** [Cheryl Halim](#)  
**Subject:** AU123178 - Consultation for Independent Environmental Audit (SSD17491477) Lang Walker AO Medical Research Building (LWMRB), Campbelltown Hospital, Therry Road, Campbelltown  
**Date:** Friday, 2 August 2024 11:14:00 AM

---

Dear Luke and Nan,

Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by Western Sydney University (WSU) to conduct the second Independent Environmental Audit project for Lang Walker AO Medical Research Building (LWMRB), Campbelltown Hospital, Therry Road, Campbelltown (former helicopter landing site fronting Parkside Crescent) part of Lot 2 DP1261062.

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The Independent Audit PAR (2020) requires the Auditor to consult with key stakeholders.

Please advise if Council has any comments/concerns regarding environmental issues relating to the project that you would like us to consider as part of the second independent audit.

Please do not hesitate to contact us if you have any questions.  
We look forward to receiving your response. Thank you.

Sent on behalf of the Lead Auditor (Cheryl Halim).

Kind Regards,

**Lia Young**  
Environmental Engineer

**Geosyntec Consultants Pty Ltd**

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P: +61 (2) 9251 8070  
M: +61 405 578 350

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AU123178 L6 Aug24 Consultation - DPE

2 August 2024

Department of Planning, Housing & Infrastructure (DPHI)

Via email: [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au)

Dear Brigitte,

**Re: Second Construction Independent Environmental Audit, Lang Walker AO Medical Research Building (LWMRB), Campbelltown Hospital, Therry Road, Campbelltown (former helicopter landing site fronting Parkside Crescent) part of Lot 2 DP1261062.**

Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by Western Sydney University (WSU) to conduct the second Independent Environmental Audit project for Lang Walker AO Medical Research Building (LWMRB), Campbelltown Hospital, Therry Road, Campbelltown (former helicopter landing site fronting Parkside Crescent) part of Lot 2 DP1261062.

The Independent Environmental Audit is conducted to meet Conditions C36 to C41 of State Significant Development (SSD) No. 17491477 (9 June 2022 and subsequent modification).

The Independent Environmental Audit will be conducted in accordance with the NSW Government Independent Audit Post Approval May (June 2020) (IAPAR 2020).

The proposed audit team includes Cheryl Halim as Lead Auditor, assisted by Lia Young as Auditors. The Audit Team has been approved by DPHI in a letter dated 29 July 2024 (attached in Attachment A).

As required by the IAPAR (2020), we need to conduct consultation with DPHI and other agencies. Please advise if DPHI has any comments/concerns regarding environmental issues relating to the project that you would like us to consider/include as part of the audit.

Should you have any queries or wish to discuss any points, please do not hesitate to contact the undersigned.

Yours sincerely,



**Cheryl Halim**  
**Independent Environmental Auditor/**  
**Exemplar Global AU (ISO 19011:2018)**  
Geosyntec Consultants Pty Ltd

Attachments: Attachment A – Approval of Audit Team



## **Attachment A – Approval of Audit Team**



NSW Planning ref: SSD-17491477-PA-25

Taylor Cole

Town Planner

WESTERN SYDNEY UNIVERSITY

ABN 53014069881

Level 21 Governor Macquarie Tower 1 Farrer Place

Sydney New South Wales 2000

29/07/2024

---

Sent via the Major Projects Portal only

Subject: Lang Walker AO Medical Research Building – Macarthur (SSD-17491477) - Independent Audit Team Proposal 2

Dear Miss Cole

Reference is made to your post-approval matter, SSD-17491477-PA-25, request for the Planning Secretary's approval of suitably qualified, experienced, and independent person/s to conduct an Independent Audit of Lang Walker AO Medical Research Building – Macarthur (**Project**), submitted as required by Schedule 2, Condition C36 of SSD-17491477 as modified (**Consent**) to NSW Department of Planning, Housing and Infrastructure (**NSW Planning**) on 19 July 2024.

NSW Planning has reviewed the independent auditor nominations and based on the information you have provided is satisfied that the proposed person/s are suitably qualified, experienced, and independent.

In accordance with Schedule 2, Condition C36 of the Consent and the NSW Planning, *Independent Audit Post Approval Requirements* (2020) (**IAPAR 2020**), as nominee of the Planning Secretary, I endorse the following independent audit team Geosyntec Consultants Pty Ltd for the construction phase of the Project:

- Cheryl Halim – Lead Auditor
- Lia Young – Auditor

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

The Independent Audit must be prepared, undertaken, and finalised in accordance with the conditions of Consent and the IAPAR 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.



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

Notwithstanding the agreement for the above-listed audit team, future operational Independent Audits require a request for the agreement to the auditor or audit team to be submitted to NSW Planning, for consideration by the Secretary.

Should you wish to discuss the matter further, please contact Astrid Christensen, (Compliance Officer) on 9274 6170 or email [compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au)

Yours sincerely

A handwritten signature in blue ink, appearing to read "Julia Pope".

Julia Pope  
Team Leader Compliance - Metro  
Compliance

As nominee of the Planning Secretary



**From:** [Brigitte Healey](#)  
**To:** [Lia Young](#)  
**Subject:** RE: AU123178 - Consultation for Independent Environmental Audit (SSD17491477) Lang Walker AO Medical Research Building (LWMRB), Campbelltown Hospital, Therry Road, Campbelltown  
**Date:** Friday, 2 August 2024 2:33:41 PM  
**Attachments:** [image002.png](#)

---

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Hi Lia

Thank you for the opportunity to provide input into the second Independent Environmental Audit (IEA) for the Lang Walker AO Medical Research Building – Macarthur (SSD-17491477).

The Department of Planning, Housing and Infrastructure (**NSW Planning**) notes that the IEA audit period must conclude with the final audit inspection not the date the report is issued. This is to ensure all activities undertaken within the audit period are captured within the report.

NSW Planning requests that you consult with the local Council.

If you would like to discuss this further, I can be contacted on the details below.

Kind regards,

**Brigitte Healey** *she/her*  
Compliance Officer  
Metro  
**Department of Planning, Housing and Infrastructure**  
T 02 8229 2936 E [brigitte.healey@dpie.nsw.gov.au](mailto:brigitte.healey@dpie.nsw.gov.au)

[dphi.nsw.gov.au](http://dphi.nsw.gov.au)

Locked Bag 5022 PARRAMATTA NSW 2124

**Working days** Monday to Friday, 09:00am - 05:00pm



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

Please consider the environment before printing this email.



---

**From:** Lia Young <[lia.young@geosyntec.com](mailto:lia.young@geosyntec.com)>

**Sent:** Friday, August 2, 2024 11:15 AM

**To:** DPE PSVC Compliance Mailbox <[compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au)>

**Cc:** Cheryl Halim <[cheryl.halim@geosyntec.com](mailto:cheryl.halim@geosyntec.com)>

**Subject:** AU123178 - Consultation for Independent Environmental Audit (SSD17491477) Lang Walker AO Medical Research Building (LWMRB), Campbelltown Hospital, Therry Road, Campbelltown

Dear Brigitte,

Trust all well.

We will be conducting the Independent Environmental Audit at Lang Walker AO Medical Research Building (LWMRB), Campbelltown Hospital, Therry Road, Campbelltown.

As required by the Independent Audit Post Approval Requirements, we need to conduct consultation with stakeholders, including DPHI.

Please find attached our consultation letter. Please kindly let us know if there is any feedback from the Department.

Thank you.

Kind Regards,

**Lia Young**  
**Environmental Engineer**

**Geosyntec Consultants Pty Ltd**

A: Suite 3.04, Level 3, 1 York Street, Sydney NSW 2000

P: +61 (2) 9251 8070

M: +61 405 578 350

**Geosyntec**   
consultants

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**From:** [Lia Young](#)  
**To:** ["SWSLHD-ESU@health.nsw.gov.au"](mailto:SWSLHD-ESU@health.nsw.gov.au)  
**Cc:** [Cheryl Halim](#)  
**Subject:** AU123178 - Consultation for Independent Environmental Audit (SSD17491477) Lang Walker AO Medical Research Building (LWMRB), Campbelltown Hospital, Therry Road, Campbelltown  
**Date:** Wednesday, 14 August 2024 4:33:00 PM

---

Dear Sir/Madam,

Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by Western Sydney University (WSU) to conduct the second Independent Environmental Audit project for Lang Walker AO Medical Research Building (LWMRB), Campbelltown Hospital, Therry Road, Campbelltown (former helicopter landing site fronting Parkside Crescent) part of Lot 2 DP1261062.

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The Independent Audit PAR (2020) requires the Auditor to consult with key stakeholders.

Please advise if South Western Sydney Local Health District has any comments/concerns regarding environmental issues relating to the project that you would like us to consider as part of the second independent audit.

Please do not hesitate to contact us if you have any questions.  
We look forward to receiving your response. Thank you.

Sent on behalf of the Lead Auditor (Cheryl Halim).

Kind Regards,

**Lia Young**  
**Environmental Engineer**

**Geosyntec Consultants Pty Ltd**

A: Suite 3.04, Level 3, 1 York Street, Sydney NSW 2000

P: +61 (2) 9251 8070

M: +61 405 578 350

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**From:** [Rob Muir \(South Western Sydney LHD\)](#)  
**To:** [Julian Cook \(Health Infrastructure\)](#); [Lia Young](#)  
**Cc:** [Cheryl Halim](#); [Damian Harrington \(Ministry of Health\)](#)  
**Subject:** Re: AU123178 - Consultation for Independent Environmental Audit (SSD17491477) Lang Walker AO Medical Research Building (LWMRB), Campbelltown Hospital, Therry Road, Campbelltown  
**Date:** Thursday, 15 August 2024 6:58:38 AM  
**Attachments:** [image002.png](#)  
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[image019.png](#)  
[image020.png](#)  
[image021.png](#)  
[image001.png](#)  
[image003.png](#)  
[image007.png](#)  
[image008.png](#)

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Morning

I have no concerns with the works that are underway here at Campbelltown.

**Regards,**

**Rob Muir**

Deputy District Engineering Manager | **South Western Sydney LHD**  
Mob 0427 261 764 | [Robert.Muir@health.nsw.gov.au](mailto:Robert.Muir@health.nsw.gov.au)

---

**From:** Julian Cook (Health Infrastructure) <[Julian.Cook@health.nsw.gov.au](mailto:Julian.Cook@health.nsw.gov.au)>  
**Sent:** Wednesday, August 14, 2024 17:00  
**To:** Lia Young <[lia.young@geosyntec.com](mailto:lia.young@geosyntec.com)>  
**Cc:** Cheryl Halim <[Cheryl.Halim@Geosyntec.com](mailto:Cheryl.Halim@Geosyntec.com)>; Damian Harrington (Ministry of Health) <[Damian.Harrington@health.nsw.gov.au](mailto:Damian.Harrington@health.nsw.gov.au)>; Rob Muir (South Western Sydney LHD) <[Robert.Muir@health.nsw.gov.au](mailto:Robert.Muir@health.nsw.gov.au)>  
**Subject:** RE: AU123178 - Consultation for Independent Environmental Audit (SSD17491477) Lang Walker AO Medical Research Building (LWMRB), Campbelltown Hospital, Therry Road, Campbelltown

My apologies Lia,

Copying Damian and Rob in as the **South Western Sydney LHD** local contacts who will be able to advise whether there are any concerns around the LWMRB construction activities.

Kind regards  
Julian

**Julian Cook**  
Senior Project Director  
**Health Infrastructure**  
M 0450 446 840 E [julian.cook@health.nsw.gov.au](mailto:julian.cook@health.nsw.gov.au)



[www.hinfra.health.nsw.gov.au](http://www.hinfra.health.nsw.gov.au)

1 Reserve Road St Leonards, NSW 2065  
Locked Bag 2030, St Leonards NSW 1590

As we work flexibly at Health Infrastructure I am emailing at a time that suits me. I respect your choice of working hours and don't expect a response outside of them.



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

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**From:** Lia Young <[lia.young@geosyntec.com](mailto:lia.young@geosyntec.com)>

**Sent:** Wednesday, August 14, 2024 2:30 PM

**To:** Julian Cook (Health Infrastructure) <[Julian.Cook@health.nsw.gov.au](mailto:Julian.Cook@health.nsw.gov.au)>

**Cc:** Cheryl Halim <[Cheryl.Halim@Geosyntec.com](mailto:Cheryl.Halim@Geosyntec.com)>

**Subject:** RE: AU123178 - Consultation for Independent Environmental Audit (SSD17491477) Lang Walker AO Medical Research Building (LWMRB), Campbelltown Hospital, Therry Road, Campbelltown

You don't often get email from [lia.young@geosyntec.com](mailto:lia.young@geosyntec.com). [Learn why this is important](#)

Hi Julian,

Trust all well? Please allow me to loop back.

Wonder if there is a contact for South Western Sydney Local Health District that you would like us to send the consultation to. The audit is scheduled on 5 September 2024.

Thank you.

Kind Regards,

**Lia Young**



## Environmental Engineer

### Geosyntec Consultants Pty Ltd

A: Suite 3.04, Level 3, 1 York Street, Sydney NSW 2000

P: +61 (2) 9251 8070

M: +61 405 578 350



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---

**From:** Lia Young

**Sent:** Friday, August 2, 2024 12:06 PM

**To:** Julian Cook (Health Infrastructure) <[Julian.Cook@health.nsw.gov.au](mailto:Julian.Cook@health.nsw.gov.au)>

**Cc:** Cheryl Halim <[Cheryl.Halim@Geosyntec.com](mailto:Cheryl.Halim@Geosyntec.com)>

**Subject:** RE: AU123178 - Consultation for Independent Environmental Audit (SSD17491477) Lang Walker AO Medical Research Building (LWMRB), Campbelltown Hospital, Therry Road, Campbelltown

Hi Julian,

Nice talking to you.

At present we are only consulting Health Infrastructure as this is the stakeholder contact provided by Walker Corporation. Look forward to the contact detail for Local Health District.

Kind Regards,

**Lia Young**

**Environmental Engineer**

### Geosyntec Consultants Pty Ltd

A: Suite 3.04, Level 3, 1 York Street, Sydney NSW 2000

P: +61 (2) 9251 8070

M: +61 405 578 350



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---

**From:** Julian Cook (Health Infrastructure) <[Julian.Cook@health.nsw.gov.au](mailto:Julian.Cook@health.nsw.gov.au)>

**Sent:** Friday, August 2, 2024 11:33 AM

**To:** Lia Young <[lia.young@geosyntec.com](mailto:lia.young@geosyntec.com)>

**Cc:** Cheryl Halim <[Cheryl.Halim@Geosyntec.com](mailto:Cheryl.Halim@Geosyntec.com)>

**Subject:** FW: AU123178 - Consultation for Independent Environmental Audit (SSD17491477) Lang Walker AO Medical Research Building (LWMRB), Campbelltown Hospital, Therry Road, Campbelltown



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Hi Lia/Cheryl,

My colleague Chris has forwarded this request – before responding could you please clarify whether you are consulting separately with the Local Health District as the manager of the surrounding hospital precinct?

Many thanks

Julian

**Julian Cook**

Senior Project Director

**Health Infrastructure**

**M** 0450 446 840 **E** [julian.cook@health.nsw.gov.au](mailto:julian.cook@health.nsw.gov.au)

[www.hinfra.health.nsw.gov.au](http://www.hinfra.health.nsw.gov.au)

1 Reserve Road St Leonards, NSW 2065

Locked Bag 2030, St Leonards NSW 1590

As we work flexibly at Health Infrastructure I am emailing at a time that suits me. I respect your choice of working hours and don't expect a response outside of them.



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

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**From:** Chris Skeggs (Health Infrastructure) <[Chris.Skeggs@health.nsw.gov.au](mailto:Chris.Skeggs@health.nsw.gov.au)>

**Sent:** Friday, August 2, 2024 11:17 AM

**To:** Julian Cook (Health Infrastructure) <[Julian.Cook@health.nsw.gov.au](mailto:Julian.Cook@health.nsw.gov.au)>



**Subject:** Fwd: AU123178 - Consultation for Independent Environmental Audit (SSD17491477)  
Lang Walker AO Medical Research Building (LWMRB), Campbelltown Hospital, Therry Road,  
Campbelltown

Regards

**Chris Skeggs**

Senior Project Director | **Health Infrastructure**

Level 7, [77 Pacific Highway, North Sydney NSW 2060](#)

T [02 9978 5402](tel:0299785402) | M [0404 020 553](tel:0404020553) | [chris.skeggs@health.nsw.gov.au](mailto:chris.skeggs@health.nsw.gov.au)

[hinfra.health.nsw.gov.au](http://hinfra.health.nsw.gov.au)

sent from phone



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Begin forwarded message:

**From:** Lia Young <>

**Date:** 2 August 2024 at 11:14:26 AEST

**To:** "Chris Skeggs (Health Infrastructure)"

<[Chris.Skeggs@health.nsw.gov.au](mailto:Chris.Skeggs@health.nsw.gov.au)>

**Cc:** Cheryl Halim <>

**Subject:** AU123178 - Consultation for Independent Environmental Audit (SSD17491477) Lang Walker AO Medical Research Building (LWMRB), Campbelltown Hospital, Therry Road, Campbelltown

You don't often get email from [lia.young@geosyntec.com](mailto:lia.young@geosyntec.com). [Learn why this is important](#)

Dear Chris,

Geosyntec Consultants Pty Ltd (Geosyntec) has been engaged by



Western Sydney University (WSU) to conduct the second Independent Environmental Audit project for Lang Walker AO Medical Research Building (LWMRB), Campbelltown Hospital, Therry Road, Campbelltown (former helicopter landing site fronting Parkside Crescent) part of Lot 2 DP1261062.

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Please advise if Health Infrastructure has any comments/concerns regarding environmental issues relating to the project that you would like us to consider as part of the second independent audit.

Please do not hesitate to contact us if you have any questions. We look forward to receiving your response. Thank you.

Sent on behalf of the Lead Auditor (Cheryl Halim).

Kind Regards,

**Lia Young**  
Environmental Engineer

**Geosyntec Consultants Pty Ltd**

A: Suite 3.04, Level 3, 1 York Street, Sydney NSW 2000

P: +61 (2) 9251 8070

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## **Appendix D Record of Meeting and Agenda**



AU123178 L7 Opening Meeting 5Sept24

## **Independent Environmental Audit – Opening Meeting Agenda**

**Site:** Lang Walker AO Medical Research Building, Campbelltown Hospital.

**SSD:** SSD No. 17491477

**Date & Time:** 5 September 2024, 9AM

**Invitees:**


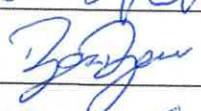
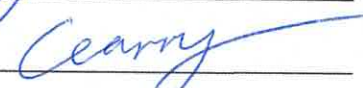
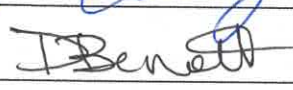

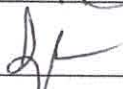

Cheryl Halim (Geosyntec)	Taylor Cole (Walker Corporation)	Garry Pham (Walker Corporation)
Jimmy Pham (Richard Crookes)	Daniel Bennett (Richard Crookes)	Warwick Meller (Walker Corporation)

## **AGENDA**

1. Introductions
  - a. Participants and Roles
  - b. Purpose and Objective of Audit
  - c. Scope of Audit (boundary, activities, processes)
  - d. Criteria for Audit (SSD Conditions, CEMP commitments)
2. Audit Methodology
  - a. Timing – site and desktop based.
  - b. Evidence based (record and observation)
  - c. Recording of observations (notes, photographs, discussions)
  - d. Any site limitation, cultural, religious or social sensitivities
  - e. Additional Audit requirements from Agency Consultation
  - f. Notification from DPIE or other agencies
  - g. Complaints
  - h. Incidents
3. Reporting
  - a. Post Audit opportunity to respond prior to Final Report
4. Close out meeting – timing via Teams or email



## Independent Environmental Audit – Attendance Sheet

Name	Position & Company	Signature
Jimmy Pham	Senior Project Engineer / RCC	
Beau Borzinski	Coder / RCC	
Garry Pham	PROJECT MANAGER	
Daniel Bennett	Project Manager	
Taylor Cole	Walker Corp, Town Planner.	
Lia Young	Geosyntec	
Cheryl Hahn	Geosyntec	



**From:** [Cheryl Halim](#)  
**To:** [phamj@richardcrookes.com.au](mailto:phamj@richardcrookes.com.au); [Taylor Cole](#); [Garry Pham](#); [bennettd@richardcrookes.com.au](mailto:bennettd@richardcrookes.com.au)  
**Cc:** [Lia Young](#)  
**Subject:** AU123178 Closing meeting for Lang Walker Medical Research Centre IEA (Second IEA)  
**Date:** Tuesday, 10 September 2024 10:07:55 AM  
**Attachments:** [NEW 2nd Lang Walker UWS AU 123178 - Audit Table.xlsx](#)

---

Dear All,

Thank you for participating in the second construction IEA conducted on 5 September 2024. We also appreciate receiving project records prior to the Audit, which expedited the audit process.

### **1. Background and Objective of Email**

During the site visit, we observed environmental management and conducted interviews with RCC and Walker key representatives regarding on site practices. We also completed a review of the information provided against the IEA Audit Table. Please treat this email as the Closing Meeting for the IEA.

As discussed, compliance is evaluated as follows:

- Compliant
- Non-compliant
- Non-triggered

The purpose of this email is to provide an overview of our findings, and outline any additional information required to address outstanding items.

### **2. Status of Review and Timing.**

The status of our Audit Table is attached. Outstanding items are flagged in yellow, and we request additional information (if available).

The Draft Report will be sent by mid to end of September 2024, subject to receiving the additional information.

Please use the opportunity to provide additional information and rectify any potential non-compliances, after which we will issue our final report.

### **3. Identified Strengths**

RCC and Walker has a very organised system and robust record keeping and provided significant amount of information prior to the site visit, which greatly assisted our audit. During the site audit, RCC and Walker demonstrated a proactive approach to environmental management and is amenable to suggestions on improvement. The team is very supportive and provided a positive synergy to the Audit.

### **4. Potential non-compliances and opportunities for improvement**

Geosyntec did not identified potential non-compliance if the several items requiring additional records are provided. These are outlined in the attached audit table.

### **5. Outstanding Items in Audit Table**

See attached table. Please provide additional records as flagged in yellow before 16 September 2024 (preferably earlier).



Thank you for your time.

Please do not hesitate to contact Lia Young or myself if you have any questions.

Kind Regards,

**Dr Cheryl Halim**

**Lead Auditor**

**Geosyntec Consultants Pty Ltd**

A: Suite 3.04, 1 York Street, Sydney NSW 2000

P: +61 (2) 9251 8070

M: +61 430 013 246

[geosyntec](#) | [SiREM](#) | [savron](#)



## Appendix E Photographs



## Photograph Log

**Client Name:**

Western Sydney University

**Site Location:**

Medical Research Building  
(LWMRB), Campbelltown Hospital,  
Therry Road, Campbelltown

**Project Number:**

AU123178


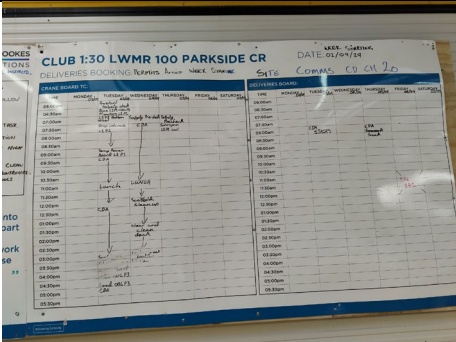
Photo Number:	Date:	
G71, G195	5/9/2024	
Description:		
Site notice at 3 site gates		

Photo Number:	Date:	
G74	5/9/2024	
Description:		
Delivery schedule board.		



## Photograph Log

**Client Name:**

Western Sydney University

**Site Location:**

Medical Research Building  
(LWMRB), Campbelltown Hospital,  
Therry Road, Campbelltown

**Project Number:**

AU123178

<p>Photo Number:</p> <p>G81, G82, G83, G195</p>	<p>Date:</p> <p>5/9/2024</p>	
<p>Description:</p> <p>Site fencing was observed around site perimeter. No third party advertising or graffiti was observed on site fencing.</p> <p>No obstruction was observed on public way.</p> <p>No evidence of street trees was present.</p>		 



## Photograph Log

**Client Name:**

Western Sydney University

**Site Location:**

Medical Research Building  
(LWMRB), Campbelltown Hospital,  
Therry Road, Campbelltown

**Project Number:**

AU123178

Photo Number:  G81, G82, G83, G195	Date:  5/9/2024	
Description:  Site fencing was observed around site perimeter. No third party advertising or graffiti was observed on site fencing.  No obstruction was observed on public way.  No evidence of street trees was present.		
 		



## Photograph Log

**Client Name:**

Western Sydney University

**Site Location:**

Medical Research Building  
(LWMRB), Campbelltown Hospital,  
Therry Road, Campbelltown

**Project Number:**

AU123178


Photo Number: G92	Date: 5/09/2024	
Description:  Sediment fencing was observed across the site.		

Photo Number:	Date:	
G92, G201	5/9/2024	
Description:		
Cattle grid		



## Photograph Log

**Client Name:**


Western Sydney University

**Site Location:**

Medical Research Building  
(LWMRB), Campbelltown Hospital,  
Therry Road, Campbelltown

**Project Number:**

AU123178

Photo Number:	Date:	
G92	5/9/2024	
Description:		
<p>Geotextile covering stormwater drains and coir logs present in some areas. Geotextile was shown to be on both sides of the grate (not only on the top).</p>		



## Photograph Log

**Client Name:**

Western Sydney University

**Site Location:**

Medical Research Building  
(LWMRB), Campbelltown Hospital,  
Therry Road, Campbelltown

**Project Number:**

AU123178


Photo Number: G105	Date: 5/9/2024	
Description:  External lighting.		

Photo Number:  G157, G196, G197	Date:  5/9/2024	
Description:  Work zone along Parkside Crescent.		



## Photograph Log

**Client Name:**

Western Sydney University

**Site Location:**

Medical Research Building  
(LWMRB), Campbelltown Hospital,  
Therry Road, Campbelltown

**Project Number:**

AU123178

Photo Number:  G191, G193	Date:  5/9/2024	
Description:  Spill kit observed. Chemical is on bunded area on hardstand.		

Photo Number:  G193	Date:  5/9/2024	
Description:  Waste bins		



## Photograph Log

**Client Name:**



Western Sydney University

**Site Location:**

Medical Research Building  
(LWMRB), Campbelltown Hospital,  
Therry Road, Campbelltown

**Project Number:**

AU123178

Photo Number: G213	Date: 5/9/2024	 
Description:  Permanent electrical tower crane observed.		



## Appendix F Audit Table



Geosyntec ID	SSD Condition / CEMP Section	Item	Condition	Evidence Collected between 15 August 2024 to Site Visit (5 September 2024)	Independent Audit Findings and Recommendations	Compliant	Non-Compliant	Not Triggered																																																																																																																																																																																		
Part A Administrative Conditions																																																																																																																																																																																										
G1	A1	Obligation to Minimise Harm to the Environment	In addition to meeting the specific performance measures and criteria in this approval, 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 project, and any rehabilitation required under this approval.	The Auditor has reviewed the performance measures and criteria in this consent and consider that reasonable and feasible measures have been implemented to prevent or minimise any material harm to the environment. Individual findings are reported in each condition below .																																																																																																																																																																																						
G2	A2.	Terms of Consent	The development may only be carried out: (a) in compliance with the conditions of this consent;	The development is carried out in compliance with the conditions of this consent. Non-compliances are indicated in the respective conditions below (if any).																																																																																																																																																																																						
			(b) in accordance with all written directions of the Planning Secretary;	Interview: - Walker (TC) and RCC (DB) stated that there has been no written direction from the Planning Secretary.																																																																																																																																																																																						
			(c) generally in accordance with the EIS and Response to Submissions; and	The development is carried out in general accordance with the SSD, EIS and RTS. Any non-compliances are indicated in the respective Conditions below (if any).																																																																																																																																																																																						
			(d) generally in accordance with the section 4.55 modification application (SSD-17491477-Mod-1) document titled Revised Section 4.55(2) Modification Planning Statement, prepared by Walker Corporation and dated 3 July 2023; and	The development is carried out in general accordance with the SSD, EIS and RTS. Any non-compliances are indicated in the respective Conditions below (if any).																																																																																																																																																																																						
			(e) in accordance with the approved plans in the table below: <table><tr><th colspan="4">Architectural plans prepared by BVN</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>BVN-AR-10A A00-001</td><td>12</td><td>Location Plan</td><td>21/02/2023</td></tr><tr><td>BVN-AR-10A A00-003</td><td>14</td><td>Proposed Site Plan</td><td>21/02/2023</td></tr><tr><td>BVN-AR-10T A00-001</td><td>13</td><td>Shadow Diagrams</td><td>21/02/2023</td></tr><tr><td>BVN-AR-11B B01-000</td><td>17</td><td>General Arrangement Plan – Level Lower Ground 02</td><td>21/02/2023</td></tr><tr><td>BVN-AR-11B B02-000</td><td>16</td><td>General Arrangement Plan – Level Lower Ground 01</td><td>21/02/2023</td></tr><tr><td>BVN-AR-11B L00-000</td><td>17</td><td>General Arrangement Plan – Level 00</td><td>21/02/2023</td></tr><tr><td>BVN-AR-11B L01-000</td><td>16</td><td>General Arrangement Plan – Level 01</td><td>21/02/2023</td></tr><tr><td>BVN-AR-11B L02-000</td><td>15</td><td>General Arrangement Plan – Level 02</td><td>21/02/2023</td></tr><tr><td>BVN-AR-11B L03-000</td><td>16</td><td>General Arrangement Plan – Level Roof</td><td>21/02/2023</td></tr><tr><td>BVN-AR-11C A00-001</td><td>16</td><td>Building – Elevations</td><td>21/02/2023</td></tr><tr><td>BVN-AR-11C A00-002</td><td>16</td><td>Building – Elevations</td><td>21/02/2023</td></tr><tr><td>BVN-AR-11D A00-001</td><td>15</td><td>Building – Sections</td><td>21/02/2023</td></tr><tr><td>BVN-AR-19U A00-002</td><td>13</td><td>Area Plan – GFA</td><td>21/02/2023</td></tr><tr><th colspan="4">Landscape plans prepared by Turf Design Studio</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>L-DA-8</td><td>F</td><td>Site Plan</td><td>June 2023</td></tr><tr><td>L-DA-9</td><td>F</td><td>Canopy Coverage</td><td>June 2023</td></tr><tr><td>L-DA-10</td><td>F</td><td>Tree Management Plan – Driveway &amp; Plaza</td><td>June 2023</td></tr><tr><td>L-DA-11</td><td>F</td><td>Soil Depth Plan – Lower Ground 01</td><td>June 2023</td></tr><tr><td>L-DA-12</td><td>F</td><td>Soil Depth Plan – Ground Floor</td><td>June 2023</td></tr><tr><td>L-DA-14</td><td>F</td><td>Lower Ground 01: Parkside Crescent – Landscape Plan</td><td>June 2023</td></tr><tr><td>L-DA-15</td><td>F</td><td>Lower Ground 01: Parkside Crescent – Section 1</td><td>June 2023</td></tr><tr><td>L-DA-17</td><td>F</td><td>Lower Ground 01: Driveway &amp; Plaza – Landscape Plan</td><td>June 2023</td></tr><tr><td>L-DA-18</td><td>F</td><td>Lower Ground 01: Driveway &amp; Plaza – Section 1</td><td>June 2023</td></tr><tr><td>L-DA-20</td><td>F</td><td>Ground Floor: East – Landscape Plan</td><td>June 2023</td></tr><tr><td>L-DA-21</td><td>F</td><td>Ground Floor: East – Section 1</td><td>June 2023</td></tr><tr><td>L-DA-22</td><td>F</td><td>Ground Floor: East – Section 2</td><td>June 2023</td></tr><tr><td>L-DA-27</td><td>F</td><td>Materiality Strategy</td><td>June 2023</td></tr><tr><td>L-DA-28</td><td>F</td><td>Feature Elements &amp; 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Geosyntec ID	SSD Condition / CEMP Section	Item	Condition	Evidence Collected between 15 August 2024 to Site Visit (5 September 2024)	Independent Audit Findings and Recommendations	Compliant	Non-Compliant	Not Triggered
G3	A3	Terms of Consent	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <p>(a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary;</p> <p>(b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and</p> <p>(c) the implementation of any actions or measures contained in any such document referred to in (a) above.</p>	<p>Interview:</p> <p>- Walker (TC) and RCC (DB) stated that there has been no written direction from the Planning Secretary.</p>				
G4	A4	Terms of Consent	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Condition noted				
G5	A5	Limits of Consent	This consent lapses five years after the date of consent unless work is physically commenced.	SSD was determined on 9 June 2022.				
G6	A6	Prescribed Conditions	The Applicant must comply with all relevant prescribed conditions of development consent under Part 4, Division 2 of the EP&A Regulation.	<p>Record sighted:</p> <p>- GroupDLA (22 November 2023) BCA Design Compliance Statement (Statement No: GDL210264). This CC1 includes building footing, piling, shoring, and slab on ground.</p> <p>- GroupDLA (16 May 2024) CA Design Compliance Statement (Statement No: GDL210264.1). This CC2 is in respect to Stage 2 works; concrete structure, and services. Stamped plans provided.</p> <p>- TTW (8 December 2023) Lang Walker AO Medical Research Building Structural Design Certificate.</p> <p>Interview:</p> <p>- Walker (TC) stated the Certifying Authority has not raised concerns about compliance with the Crown Certificates and/or the Building Code of Australia.</p>				
G7	A7	Planning Secretary as Moderator	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	<p>Condition noted.</p> <p>It is also noted that Council had provided approval to access the site from the Parkside Crescent in Campbelltown City Council (20 February 2024) Road Occupancy and Standing Plant Permit – No 100 Parkside Crescent, Campbelltown.</p>				



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G8	A8	Evidence of Consultation	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or approval; and  (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and  (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Assessed in G44, G53, G54, G55, G69, G99, G128, G150, and G162. Any non-compliance is indicated in the respective Condition.				
G9	A9	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 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).	Record sighted: - RCC (4 October 2023 on the cover page) Staging Report. - The Planning Secretary acknowledgement (21 December 2023) for Submission of Updated Staging Report made on 21 December 2023 - DPHI (17 January 2024) Lang Walker AO Medical Research Building Macarthur (SSD-17491477) Revised Staging Report, Conditions A13(c) and A14. Letter states: - "as nominee of the Planning Secretary, I am satisfied the revised Staging Report, prepared by Richard Crookes, Revision 4 dated 20 December 2023, has been prepared in accordance with conditions A13(c) and A14 of SSD-17491477." - "No operational stages are proposed in the revised Staging Report and the project will become operational once all works, as per the issued consent, are completed." - Please note that if there are any inconsistencies between the revised Staging Report and the conditions of consent, the conditions will prevail." - Staging reports were sighted in the project website.				
G10	A10	Staging	A Staging Report prepared in accordance with condition A9 must: (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;  (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);  (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and  (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	Record sighted: - RCC (4 October 2023 on the cover page) Staging Report. (a) Provided in Section 2  (b) Provided in Section 2  (c) Provided in Section 4  (d) Provided in Section 4				
G11	A11	Staging	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	From observation onsite, the site construction is consistent with Construction Stage 2.				
G12	A12	Staging	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.	Relevant conditions were checked in this Independent Audit period.				



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G13	A13	Staging, Combining and Updating Strategies, Plans or Programs	The Applicant may: (a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); (b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and (c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	Record sighted: - RCC (20 December 2023) Staging Report, Rev. 4. - The Planning Secretary acknowledgement (21 December 2023) for Submission of Updated Staging Report made on 21 December 2023 - DPHI (17 January 2024) Lang Walker AO Medical Research Building Macarthur (SSD-17491477) Revised Staging Report, Conditions A13(c) and A14. - DPHI (17 April 2024) Lang Walker AO Medical Research Building - Macarthur (SSD-117491477) Revised Construction Environmental Management Plan and Sub-plans, Condition A14. Document noted the revised CEMP and sub-plans : 1. Construction Traffic and Pedestrian Management Sub-plan, Issue 3 dated 23 February 2024, prepared by ptc.; and 2. Flood Emergency Response Sub-Plan, Revision 2 dated 23 February 2024, prepared by TTW Pty Ltd. 3. CEMP, Revision 5 dated 26 February 2024, prepared by Richard Crookes Constructions. - Walker (18 July 2024) Condition A13 and A14 Revised Soil Remediation Management Plan and the Post Approval Form.  The last staging report states that there is no staged handover, no staged operation, and no staged occupancy are proposed until all construction is completed, including internal fit out, landscaping, and public domain.				
G14	A14	Staging, Combining and Updating Strategies, Plans or Programs	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.	Record sighted: - RCC (20 December 2023) Staging Report, Rev. 4. - The Planning Secretary acknowledgement (21 December 2023) for Submission of Updated Staging Report made on 21 December 2023 - DPHI (17 January 2024) Lang Walker AO Medical Research Building Macarthur (SSD-17491477) Revised Staging Report, Conditions A13(c) and A14. - DPHI (17 April 2024) Lang Walker AO Medical Research Building - Macarthur (SSD-117491477) Revised Construction Environmental Management Plan and Sub-plans, Condition A14. Document noted the revised CEMP and sub-plans : 1. Construction Traffic and Pedestrian Management Sub-plan, Issue 3 dated 23 February 2024, prepared by ptc.; and 2. Flood Emergency Response Sub-Plan, Revision 2 dated 23 February 2024, prepared by TTW Pty Ltd. 3. CEMP, Revision 5 dated 26 February 2024, prepared by Richard Crookes Constructions. - Walker (18 July 2024) Condition A13 and A14 Revised Soil Remediation Management Plan and the Post Approval Form.  The last staging report states that there is no staged handover, no staged operation, and no staged occupancy are proposed until all construction is completed, including internal fit out, landscaping, and public domain.				
G15	A15	Staging, Combining and Updating Strategies, Plans or Programs	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.	The Staging Plan approved by the Planning Secretary does not involve staged handover, staged operation, or staged occupancy. The strategy, plan (including management plan, architectural or design plan), or program were subjected to consultation with all parties required to be consulted in the relevant condition in this consent.				



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G16	A16	Staging, Combining and Updating Strategies, Plans or Programs	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.	Interview: - Walker and RCC stated that the construction is operating based on the most recent plans				
G17	A17	Structural Adequacy	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. Notes: • Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.	Record sighted: - GroupDLA (22 November 2023) BCA Design Compliance Statement (Statement No: GDL210264). This CC1 includes building footing, piling, shoring, and slab on ground. - GroupDLA (16 May 2024) CA Design Compliance Statement (Statement No: GDL210264.1). This CC is in respect to Stage 2 works; concrete structure, and services. - TTW (8 December 2023) Lang Walker AO Medical Research Building Structural Design Certificate. Interview: - Walker and RCC stated the Certifying Authority has not raised concerns about compliance with the Crown Certificates and/or the Building Code of Australia.				
G18	A18	External Walls and Cladding	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	This condition will be assessed in subsequent audit as this will be part of a later Construction Certificate (CC).				
G19	A19	External Materials	The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in Condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided: (a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials;	This condition will be assessed in subsequent audit as this will be part of a later Construction Certificate (CC).				
			(b) the quality and durability of any alternative material is the same standard as the approved external building materials; and	This condition will be assessed in subsequent audit as this will be part of a later Construction Certificate (CC).				
			(c) a copy of any approved changes to the external colours and/or building materials is provided to the Planning Secretary for information.	This condition will be assessed in subsequent audit as this will be part of a later Construction Certificate (CC).				
G20 (see also G139, G172)	A20	Design and Construction for Bush Fire	New construction must comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2018 Construction of buildings in bushfire-prone areas or the relevant requirements of the NASH Standard – Steel Framed Construction in Bushfire Areas (incorporating amendment A – 2015). New construction must also comply with the construction requirements in Section 7.5 of Planning for Bush Fire Protection 2019.	Record sighted: - BlackAsh (29 February 2024) Lang Walker Medical Research – Bushfire Certification. Document states "Certified that the Stamped plans dated 23 November 2023 for Stage 1 works meet the requirements of BAL 12.5 in accordance with Australian Standard AS3959- 2018 Construction of buildings in bushfire-prone areas." - BlackAsh (23 September 2024) Lang Walker Medical Research – Bushfire Certification. Document states "Certified that the Stamped plans dated 23 November 2023 for Stage 1 and Stage 2 dated 16 May 2024 works meet the requirements of BAL 12.5 in accordance with Australian Standard AS3959- 2018 Construction of buildings in bushfire-prone areas".				
G21	A21	Design and Construction for Bush Fire	The provision of water, electricity and gas must comply with Table 6.8c of Planning for Bush Fire Protection 2019.	Record sighted previously: - BlackAsh (29 February 2024) Lang Walker Medical Research – Bushfire Certification. Document states " <i>The provision of water, electricity and gas complies with Table 6.8c of Planning for Bush Fire Protection 2019.</i> "				



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G22	A22	Landscaping	Landscaping within the required asset protection zone must comply with Appendix 4 of Planning for Bush Fire Protection 2019, to ensure:	Record sighted: - BlackAsh (29 February 2024) Lang Walker Medical Research – Bushfire Certification. Document states Landscape plans reviewed and Condition A22 is met.				
			(a) a minimum 600mm wide cleared area suitable for pedestrian traffic is provided around the immediate curtilage of the building, or to the property boundary where the setbacks are less than 600mm;					
			(b) planting is limited in the immediate vicinity of the building;					
			(c) planting does not provide a continuous canopy to the building (i.e. trees or shrubs are isolated or located in small clusters);					
			(d) landscape species are chosen to ensure tree canopy cover is less than 15 per cent at maturity and trees do not touch or overhang buildings;					
			(e) the planting of species with rough fibrous bark, or which retain/shed bark in long strips or retain dead material in their canopies, is avoided;					
			(f) the use of smooth bark species of tree which generally do not carry a fire up the bark into the crown;					
			(g) the planting of deciduous species that may increase fuel at surface/ground level (i.e. leaf litter) is avoided;					
			(h) the planting of climbing species to walls and pergolas is avoided;					
			(i) combustible materials such as woodchips/mulch and flammable fuel stores are located away from the building;					
			(j) combustible structures such as garden sheds, pergolas and materials such as timber garden furniture are located away from the building; and					
(k) the use of low flammable species.								
G23	A23	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.	Condition noted				
G24	A24	Applicability of Guidelines	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	Interview: - Walker (TC) stated there has been no direction from the Planning Secretary.				



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G25	A25	Applicability of Guidelines	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing. 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.	Condition noted				



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G26	A26	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: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent;	Record Sighted in <a href="https://lwmb.walkercorp.com.au/">https://lwmb.walkercorp.com.au/</a> : - First IEA report (5 April 2024) and Walker Responses (15 April 2024) - SSD Consents. EIS, RTS - Architectural Plans, Landscape Plans, and Civil Plans under SSD Mod 1 - The original staging reports (October 2023) and the updated approved version (V4, December 2023) - The Planning Secretary approval (17 January 2024) for Staging Report (V4) dated 20 December 2023. - Construction certificates. - Copy of CEMP and all other Sub-plans. - DPHI (17 April 2024) Revised Construction Environmental Management Plan and Sub-plans, Condition A14. Letter acknowledging : 1. PTC Construction Traffic and Pedestrian Management Sub-plan, Issue 3 (23 Feb 2024) 2. TTW Flood Emergency Response Sub-Plan, Revision 2 (23 February 2024) 3. RCC CEMP (26 Feb 2024) - The Planning Secretary (17 January 2024) for Construction Worker Transport Strategy, Issue 1, 13 November 2023, prepared by ptc, Condition B20. - The Planning Secretary approval (22 December 2024) for Staging Report, Version 1 dated 6 December 2022, prepared by ADCO Construction, Conditions A9-A12.				
			(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;	- No noise and vibration monitoring proposed in the site Management Plans.				
			(vi) a summary of the current stage and progress of the development;	- Project status was signed in the project website.				
			(vii) contact details to enquire about the development or to make a complaint;	- Contact form was signed in the project website.				
			(viii) a complaints register, updated monthly;	- Complaint register was signed in the project website, but with no complaint listed since the commencement of construction.				
			(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;	- First IEA report (5 April 2024) and Walker Responses (15 April 2024) were signed . - DPHI acceptance of Audit report and response was signed .				
			(x) any other matter required by the Planning Secretary; and	- Walker (TC) stated that there has been no direction from the Planning Secretary were provided. - Construction Certificates are provided.				
			(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.	- Documents sighted were up to date.				
G27	A27	Compliance	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.	Record Sighted: - Induction presentation slides include the link to SSD and its conditions and state that all employees, contractors and sub-contractors are to comply with, the relevant conditions of consent.				


















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G28	A28	Incident Notification, Reporting and Response	The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.	Interview: - Walker (TC) and RCC (DB) stated that there have been no incident or non-compliances.				
G29	A29	Incident Notification, Reporting and Response	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.					
G30	A30	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.					
G31	A31	Non-Compliance Notification	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	Interview: - Walker (TC) and RCC (DB) stated that there have been no incident or non-compliances				
G32	A32	Non-Compliance Notification	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Interview: - Walker (TC) and RCC (DB) stated that there have been no incident or non-compliances				
G33	A33	Revision of Strategies, Plans and Programs	Within three months of: (a) the submission of a compliance report under condition A36;	Under 2020 Compliance Reporting Post Approval Requirements, Operation Compliance Report is required at intervals, no greater than 52 weeks from the date of commencement of operation (annually) or if in care & maintenance, from the commencement date of care and maintenance (annually).  Therefore, this condition is considered as non-triggered during construction phase.				
			(b) the submission of an incident report under condition A29;	Interview: - Walker (TC) and RCC (DB) stated that there have been no incident or non-compliances.				
			(c) the submission of an Independent Audit under condition C37 or C38;	Record sighted: - Walker ( 2 April 2024) Lang Walker Medical Research Building SSD-17491477 Conditions A13(c) & A14: Revised CEMP and sub-plans. - Walker (16 April 2024) Condition A33 letter to DPHI and Group DLA (Certifier) notifying review of plans following Audit. - NSW Gov Post Approval Form for Walker (16 April 2024).				
			(d) the approval of any modification of the conditions of this consent; or	There has been no modification since Mod 1 which was approved prior to commencement of Construction/site occupation.				
			(e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, The strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.	Interview: - Walker (TC) and RCC (DB) stated that there has been no direction from the Planning secretary				



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G34	A34	Revision of Strategies, Plans and Programs	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. 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.	Record sighted: - DPHI (17 April 2024) Lang Walker AO Medical Research Building - Macarthur (SSD-117491477) Revised Construction Environmental Management Plan and Sub-plans, Condition A14. Document noted the revised CEMP and sub-plans : 1. Construction Traffic and Pedestrian Management Sub-plan, Issue 3 dated 23 February 2024, prepared by ptc. 2. Flood Emergency Response Sub-Plan, Revision 2 dated 23 February 2024, prepared by TTW Pty Ltd. 3. CEMP, Revision 5 dated 26 February 2024, prepared by Richard Crookes Constructions. - Walker (18 July 2024) Condition A13 and A14 Revised Soil Remediation Management Plan to DPHI and the correspondence Post Approval Form.  - The Planning Secretary acknowledgement email dated 14 Feb 2024 for the revised Waste Management Plan that was submitted on 14 Feb 2024. It is noted that the plan is revised but there is no change register on the document and the date on the document is not changed. - Walker email submission via the project portal (22 March 2024) and submission receipt from the project portal for CEMP v5 (26 February 2024) and sub-plans. Acknowledgement listed B14, B15, B16, B17, B18, B19 as the Applicable Conditions. - RCC Aconex correspondence (ref: RCC-GCOR-001117) on 26 March 2024 to the Certifier providing the updated CEMP and sub-plans.				
G35	A35	Compliance Reporting	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.	Under 2020 Compliance Reporting Post Approval Requirements, Operation Compliance Report is required at intervals, no greater than 52 weeks from the date of commencement of operation (annually) or if in care & maintenance, from the commencement date of care and maintenance (annually).  Thus this condition is considered as non-triggered during construction phase.				
G36	A36	Compliance Reporting	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements, unless otherwise agreed by the Planning Secretary.	Under 2020 Compliance Reporting Post Approval Requirements, Operation Compliance Report is required at intervals, no greater than 52 weeks from the date of commencement of operation (annually) or if in care & maintenance, from the commencement date of care and maintenance (annually).  Thus this condition is considered as non-triggered during construction phase.				
G37	A37	Compliance Reporting	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.	Under 2020 Compliance Reporting Post Approval Requirements, Operation Compliance Report is required at intervals, no greater than 52 weeks from the date of commencement of operation (annually) or if in care & maintenance, from the commencement date of care and maintenance (annually).  Thus this condition is considered as non-triggered during construction phase.				



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G38	A38	Compliance Reporting	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	Under 2020 Compliance Reporting Post Approval Requirements, Operation Compliance Report is required at intervals, no greater than 52 weeks from the date of commencement of operation (annually) or if in care & maintenance, from the commencement date of care and maintenance (annually).  Thus this condition is considered as non-triggered during construction phase.				
G39	A39	Other Approvals	This consent in no way implies automatic approval for the internal fit-out and operation of any supporting café or restaurant use within the Lang Walker AO Medical Research Building. Separate approval(s) must be obtained from the relevant authority for the above works and use(s), where required.	Currently there is no internal fit-out and operation of any supporting café or restaurant within the Lang Walker AO Medical Research Building. This Condition is currently non-triggered. This item Condition will be assessed in the subsequent Audit.				
PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION								
G40	B1	Notification of Commencement	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	Record Sighted: - Walker (21 December 2023) Lang Walker AO Medical Research Building – Macarthur SSD-17491477 – Condition B1 Notice of Commencement. - The Planning acknowledgement email to Walker dated 21 December 2023.				
G41	B2	Notification of Commencement	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	The construction is actually not staged as the project will be completed and operated at the end of Construction as a whole. However, Walker prepared Staging report and notified DPHI of the called "Stage 2" Construction on 17 July 2024. Geosyntec consider the called Stage 2 is more of Phase 2 of the Construction.				
G42	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.	Record Sighted: - GroupDLA (22 November 2023) BCA Design Compliance Statement (Statement No: GDL210264). Certificate include footing, shoring and ground-slab. - GroupDLA (16 May 2024) CA Design Compliance Statement (Statement No: GDL210264.1). This CC is in respect to Stage 2 works; concrete structure, and services. - Aconex (9 Nov 2023) RRC-GCOR-000126 to the certifier. The listed plans were submitted to the certifier. - TTW (8th December 2023) Structural Design Certificate.   TTW-ST-30A XXX-000 [H] COVER SHEET  TTW-ST-30A XXX-001 [H] NOTES  TTW-ST-31B B00-001 [H] SHORING AND FOOTING PLAN  TTW-ST-31B B01-001 [H] LOWER GROUND 02 OUTLINE PLAN  TTW-ST-31B B02-001 [H] LOWER GROUND 01 OUTLINE PLAN  TTW-ST-31B L00-001 [H] LEVEL 00 OUTLINE PLAN  TTW-ST-31C XXX-000 [D] SHORING ELEVATIONS  TTW-ST-31D XXX-001 [C] SHORING SECTIONS - SHEET 1  TTW-ST-31D XXX-002 [C] SHORING SECTIONS - SHEET 2  TTW-ST-31D XXX-003 [C] SHORING DETAILS - SHEET 1  TTW-ST-31D XXX-004 [C] SHORING DETAILS - SHEET 2  TTW-ST-31D XXX-101 [H] FOOTING SECTIONS AND DETAILS - SHEET 1  TTW-ST-31D XXX-102 [G] FOOTING SECTIONS AND DETAILS - SHEET 2  TTW-ST-31D XXX-103 [C] FOOTING SECTIONS AND DETAILS - SHEET 3  TTW-ST-31D XXX-201 [G] TYPICAL SLAB ON GROUND SECTIONS AND DETAILS				



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G43	B4	External Walls and Cladding	Prior to the commencement of 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.	This Condition is currently non-triggered as it will be assessed prior to subsequent CC.				
G44	B5	Pre-Construction Dilapidation Report – Protection of Public Infrastructure	Prior to the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services and Infrastructure that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;	Interview: - RRC (DB) stated that there are no known services and/or infrastructure that are likely to be affected by the development outside the boundary. Inside the boundary, there has been communication with the Sydney Water (under Section 73).  Record sighted: - Sydney Water Case No. 199096WW drawings dated 21.12.22 that are part of Section 73 are stamped on 29.02.24 "for Construction" by mgp building and infrastructure services Pty Ltd.				
			(b) prepare a Pre-Construction Dilapidation Report identifying the condition of all public (non-residential) infrastructure and assets in the vicinity of the site (including roads, gutters and footpaths) that have potential to be affected;	Record sighted: - AUDDILAPS Dilapidation reports for MCS Building (5 October 2023), adjacent Carparking Areas (5 October 2023) , Building D Corridor (25 October 2023), Building D Loading Bay (25 October 2023), and Council Assets (5 October 2023).				
			(c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and	Record sighted: - Certifier listed all dilapidation reports in the CC1 (23/11/2023). - Submission email from RRC to the Council dated 25 October 2023. - Submission email from Walker to the Western Sydney University dated 2 November 2023. - Submission email from Walker to the Health Infrastructure and South Western Sydney LHD dated 2 November 2023.				
			(d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary when requested.	Record sighted: - Submission email from Walker to the Planning secretary dated 21 December 2023 - The Planning Secretary (8 January 2024) replied Walker and reiterates that the submission is only required if requested so.				
G45	B6	Pre-Construction Survey – Adjoining Properties	Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of buildings that are likely to be impacted by the development.	Record sighted: - AUDDILAPS Dilapidation reports for MCS Building (5 October 2023), adjacent Carparking Areas (5 October 2023) , Building D Corridor (25 October 2023), Building D Loading Bay (25 October 2023), and Council Assets (5 October 2023) .				
G46	B7	Pre-Construction Survey – Adjoining Properties	Where the offer for a pre-construction survey is accepted (as required by condition B6), the Applicant must arrange for a survey to be undertaken by a suitably qualified and experienced expert prior to the commencement of vibration generating works that could impact on the identified buildings.	Record sighted: - AUDDILAPS Dilapidation reports for MCS Building (5 October 2023), adjacent Carparking Areas (5 October 2023) , Building D Corridor (25 October 2023), Building D Loading Bay (25 October 2023), and Council Assets (5 October 2023).				



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G47	B8	Pre-Construction Survey – Adjoining Properties	Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition B7, the Applicant must: (a) provide a copy of the relevant survey to the owner of each residential building surveyed in the form of a Pre-Construction Survey Report;	Record sighted: - Submission email from RRC to the Council dated 25 October 2023 providing a copy of the dilapidation reports. - Submission email from Walker to the Western Sydney University dated 2 November 2023 providing a copy of the dilapidation reports. - Submission email from Walker to the Health Infrastructure and South Western Sydney LHD dated 2 November 2023 providing a copy of the dilapidation reports..				
			(b) submit a copy of the Pre-Construction Survey Report to the Certifier; and	Record sighted: - Certifier listed all dilapidation reports in the CC1 (23/11/2023).				
			(c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary when requested.	Walker (TC) stated there has been no request from that Planning Secretary.				
G48	B9	Ecologically Sustainable Development	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate that ESD is being achieved by either: (a) registering for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifier; or	Record sighted: - GBCA acknowledgement emails (1 February 2022 and 3 December 2023) for the Lang Walker AO Medical Research Building - Macarthur. Project Ref No. GS-7159DA. - Walker submission to the Certifier via Aconex dated 11 January 2024. - The Certifier (GroupDLA) email dated 22 January 2023 confirmed that the lodgement of 5 Greenstar has been made to the GBCA.				
			(b) seeking approval from the Planning Secretary for an alternative certification process.	Not applicable as Option (a) is met				
G49	B10	Outdoor Lighting	Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting to be installed within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	This Condition is considered as non-triggered at this stage and will be assessed in the subsequent Audit.				
G50	B11	Demolition	Prior to the commencement of construction, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.	Record sighted: - ACE Civil (21 November 2023) Compliance Statement states "All Demolition works will be carried out in strict accordance to Councils Consent Condition and the relevant standards and codes including (but not limited to), Australian Standard AS2601- 2001 Demolition of Structures." - The Planning Secretary acknowledgement emails (21 December 2023 and 9 January 2023) for Lang Walker AO Medical Research Building - Macarthur - B11 Demolition Compliance.				
G51	B12	Helicopter Operations	Prior to the commencement of construction, evidence must be submitted to the satisfaction of the Certifier to demonstrate that the replacement hospital helipad is operational, as approved under SSD 9241, or arrangements otherwise agreed to in writing by NSW Health.	Record sighted: - Health Infrastructure letter (30 November 2022) to Department of Planning, Industry and Environment confirming that new helipad at Campbelltown Hospital (constructed under SSD-9241) is fully operational. - Walker email (30 November 2022) to the Certifier. Email provides a copy of the letter issued by Health Infrastructure above. The certifier acknowledged the receipt on the same day.				



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G52	B13	Environmental Management Plan Requirements	Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020). Notes: <ul style="list-style-type: none"><li>• The Environmental Management Plan Guideline is available on the Planning Portal at: <a href="https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval">https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval</a></li><li>• The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.</li></ul>	Record sighted: Richard Crookes (31 January 2024 revised on 26 February 2024) Lang Walker Medical Research Building Construction Environmental Management Plan (CEMP).				



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G53	B14	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 information. The CEMP must include, but not be limited to, the following: (a) Details of: (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) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; (vii) community consultation and complaints handling;	Record sighted: - Richard Crookes (31 October 2023 revised on 31 January 2024 and 26 February 2024) Lang Walker Medical Research Building Construction Environmental Management Plan (CEMP). (i) Section 1.2 of CEMP provide this information (ii) Section 1.3 of CEMP provide this information (iii) Section 7 of CEMP provide this information (iv) Section 10.2 of CEMP and Erosion and Sediment Control Plan (TTW CI-20A NLS-002 Rev F, G, and H) provide this information. (v) Section 3.15 of PTC Construction Traffic and Pedestrian Management Sub-Plan provide this information (vi) Section 14.3 of the CEMP and the Appendix provide this information (vii) Section 8 of CEMP provide this information - RCC Aconex correspondence (ref: RCC-GCOR-001117) on 26 March 2024 to the Certifier providing the updated CEMP and sub-plans. - Walker email submission via the project portal (22 March 2024) and submission receipt from the project portal for CEMP v5 (26 February 2024) and sub-plans. Acknowledgement listed B14, B15, B16, B17, B18, B19 as the Applicable Conditions. - Walker CEMP and sub-plans submission to the Planning Secretary on 10 January 2024 and acknowledged by Planning on the same day. Acknowledgement listed B14, B15, B16, B17, B18 as the Applicable Conditions. - Certifier CC1 showed that they received the CEMP - Latest Sediment control plan was submitted to the Certifier on 19 February 2024.				
			(b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed;	RCC (27 October 2023) Unexpected Finds Procedure presents the unexpected finds protocol for contamination.				
			(c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;	RCC (27 October 2023) Unexpected Finds Procedure presents the unexpected finds protocol for archaeological finds in Section 1.5.2.				
			(d) Construction Traffic and Pedestrian Management Sub-Plan (see condition B15);	Record sighted: - PTC (23 February 2024) Lang Walker AO Medical Research Building - Macarthur Western Sydney University Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP)				
			(e) Construction Noise and Vibration Management Sub-Plan (see condition B16);	Record sighted: - PWNA (5 February 2024) Western Sydney University – Macarthur Medical Research Centre Construction Noise and Vibration Management Sub-Plan From comparing the October 2023 version of document to February 2024 version, it is noted that the change was made in Section 5.3.3 on Complaint management system.				
			(f) Construction Waste Management Sub-Plan (see condition B17);	Record sighted: - Richard Crookes (11 October 2023) Lang Walker Medical Research Building Construction Waste Management Plan.				
			(g) Flood Emergency Response (see condition B18);	Record sighted: - TTW (23 February 2024) Flood Emergency Response Plan Medical Research Building Macarthur.				



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G54	B15	Construction Environmental Management Plan	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: (a) be prepared by a suitably qualified and experienced person(s);	Record sighted: - PTC (23 February 2024) Lang Walker AO Medical Research Building - Macarthur Western Sydney University Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP). Construction Traffic and Pedestrian Management Sub-Plan was prepared and reviewed by Traffic Engineers (Priya Baaskaraun & Pragya Sharma and Andrew Morse & Jake Jansen) from PTC Consultants. - The Planning Secretary acknowledgement (9 January 2024) for B15 and B19. - Walker CEMP and sub-plans submission to the Planning Secretary on 10 January 2024 and acknowledged by Planning on the same day. Acknowledgement listed B14, B15, B16, B17, B18 as the Applicable Conditions.				
			(b) be prepared in consultation with Council;	Appendix 5 of Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) provides evidence of consultation with the Council.				
			(c) detail: (i) measures to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; (ii) measures to ensure the safety of vehicles and pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs; (iii) heavy vehicle routes, access and parking arrangements; (iv) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, in accordance with the latest version of AS 2890.2; and (v) arrangements to ensure that construction vehicles enter and leave the site in a forward direction unless in specific exceptional circumstances under the supervision of accredited traffic controller(s).	(i) & (ii) Sections 3.8, 3.9, 3.11, 3.18, 3.19, 3.22, 3.23., and 4 of Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) provide this information (iii) Sections 3.5, 3.6, 3.7, 3.17, and 3.18 provide this information (iv) Sections 3.5, 3.6, 3.8, 3.10 provide this information (v) Requirements for vehicles entering and leaving in a forward direction is not clearly provided in the plan.	<b>Recommendation:</b> <b>Please update the Construction Traffic and Pedestrian Management Sub-Plan to include a requirement that construction vehicles should enter and leave the site in a forward direction, unless in specific exceptional circumstances under the supervision of accredited traffic controller(s).</b>			

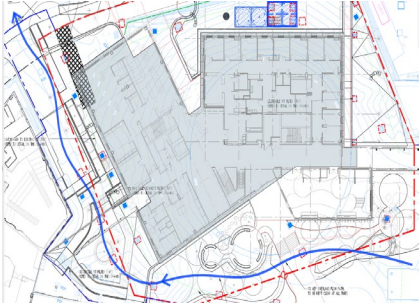


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G55	B16	Construction Environmental Management Plan	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced noise expert;	Record sighted: - PWNA (5 February 2024) Western Sydney University – Macarthur Medical Research Centre Construction Noise and Vibration Management Sub-Plan. Appendix B of Construction Noise and Vibration Management Sub-Plan showed that the document was prepared by PWNA consultant with Australian Acoustical Society Membership. - Walker CEMP and sub-plans submission to the Planning Secretary on 10 January 2024 and acknowledged by Planning on the same day. Acknowledgement listed B14, B15, B16, B17, B18 as the Applicable Conditions.				
			(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);	Section 3.2.1 of Construction Noise and Vibration Management Sub-Plan provides this information.				
			(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;	Section 5 of Construction Noise and Vibration Management Sub-Plan provides this information.				
			(d) include strategies that have been developed with the community for managing high noise generating works;	Section 5 of Construction Noise and Vibration Management Sub-Plan provides this information.				
			(e) describe the community consultation undertaken to develop the strategies in condition B16(d);	Sections 5.3.3 and 5.3.4 of Construction Noise and Vibration Management Sub-Plan provide this information.				
			(f) include a complaints management system that would be implemented for the duration of the construction;	Section 5.4 of Construction Noise and Vibration Management Sub-Plan provides this information.				
			(g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B13; and	Construction Noise and Vibration Management Sub-Plan addresses this requirement.				
			(h) be generally in accordance with the relevant management and mitigation measures outlined in 'Environmental Impact Statement – Acoustic Assessment' prepared by Pulse White Noise Acoustics and dated 1 February 2023.	Section 3 of Construction Noise and Vibration Management Sub-Plan provides this information.				
G56	B17	Construction Environmental Management Plan	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the procedures for the management of waste including the following: (a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use for materials to remain;	Record sighted: - Richard Crookes (11 October 2023) Lang Walker Construction Waste Management Sub-Plan (CWMSP). - Section 3 of Richard Crookes (11 October 2023) Land Walker Construction Waste Management Sub-Plan (CWMSP) addresses this requirement. - Walker CEMP and sub-plans submission to the Planning Secretary on 10 January 2024 and acknowledged by Planning on the same day. Acknowledgement listed B14, B15, B16, B17, B18 as the Applicable Conditions.				
			(b) information regarding the recycling and disposal locations; and	- Section 2 of Richard Crookes (11 October 2023) Land Walker Construction Waste Management Sub-Plan (CWMSP) addresses this requirement.				
			(c) confirmation of the contamination status of the development areas of the site based on the validation results.	- RCC (1 February 2024) Soil Remediation Management Plan Section 6 addresses this condition.				



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G57	B18	Construction Environmental Management Plan	The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s);	Record sighted: - TTW (23 February 2024) Flood Emergency Response Sub-Plan (FERSP) Medical Research Building - Macarthur. Flood Emergency Response Sub-Plan (FERSP) was approved by TTW Flood associate. - Walker CEMP and sub-plans submission to the Planning Secretary on 10 January 2024 and acknowledged by Planning on the same day. Acknowledgement listed B14, B15, B16, B17, B18 as the Applicable Conditions.				
			(b) address the provisions of the Floodplain Risk Management Guidelines (EHG);	Provided in the Flood Emergency Response Sub-Plan (FERSP).				
			(c) include details of: NSW Government 17 Lang Walker AO Medical Research Building - Macarthur Department of Planning and Environment (SSD-17491477) (i) the flood emergency responses for both construction phases of the development; (ii) predicted flood levels; (iii) flood warning time and flood notification; (iv) assembly points and evacuation routes; (v) evacuation and refuge protocols; and (vi) awareness training for employees and contractors, and users/visitors.	Provided in the Flood Emergency Response Sub-Plan (FERSP) Section 1, 2, 3, 4, 5 and 6.				
G58	B19	Construction Environmental Management Plan	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;	- Provided in Western Sydney University (undated) Driver Code of Conduct . - The Planning Secretary acknowledgement (9 January 2024) for document for B15 and B19				
			(b) minimise conflicts with other road users;	Provided in Western Sydney University (undated) Driver Code of Conduct and the document referred by Driver Code of Conduct.				
			(c) minimise road traffic noise; and	Provided in Western Sydney University (undated) Driver Code of Conduct and the document referred by Driver Code of Conduct.				
			(d) ensure truck drivers use specified routes.	Provided in Western Sydney University (undated) Driver Code of Conduct and the document referred by Driver Code of Conduct.				
G59	B20	Construction Parking	Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be provided to the Planning Secretary for information.	Record sighted: - PTC (13 November 2023) Construction Worker Travel Plan. Section 5 (Construction Worker Transportation Strategies) states "contractors and sub-contractors will be encouraged to use public transport, cycling and walking where possible, or to carpool. Detailed car parking arrangements will be developed."  - The Planning Secretary acknowledgement (12 January 2024) for Construction Worker Travel Plan for B20. - The Planning Secretary letter to Walker (17 January 2024) states that CWTS has been reviewed by the Applicant and no issues have been raised with the Department; contains the information required by condition B20; and was submitted to the Department prior to the commencement of construction.				



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G60	B21	Soil and Water	<p>Prior to the commencement of construction, the Applicant must:</p> <p>(a) install erosion and sediment controls on the site to manage wet weather events; and</p> <p>(b) divert existing clean surface water around operational areas of the site.</p>	<p>Observation:</p> <ul style="list-style-type: none"> <li>- Sediment fencing was observed around the majority of the perimeter, particularly on the low ends of the site.</li> <li>- A cattle grid was observed.</li> <li>- Geotextile membrane was observed within the stormwater drains in and around the site.</li> </ul>				
G61	B22	Soil and Water	<p>Prior to the commencement of construction, erosion and sediment controls must be installed and maintained, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils &amp; Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'.</p> 	<p>Record sighted:</p> <ul style="list-style-type: none"> <li>- Erosion and Sediment Control Plan (TTW-CI-20A NLS-002 Rev F, G, and H)</li> <li>- TTW (31 October 2023) Lang Walker AO Medical Research Building Civil Design Certificate that states the Erosion and Sediment Control Plan (TTW-CI-20A NLS-002 Rev F) is in accordance with the following: <ul style="list-style-type: none"> <li>▪ AS 3500.3 National Plumbing and Drainage Code</li> <li>▪ Australian Rainfall and Runoff 2019</li> <li>▪ NSW Department of Housing Managing Urban Stormwater</li> </ul> </li> </ul> <p>Observation:</p> <ul style="list-style-type: none"> <li>- Sediment fencing was observed around the majority of the perimeter, particularly on the low ends of the site.</li> <li>- A cattle grid was observed.</li> <li>- Geotextile membrane was observed within the stormwater drains in and around the site.</li> </ul>				
G62	B23	Soil and Water	<p>Prior to the commencement of construction, the Applicant describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI.</p>	<p>Record sighted:</p> <ul style="list-style-type: none"> <li>- Erosion and Sediment Control Plan (TTW-CI-20A NLS-002 Rev H dated 6 February 2024).</li> </ul>				
G63	B24	Flood Management	<p>Prior to the commencement of construction, the Applicant must prepare and implement for the duration of construction:</p> <p>(a) flood warning and notification procedures for construction workers on site; and</p> <p>(b) evacuation and refuge protocols</p>	<p>Record sighted:</p> <p>TTW (23 February 2024) Flood Emergency Response Sub-Plan (FERSP) Medical Research Building - Macarthur Section 5 and 6.</p>				
G64	B25	Flood Management	<p>Prior to the commencement of construction, the Certifier must be satisfied that all floor levels will be no lower than the 1% Annual Exceedance Probability flood plus 300mm of freeboard.</p>	<p>Record sighted:</p> <ul style="list-style-type: none"> <li>- TTW (2 November 2023) Flood Certificate - Design Building Floor Levels – ref. SSDA Conditions B25 and B26 The certificate states that the current design FFLs of the building satisfy SSDA condition B25.</li> <li>- Certifier CC1 listed that Condition B25 is satisfied.</li> </ul>				
G65	B26	Flood Management	<p>Prior to the commencement of construction, the Certifier must be satisfied that any structures below the 1% Annual Exceedance Probability plus 300mm of freeboard will be constructed from flood compatible building components.</p>	<p>This condition is not triggered because according to TTW Flood Certificate (2 November 2023) the current design FFLs of the building satisfy SSDA condition B25.</p>				



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G66	B27	Operational Noise – Design of Mechanical Plant and Equipment	Prior to installation of mechanical plant and equipment: (a) a detailed assessment of mechanical plant and equipment with compliance with the relevant project noise trigger levels as recommended in 'Environmental Impact Statement – Acoustic Assessment' prepared by Pulse White Noise Acoustics and dated 9 November 2021 must be undertaken by a suitably qualified person; and	Record sighted: - PWNA (6 March 2024) Memorandum Crown Certification Stage 2, Condition B27. - PWNA (2 May 2024) WSU LWMRB: Down-Duct Recommendations For Mechanical Services. - Seda Services (2 May 2024) Design certificate CC2 - Mechanical.				
			(b) evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under (a) have been incorporated into the design to ensure the development will not exceed the project noise trigger levels identified in the 'Environmental Impact Statement – Acoustic Assessment' prepared by Pulse White Noise Acoustics and dated 1 February 2023.	Record Sighted: - Seda Services (2 May 2024) Design certificate CC2 - Mechanical. - CC2				
G67	B28	Operational Waste Storage and Processing	Prior to the commencement of construction of waste storage and processing areas, the Applicant must <b>obtain agreement from Council for the design of the operational waste storage</b> area (where waste removal will be undertaken by Council). Where waste removal will be undertaken by a third party, <b>evidence must be provided to the Certifier</b> that the design of the operational waste storage area: (a) is constructed using solid non-combustible materials;	Record sighted: - UWS email to Walker (29 February 2024) confirmed that Veolia will be the 3rd party waste removalist. - BVN (28 February 2024) Consultant Design Statement - SSD B28 Operational Waste Storage and Processing, stating " <i>the design provided by it for waste storage, has been prepared in accordance with Condition B28 (a) to (e) of the development approval</i> " - Waste Management Plan No. 610.30401-R01-v4.0 Revision 4 issued by Andrew Quinn of SLR Consulting Australia Pty Ltd, dated 11/01/2023 - GroupDLA (16 May 2024) CA Design Compliance Statement (Statement No: GDL210264.1).				
			(b) is designed to ensure the door/gate to the waste storage area is vermin proof and can be openable from both inside and outside the storage area at all times;					
			(c) includes a hot and cold water supply with a hose through a centralised mixing valve;					
			(d) is naturally ventilated or an air handling exhaust system must be in place; and					
			(e) includes signage to clearly describe the types of materials that can be deposited into recycling bins and general garbage bins.					
G68	B29	Operational Access and Service Vehicle Arrangements	Prior to the commencement of construction of operational access facilities, evidence of compliance of the design of operational access arrangements with the following requirements must be submitted to the Certifier: The swept path of the largest service vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the site, must be in accordance with the latest version of AS 2890.2.	Record sighted: - PTC (28 March 2022) Transport and Accessibility Impact Assessment. The Driveway assessment drawing PTC-1 Rev 5 in Appendix A shows refuse truck swept path. - TTW (31 October 2023) Civil Design Certificate. The civil design of Lang Walker AO Medical Building as shown on the list of drawings attached in accordance with the following: ▪ AS 2890.2 Off Street Car Parking – Commercial Vehicle Facilities ▪ AS 2890.5 On Street Car Parking ▪ AS 3500.3 National Plumbing and Drainage Code ▪ Australian Rainfall and Runoff 2019 ▪ NSW Department of Housing Managing Urban Stormwater	The evidence of submission of Driveway assessment drawing PTC-1 Rev 5 to the Certifier, as part of CC2, will be assessed in subsequent Audit.			



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G69	B30	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.	This item is currently non-triggered. This item will be assessed in the subsequent Audit.				
G70	B31	Public Infrastructure	Prior to the commencement of any footpath or public domain works, the Applicant must obtain written agreement from Council for the provision of an item of permanent public infrastructure (the Item) at no cost to Council. The Item (e.g. a 4m x 4m picnic shelter with an accessible aluminium table and bench seats on a concrete slab, or similar) is to provide suitable benefit and accessible amenity for people using the public spaces within the Park Central area. The Item is to be constructed by the Applicant at a location agreed to by Council, and in accordance with Council's standards and specification (or as otherwise agreed by Council).	Record sighted: - Walker email to and from Campbelltown Council (17 and 19 July 2024). Re: SSD-17491477 - Condition B31. Council representative "confirm that the works identified in the attached email are the permanent public infrastructure works that Council agrees to be constructed by the applicant pursuant to condition B31 of the development consent".				
PART C DURING CONSTRUCTION								
G71	C1	Site Notice	A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements: (a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size;	Observation: Site notice observed address this Condition				
			(b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period;					
			(c) the approved hours of work, the name of the builder, Certifier, structural engineer, site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice(s); and					
			(d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.					
G72	C2	Operation of Plant and Equipment	All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	Record sighted: - Hammertech Equipment Inductions records. All equipment records have up to date maintenance, with the exception of two equipment which had status "pending review". Based on the information by RCC, these two equipment were never brought onsite. - Hammertech Equipment Induction record for the tower crane indicated that maintenance record passed, due in October.				
G73	C3	Demolition	Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B11.	Interview: - This is not relevant as there was no structure onsite previously.				



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G74	C4	Construction Hours	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and	Record sighted: - Hammertech sign in and out records on 8/8/2024. The record indicate sign in generally just before 7am. Sign out records generally indicate 7pm sign out. RCC states that the 7pm sign out is because Hammertech automatically signs out if workers don't sign out. Other workers sign out generally indicate sign out before 7pm. It is noted that work between 6-7pm is allowed under Condition C5.  Observation: - Delivery schedule board.				
			(b) between 8am and 1pm, Saturdays.	Record sighted: - Hammertech sign in and out records on 3/8/2024. Some sign in indicated sign in before 7pm. RCC stated that they're not allowed within the work area until 8am.				
			No work may be carried out on Sundays or public holidays.	Record sighted: - Hammertech sign in and out records on 18/8/2024. No one signed in and out.				
G75	C5	Construction Hours	Notwithstanding condition C4, provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours: (a) between 6pm and 7pm, Mondays to Fridays inclusive; and	Record sighted: - Hammertech sign in and out records on 3/8/2024, 8/8/2024, 18/8/2024. No work has been conducted outside hours.				
			(b) between 1pm and 4pm, Saturdays.					
G76	C6	Construction Hours	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	Interview: - RCC (GP) stated that out of hours work has not occurred.				
			(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.					
G77	C7	Construction Hours	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.	Interview: - RCC (GP) stated that out of hours work has not occurred.				



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G78	C8	Construction Hours	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.	Record sighted: - Section 5.2 of PWNA (10 October 2023) Western Sydney University – Macarthur Medical Research Centre Construction Noise and Vibration Management Sub-Plan.  Interview: RCC (DB) stated that these works are not proposed on site.				
G79	C9	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).	Interview: - RCC (DB) confirmed that construction was conducted in accordance with the most recent version of the CEMP and subplans.				
G80	C10	Construction Traffic	All construction vehicles (excluding site personnel vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.	Record sighted previously: - PTC (23 February 2024) Lang Walker AO Medical Research Building - Macarthur Western Sydney University Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP). Section 3.5.1 states "No queuing or marshalling of trucks is permitted on any public road and all loading and unloading of materials will be undertaken within the site or the works zone." - South Western Sydney Local Health District Disruption Notice Communication for the set up of mobile crane (14/02/2024-17/02/2024), which includes the plan to park adjacent to the site. - Email from SWSLHD on approval for the Disruption Notice.  Observation: - No construction vehicles were observed onsite.				
G81	C11	Hoarding Requirements	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.	Record sighted: Observation: - No third party advertising or graffiti was observed.				
G82	C12	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.	Record sighted: - PTC (23 February 2024) Lang Walker AO Medical Research Building - Macarthur Western Sydney University Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP). Section 3.3, 3.18 and 3.22 states "Public roads and access points will not be obstructed by any materials, vehicles, refuse skips or the like, under any circumstances." "Access to all adjoining properties will be maintained throughout the works." "The roads and footpaths along the route of travel will be kept in a serviceable state at all times."  Observation: - No obstruction was observed on public way.				



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G83	C13	Construction Noise Limits	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	Observation: No unacceptable noise was observed at the time of the audit, noting that no work was occurring.				
G84	C14	Construction Noise Limits	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.	Interview: - RCC (DB) stated that delivery hours are communicated during induction and they conduct prestart (Club 130) to discuss deliveries for the next day, ensuring that vehicles arrive within the approved hours.  Record sighted: - Hammertech Daily Operations Planning Meeting (12.02/2024). - Site Induction includes working hours and also states that all deliveries are coordinated at Club 2:30 and put on a delivery board. - Photograph of Club 130 on delivery schedule.				
G85	C15	Construction Noise Limits	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.	Interview: - RCC (DB) stated that all vehicles (including forklift) are fitted with quackers, noting that this could not be observed at the audit time as there was no vehicle onsite.				
G86	C16	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 DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and  (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	Record sighted: - Section 3.3.2.2 and 3.3.1 of PWNA (10 October 2023) Western Sydney University – Macarthur Medical Research Centre Construction Noise and Vibration Management Sub-Plan.  Interview: - RCC (DB) stated that vibratory monitoring is not expected as activities that would cause exceedances in vibration are not proposed. Monitoring is only proposed if there is a complaint or if there is change in the construction method.  Observation: - The earthworks have been completed. No unacceptable vibration was observed.				
G87	C17	Vibration Criteria	Vibratory compactors must not be used closer than 30m from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C16	Interview: - RCC (DB) stated that vibratory compactors have not been used.				
G88	C18	Vibration Criteria	The limits in conditions C16 and C17 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B16 of this consent.	Interview: - RCC (DB) stated that vibratory compactors have not been used.				



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G89	C19	Tree Protection	<p>For the duration of the construction works:</p> <p>(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;</p> <p>(b) all street trees immediately adjacent to the property boundary must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council; and</p> <p>(c) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.</p>	<p>Observation:</p> <p>- No evidence of street trees were present on Parkside Crescent.</p>				
G90	C20	Air Quality	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	<p>Observation:</p> <p>- No unacceptable dust was observed.</p>				
G91	C21	Air Quality	<p>During construction, the Applicant must ensure that:</p> <p>(a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust;</p> <p>(b) all trucks entering or leaving the site with loads have their loads covered;</p> <p>(c) trucks associated with the development do not track dirt onto the public road network;</p> <p>(d) public roads used by these trucks are kept clean; and</p> <p>(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</p>	<p>Record sighted:</p> <p>- PTC (23 February 2024) Lang Walker AO Medical Research Building - Macarthur Western Sydney University Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP). Sections 3.3 and 3.15 address this requirement</p> <p>Observation:</p> <p>- No unacceptable dust was observed.</p>				
G92	C22	Soil and Water	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'.	<p>Observation:</p> <p>- Sediment fencing was observed around the majority of the perimeter, particularly on the low ends of the site.</p> <p>- A cattle grid was observed.</p> <p>- Geotextile membrane was observed within the stormwater drains in and around the site.</p> <p>- Coir logs were observed in some locations.</p> <p>Interview:</p> <p>- RCC stated that at present any stormwater collected within the excavations will be flocculated in flocculation tanks and disposed of. A permanent OSD will be constructed. There is no requirement for temporary OSD.</p>				
G93	C23	Imported Fill	The Applicant must:	<p>Interview:</p> <p>- RCC (JP) stated that there has not been imported material since the last audit.</p>				
			(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.	Noted.				



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G94	C24	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.	Observation: - Sediment fencing was observed around the majority of the perimeter, particularly on the low ends of the site. - A cattle grid was observed. - Geotextile membrane was observed within the stormwater drains in and around the site.  Record Sighted: - Submission of Erosion and Sediment Control Plan (Rev. F and H) to the Certifier on 9 Nov 2023 (RCC-GCOR-000126) and 15 Feb 2024 (RCC-Transmit000120), respectively.  Interview: - RCC stated that at present any stormwater collected within the excavations will be flocculated in flocculation tanks and disposed of. A permanent OSD will be constructed. There is no requirement for temporary OSD.  The permanent OSD has not been connected to Council's stormwater drainage yet.																																							
G95	C25	Emergency Management	The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.	Record sighted: - Induction record slide 26 showed Emergency and Flood evacuation plan.																																							
G96	C26	Stormwater Management System	Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must: (a) be designed by a suitably qualified and experienced person(s);  (b) be generally in accordance with the conceptual design in 'Civil SSDA – Flood Assessment & Stormwater Management Report' prepared by TTW and dated 19 January 2023, 'Civil Engineering – Flood – Response to Submissions Report Responses' prepared by TTW and dated 19 June 2023, and approved drawing number TTW-CI-20A NLS-005 Rev H dated 08.06.23;  (c) be in accordance with applicable Australian Standards; and  (d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines;	Record sighted: - GroupDLA (22 November 2023) BCA Design Compliance Statement (Statement No: GDL210264). CC1 - GroupDLA (16 May 2024) CA Design Compliance Statement (Statement No: GDL210264.1). This CC is in respect to Stage 2 works; concrete structure, and services. - Goldfish&Bay (19 February 2024) Hydraulic Engineering Design Certificate. - Sitework Stormwater Plan (Drawing number TTW-CI-20A NLS-005 Rev J) - TTW (31 October 2023) Civil Design Certificate for CC1 drawing list : <table><tr><th>DRAWING NUMBER</th><th>DRAWING NAME</th><th>REVISION</th></tr><tr><td>TTW-CI-01A A00-001</td><td>COVER SHEET, NOTES AND LEGEND</td><td>H</td></tr><tr><td>TTW-CI-20A NLS-002</td><td>EROSION AND SEDIMENT CONTROL PLAN</td><td>F</td></tr><tr><td>TTW-CI-20A NLS-005</td><td>SITEWORKS STORMWATER PLAN</td><td>J</td></tr><tr><td>TTW-CI-20A NLS-006</td><td>BULK EARTHWORKS PLAN</td><td>E</td></tr><tr><td>TTW-CI-20A NLS-007</td><td>RETAINING WALLS PLAN</td><td>C</td></tr><tr><td>TTW-CI-20A NLS-012</td><td>OVERALL PAVEMENT PLAN</td><td>C</td></tr><tr><td>TTW-CI-20D XXX-007</td><td>BULK EARTHWORKS SECTIONS</td><td>E</td></tr><tr><td>TTW-CI-20D XXX-009</td><td>STORMWATER LONG SECTION</td><td>D</td></tr><tr><td>TTW-CI-20E XXX-010</td><td>OSD DETAILS</td><td>F</td></tr><tr><td>TTW-CI-20E XXX-011</td><td>DETAILS</td><td>E</td></tr><tr><td>TTW-CI-28D XXX-001</td><td>RETAINING WALLS DETAILS</td><td>C</td></tr></table>	DRAWING NUMBER	DRAWING NAME	REVISION	TTW-CI-01A A00-001	COVER SHEET, NOTES AND LEGEND	H	TTW-CI-20A NLS-002	EROSION AND SEDIMENT CONTROL PLAN	F	TTW-CI-20A NLS-005	SITEWORKS STORMWATER PLAN	J	TTW-CI-20A NLS-006	BULK EARTHWORKS PLAN	E	TTW-CI-20A NLS-007	RETAINING WALLS PLAN	C	TTW-CI-20A NLS-012	OVERALL PAVEMENT PLAN	C	TTW-CI-20D XXX-007	BULK EARTHWORKS SECTIONS	E	TTW-CI-20D XXX-009	STORMWATER LONG SECTION	D	TTW-CI-20E XXX-010	OSD DETAILS	F	TTW-CI-20E XXX-011	DETAILS	E	TTW-CI-28D XXX-001	RETAINING WALLS DETAILS	C			
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G97	C27	Aboriginal Cultural Heritage	Construction must be undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by Biosis dated 18/02/2022.	Record Sighted: - Unexpected finds protocol attached to the CEMP includes aboriginal unexpected find procedure. - Conditions in the EIS and RTS pertaining Aboriginal Cultural Heritage are assessed in G169. - Induction record slide 24 showed Unexpected Find protocol for Aboriginal Cultural Heritage.  Interview: - RCC (DB and JP) stated that no Aboriginal object or archaeological item were identified to date.																																							



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G98	C28	Unexpected Finds Protocol – Aboriginal Heritage	<p>In the event that surface disturbance identifies a new Aboriginal object:</p> <p>(a) all works must halt in the immediate area to prevent any further impacts to the object(s);</p> <p>(b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects;</p> <p>(c) the site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW under Department of Premier and Cabinet and the management outcome for the site included in the information provided to AHIMS;</p> <p>(d) the Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites; and</p> <p>(e) works may only recommence with the written approval of the Planning Secretary.</p>	<p>Interview:</p> <p>- RCC (DB and JP) stated that no Aboriginal object or archaeological items were identified to date.</p>				
G99	C29	Unexpected Finds Protocol – Historic Heritage	<p>If any unexpected archaeological relics are uncovered during the work, then:</p> <p>(a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary;</p> <p>(b) depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area as determined in consultation with Heritage NSW; and</p> <p>(c) works may only recommence with the written approval of the Planning Secretary.</p>	<p>Interview:</p> <p>- RCC (DB and JP) stated that no Aboriginal object or archaeological items were identified to date.</p>				
G100	C30	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	<p>Observation:</p> <p>- No unsecured waste or waste leaving the site to the neighbouring public or private properties.</p> <p>- Skip bins were present within the building and the designated waste area. The designated waste area was located in the adjacent hospital site that has been provided for construction material storage.</p>				
G101	C31	Waste Storage and Processing	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	<p>Record sighted:</p> <p>- EIAustralia (30 January 2024) Waste Classification Certificate. Top 3m of the in-situ material across the site was classified as GSW.</p> <p>- EIAustralia (19 March 2024) Waste Classification Certificate. Bottom 3m of the in-situ material across the site was classified as GSW.</p> <p>- EIAustralia (14 June 2024) Waste Classification Certificate. Natural material approximately below 0.3m bgl in targeted area was classified as VENM</p> <p>- EIAustralia (27 May 2024) Waste Classification Certificate. Fill material approximately below 1.3m bgl in targeted area was classified as GSW</p> <p>- Aussie Recycling (EPL 21389) tipping dockets for Feb to August 2024 for disposal of GSW.</p> <p>- Export register suggest that all exported materials are GSW material classified by EIAustralia (30 January 2024).</p>				



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G102	C32	Waste Storage and Processing	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.	<p>Observation:</p> <ul style="list-style-type: none"> <li>- No concrete pouring or concrete works observed on site.</li> </ul> <p>Interview:</p> <ul style="list-style-type: none"> <li>- RCC (DB) stated that concrete water and waste are collected in bags and concrete generally set and is disposed offsite.</li> </ul>				
G103	C33	Waste Storage and Processing	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.	<p>Record sighted:</p> <ul style="list-style-type: none"> <li>- Aussie Skips monthly waste report (May 2024) shows brick/concrete, metal, plastic, recycled timber, gyprock, carboard and other non-recyclable waste. 97% waste is recycled.</li> <li>- EcCell reporting period March 2023 to March 2024.GREEN STAR COMPLIANCE VERIFICATION SUMMARY. "WASTE PROCESSING FACILITY"</li> </ul> <p>AUSSIE SKIPS RECYCLING PTY LTD 84-108 MADELINE ST, STRATHFIELD SOUTH, NSW 2136. Report valid to March 2025. Report indicate that soil stockpile is tested for Metals, PAH, TRH, BTEX, asbestos and foreign materials prior recycling. Reported results were under the ENM Order 2014. EPL No. 20885.</p>				
G104	C34	Waste Storage and Processing	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.	<p>Interview:</p> <ul style="list-style-type: none"> <li>- RCC (DB) stated that there has not been disposal of hazardous materials from the site.</li> </ul>				
G105	C35	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.	<p>Interview:</p> <ul style="list-style-type: none"> <li>- RCC (DB) stated that external lighting was constructed at site compound, under the Class B hoarding, and in the internal parts of the building.</li> </ul> <p>Document sighted:</p> <ul style="list-style-type: none"> <li>- RCC CEMP Section 14.3 and the Outdoor lighting plan provided in the CEMP appendix stated that outdoor lighting will meet AS4282.</li> <li>- Utech (9/2/2024) Electrical Services Certificate of Design - Electrical.</li> <li>- Complaint register did not indicate any complaints regarding lighting.</li> </ul> <p>Observation:</p> <ul style="list-style-type: none"> <li>- Lighting at Class B Hoarding was observed to face down.</li> <li>- Lighting outside the Class B Hoarding was observed to face towards the pedestrian footpath. RCC stated that the lighting direction was requested by the Hospital.</li> </ul>				
G106	C36	Independent Environmental Audit	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	<p>Record sighted:</p> <ul style="list-style-type: none"> <li>- DPHI (29 July 2024) Lang Walker AO Medical Research Building – Macarthur (SSD-17491477) - Independent Audit Team Proposal 2.</li> </ul> <p>Previously:</p> <ul style="list-style-type: none"> <li>- DPHI (31 January 2024) Lang Walker AO Medical Research Building – Macarthur (SSD-17491477) - Independent Audit Team Proposal.</li> </ul>				
G107	C37	Independent Environmental Audit	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	Independent Audits is conducted and carried out in accordance with the Independent Audit Post Approval Requirements.				



Geosyntec ID	SSD Condition / CEMP Section	Item	Condition	Evidence Collected between 15 August 2024 to Site Visit (5 September 2024)	Independent Audit Findings and Recommendations	Compliant	Non-Compliant	Not Triggered
G108	C38	Independent Environmental Audit	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those agreed to above, upon giving at least 4 week's notice to the Applicant of the date or timing upon which the audit must be commenced.	Interview: - Walker (TC) stated that there has been no direction from Planning pertaining this item.				
G109	C39	Independent Environmental Audit	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: (a) review and respond to each Independent Audit Report prepared under condition C37C36 of this consent, or condition C38 where notice is given;	Record sighted: - Walker (15 April 2024) respond to Auditor recommendation in IEA report 1. - Post Approval Form from NSW Gov for Response to IEA report 1. - DPHI (23 April 2024) Lang Walker AO Medical Research Building – Macarthur (SSD-17491477) - Construction Independent Environmental Audit 1. Letter states that Independent Environmental Audit (IEA) Report and Response to Audit Recommendations (RAR) for the period 15 January 2024 to 5 April 2024, submitted as required by Schedule 2, Condition C40 of SSD-17491477 as modified (Consent) to the NSW Department of Planning, Housing and Infrastructure (NSW Planning) on 15 April 2024. - Both IEA report and Walker respond were sighted on the project website access on 15 August 2024.				
			(b) submit the response to the Planning Secretary; and					
			(c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.					
G110	C40	Independent Environmental Audit	Independent Audit Reports and the applicant/proponent'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.	Record sighted: - DPHI (23 April 2024) Lang Walker AO Medical Research Building – Macarthur (SSD-17491477) - Construction Independent Environmental Audit 1. Letter states that Independent Environmental Audit (IEA) Report and Response to Audit Recommendations (RAR) for the period 15 January 2024 to 5 April 2024, submitted as required by Schedule 2, Condition C40 of SSD-17491477 as modified (Consent) to the NSW Department of Planning, Housing and Infrastructure (NSW Planning) on 15 April 2024.				
G111	C41	Independent Environmental Audit	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.	This Condition is applicable for the Operational Audit.				



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PART D PRIOR TO COMMENCEMENT OF OPERATION								
G112	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.	This Condition is considered as non-triggered at this stage.				
G113	D2	External Walls and Cladding	Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	This Condition is considered as non-triggered at this stage.				
G114	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.	This Condition is considered as non-triggered at this stage.				
G115	D4	Works as Executed Plans	Prior to the commencement of operation, works-as-executed plans signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.	This Condition is considered as non-triggered at this stage.				
G116	D5	Warm Water Systems and Cooling Systems	The installation of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health 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.	This Condition is considered as non-triggered at this stage.				
G117	D6	Outdoor Lighting	Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and: (a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and	This Condition is considered as non-triggered at this stage.				
			(b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	This Condition is considered as non-triggered at this stage.				
G118	D7	Mechanical Ventilation	Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with: (a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; and	This Condition is considered as non-triggered at this stage.				
			(b) any dispensation granted by Fire and Rescue NSW.	This Condition is considered as non-triggered at this stage.				



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G119	D8	Operational Noise – Design of Mechanical Plant and Equipment	Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the assessment undertaken under condition B27 have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the project noise trigger levels identified in the 'Environmental Impact Statement – Acoustic Assessment' prepared by Pulse White Noise Acoustics and dated 11 April 2023.	This Condition is considered as non-triggered at this stage.				
G120	D9	Fire Safety Certification	Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	This Condition is considered as non-triggered at this stage.				
G121	D10	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 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 Planning Secretary and the Council after: (a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and	This Condition is considered as non-triggered at this stage.				
			(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.	This Condition is considered as non-triggered at this stage.				
G122	D11	Post-construction Dilapidation Report – Protection of Public Infrastructure	Prior to the commencement of operation, the Applicant must engage a suitably qualified and experienced expert to prepare a Post-Construction Dilapidation Report. This Report must: (a) ascertain whether the construction works created any structural damage to public infrastructure by comparing the results of the Post-Construction Dilapidation Report with the Pre-Construction Dilapidation Report required by condition B5 of this consent;	This Condition is considered as non-triggered at this stage.				
			(b) have, if it is decided that there is no structural damage to public infrastructure, the written confirmation from the relevant public authority that there is no adverse structural damage to their infrastructure (including roads).	This Condition is considered as non-triggered at this stage.				
			(c) be submitted to the Certifier;	This Condition is considered as non-triggered at this stage.				
			(d) be forwarded to Council for information; and	This Condition is considered as non-triggered at this stage.				
			(e) be provided to the Planning Secretary when requested.	This Condition is considered as non-triggered at this stage.				



Geosyntec ID	SSD Condition / CEMP Section	Item	Condition	Evidence Collected between 15 August 2024 to Site Visit (5 September 2024)	Independent Audit Findings and Recommendations	Compliant	Non-Compliant	Not Triggered
G123	D12	Repair of Public Infrastructure	Unless the Applicant and the relevant public authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or	This Condition is considered as non-triggered at this stage.				
			(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development; and/or	This Condition is considered as non-triggered at this stage.				
			(c) pay compensation for the damage as agreed with the owner of the public infrastructure. Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions of this consent.	This Condition is considered as non-triggered at this stage.				
G124	D13	Road Damage	Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.	This Condition is considered as non-triggered at this stage.				
G125	D14	Post-Construction Survey – Adjoining Properties	Where a pre-construction survey has been undertaken in accordance with condition B7, prior to the commencement of operation the Applicant must engage a suitably qualified and experienced expert to undertake a post-construction survey and prepare a Post-Construction Survey Report. This Report must: (a) document the results of the post-construction survey and compare it with the pre-construction survey to ascertain whether the construction works caused any damage to buildings surveyed in accordance with condition B7;	This Condition is considered as non-triggered at this stage.				
			(b) be provided to the owner of the relevant buildings surveyed;	This Condition is considered as non-triggered at this stage.				
			(c) be provided to the Certifier; and	This Condition is considered as non-triggered at this stage.				
			(d) be provided to the Planning Secretary when requested.	This Condition is considered as non-triggered at this stage.				
G126	D15	Post-Construction Survey – Adjoining Properties	Where the Post-Construction Survey Report determines that damage to the identified property occurred as a result of the construction works, the Applicant must repair, or pay the full costs associated with repairing the damaged buildings, within an agreed timeline between the owner of the identified property and the Planning Secretary. Alternatively, the Applicant may pay compensation for the damage as agreed with the property owner.	This Condition is considered as non-triggered at this stage.				



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G127	D16	Bicycle Parking and End-of-Trip Facilities	Prior to the commencement of operation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier: (a) the provision of a minimum 12 bicycle parking spaces;	This Condition is considered as non-triggered at this stage.				
			(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;	This Condition is considered as non-triggered at this stage.				
			(c) the shared provision of existing end-of-trip facilities for staff; and	This Condition is considered as non-triggered at this stage.				
			(d) appropriate pedestrian and cyclist advisory signs are to be provided. Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.	This Condition is considered as non-triggered at this stage.				
G128	D17	Green Travel Plan	Prior to the commencement of operation, a Green Travel Plan (GTP), must be submitted to the Certifier to promote the use of active and sustainable transport modes and a copy be provided to the Planning Secretary for information. The plan must: (a) be prepared by a suitably qualified traffic consultant in consultation with Council;	This Condition is considered as non-triggered at this stage.				
			(b) include objectives and modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP;	This Condition is considered as non-triggered at this stage.				
			(c) include specific tools and actions to help achieve the objectives and mode share targets;	This Condition is considered as non-triggered at this stage.				
			(d) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; and	This Condition is considered as non-triggered at this stage.				
			(e) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development.	This Condition is considered as non-triggered at this stage.				
G129	D18	Utilities and Services	Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.	This Condition is considered as non-triggered at this stage.				
G130	D19	Stormwater Operation and Maintenance Plan	Prior to the commencement of operation, an Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the Certifier. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following:  (a) maintenance schedule of all stormwater quality treatment devices;	This Condition is considered as non-triggered at this stage.				
			(b) record and reporting details;	This Condition is considered as non-triggered at this stage.				
			(c) relevant contact information; and	This Condition is considered as non-triggered at this stage.				
			(d) Work Health and Safety requirements.	This Condition is considered as non-triggered at this stage.				



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G131	D20	Car Parking Arrangements and Way-finding Strategy	Prior to the commencement of operation of the Lang Walker AO Medical Research Building, evidence must be submitted to satisfaction of the Planning Secretary to demonstrate that: (a) a minimum number of 1,864 car parking spaces are available across the Campbelltown Hospital Campus;	This Condition is considered as non-triggered at this stage.				
			(b) a binding agreement has been reached with NSW Health for the exclusive use of 65 standard car parking spaces (within CP2) and two accessible car parking spaces (within CP8) within the Campbelltown Hospital Campus (67 in total) by staff and visitors of the Lang Walker AO Medical Research Building, for the full duration of the operation of the Lang Walker AO Medical Research Building;	This Condition is considered as non-triggered at this stage.				
			(c) the dedicated parking spaces as identified in D20(b) above are operational; and	This Condition is considered as non-triggered at this stage.				
			(d) the dedicated parking spaces as identified in D20(b) above are either subject to controlled access or signage has been installed to advise of restricted use, unless otherwise agreed by the Planning Secretary.	This Condition is considered as non-triggered at this stage.				
G132	D21		Prior to commencement of operation, a Parking and Way-finding Strategy must be prepared and submitted to the satisfaction of the Planning Secretary. The strategy must outline measures, including but not limited to the installation of signage, which: (a) inform staff and visitors of the Lang Walker AO Medical Research Building of the location of dedicated car parking spaces, required in accordance with condition D20;	This Condition is considered as non-triggered at this stage.				
			(b) identify clear pedestrian route/s between the Lang Walker AO Medical Research Building and the dedicated staff and visitor car parking area; and	This Condition is considered as non-triggered at this stage.				
			(c) identify clear pedestrian route/s between the Village Green and Parkside Crescent.	This Condition is considered as non-triggered at this stage.				
G133	D22	Signage	Prior to the commencement of operation, way-finding signage and signage identifying the location of staff car parking, as identified in the strategy required by condition D22, must be installed.	This Condition is considered as non-triggered at this stage.				
G134	D23	Signage	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.	This Condition is considered as non-triggered at this stage.				



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G135	D24	Operational Waste Management Plan	Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must: (a) detail the type and quantity of waste to be generated during operation of the development;	This Condition is considered as non-triggered at this stage.				
			(b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009);	This Condition is considered as non-triggered at this stage.				
			(c) detail the materials to be reused or recycled, either on or off site; and	This Condition is considered as non-triggered at this stage.				
			(d) include the Management and Mitigation Measures included in 'Waste Management Plan' prepared by SLR and dated 11 April 2023.	This Condition is considered as non-triggered at this stage.				
G136	D25	Landscaping	Prior to the commencement of operation, landscaping of the site must be completed in accordance with landscape plan(s) listed in condition A2(d).	This Condition is considered as non-triggered at this stage.				
G137	D26	Landscaping	Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping on-site and submit it to the Certifier. The plan must describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping.	This Condition is considered as non-triggered at this stage.				



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G138	D27	Asset Protection Zones	Prior to the commencement of operation, the entire property must be managed as an inner protection area (IPA) in accordance with the requirements of Appendix 4 of Planning for Bush Fire Protection 2019. When establishing and maintaining an IPA the following requirements apply: (a) tree canopy cover should be less than 15 per cent at maturity;	Record sighted: - BlackAsh (29 February 2024) Lang Walker Medical Research – Bushfire Certification. Document states Landscape plans reviewed and Condition D27 is met.				
			(b) trees at maturity should not touch or overhang the building;					
			(c) lower limbs should be removed up to a height of 2m above the ground;					
			(d) tree canopies should be separated by 2 to 5m;					
			(e) preference should be given to smooth barked and evergreen trees;					
			(f) large discontinuities or gaps in vegetation should be provided to slow down or break the progress of fire towards buildings;					
			(g) shrubs should not be located under trees;					
			(h) shrubs should not form more than 10 per cent ground cover;					
			(i) clumps of shrubs should be separated from exposed windows and doors by a distance of at least twice the height of the vegetation.					
			(j) grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); and					
			(k) leaves and vegetation debris should be removed.					



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G139 (see also G20, G172)	D28	Evacuation and Emergency Planning	<p>Prior to the commencement of operation, a Bush Fire Emergency Management and Evacuation Plan must be prepared in accordance with Table 6.8d of Planning for Bush Fire Protection 2019 and consistent with the following:</p> <p>(a) the NSW RFS document: A Guide to Development in Bush Fire Emergency Management and Evacuation Plan;</p> <p>(b) Australian Standard AS 4083-2010: Planning for emergencies – Health care facilities.</p> <p>(c) include planning for early relocation of occupants; and</p> <p>(d) detailed plans of all emergency assembly areas, including on-site and off-site arrangements are clearly displayed, and an annual emergency evacuation drill is conducted, as stated in Australian Standard AS 3745-2010: Planning for emergencies in facilities. Note: A copy of the Bush Fire Emergency Management and Evacuation Plan <b>should be provided to the Local Emergency Management Committee for its information prior to occupation of the development.</b></p>	<p>Record sighted:</p> <p>- BlackAsh (29 February 2024) Lang Walker Medical Research – Bushfire Certification. Document states "Certified that the Stamped plans dated 23 November 2023 for Stage 1 works meet the requirements of BAL 12.5 in accordance with Australian Standard AS3959- 2018 Construction of buildings in bushfire-prone areas."</p> <p>- BlackAsh (23 September 2024) Lang Walker Medical Research – Bushfire Certification. Document states "Certified that the Stamped plans dated 23 November 2023 for Stage 1 and Stage 2 dated 16 May 2024 works meet the requirements of BAL 12.5 in accordance with Australian Standard AS3959- 2018 Construction of buildings in bushfire-prone areas"</p> <p>- BlackAsh (29 February 2024) Bush Fire Emergency Management and Evacuation Plan.</p> <p>- BlackAsh (29 February 2024) Lang Walker Medical Research – Bushfire Certification. Document states Landscape plans reviewed and Condition D28 is met.</p>	Note: A copy of the Bush Fire Emergency Management and Evacuation Plan should be provided to the Local Emergency Management Committee for its information prior to occupation of the development.			
G140	D29	Operational Flood Emergency Management Plan	<p>Prior the commencement of the operation, a Flood Emergency Management Plan must be submitted to the Certifier that:</p> <p>(a) is be prepared by a suitably qualified and experienced person(s);</p> <p>(b) addresses the provisions of the Floodplain Risk Management Guidelines (EHG);</p> <p>(c) includes details of:</p> <p>(i) the flood emergency responses for operational phase of the development;</p> <p>(ii) predicted flood levels;</p> <p>(iii) flood warning time and flood notification;</p> <p>(iv) assembly points and evacuation routes;</p> <p>(v) evacuation and refuge protocols; and</p> <p>(vi) awareness training for employees and contractors, and visitors; and</p> <p>(d) includes the Management and Mitigation measures outlined in 'Civil Engineering – Flood – Response to Submissions Report Response dated 17th July 2023', prepared by TTW and dated 1 August 2023.</p>	<p>This Condition is considered as non-triggered at this stage.</p> <p>This Condition is considered as non-triggered at this stage.</p> <p>This Condition is considered as non-triggered at this stage.</p> <p>This Condition is considered as non-triggered at this stage.</p> <p>This Condition is considered as non-triggered at this stage.</p> <p>This Condition is considered as non-triggered at this stage.</p> <p>This Condition is considered as non-triggered at this stage.</p> <p>This Condition is considered as non-triggered at this stage.</p>				
G141	D30	Public Infrastructure	Prior to the commencement of operation, the Applicant must provide to the Certifier written confirmation from Council that the item of public infrastructure, as required by condition B31, has been installed to Council's satisfaction.	This Condition is considered as non-triggered at this stage.				



Geosyntec ID	SSD Condition / CEMP Section	Item	Condition	Evidence Collected between 15 August 2024 to Site Visit (5 September 2024)	Independent Audit Findings and Recommendations	Compliant	Non-Compliant	Not Triggered
PART E POST OCCUPATION								
G142	E1	Operation of Plant and Equipment	All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.	This Condition is applicable for the operational stage.				
G143	E2	Warm Water Systems and Cooling Systems	The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	This Condition is applicable for the operational stage.				
G144	E3	Operational Noise Limits	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in 'Environmental Impact Statement – Acoustic Assessment' prepared by Pulse White Noise Acoustics and dated 1 February 2023.	This Condition is applicable for the operational stage.				
G145	E4	Operational Noise Limits	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development or other timeframe agreed to by the Planning Secretary to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in 'Environmental Impact Statement – Acoustic Assessment' prepared by Pulse White Noise Acoustics and dated 1 February 2023. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.	This Condition is applicable for the operational stage.				
G146	E5	Operational Noise	Waste disposal operations and use of the loading dock must be undertaken outside the operational times for the Lang Walker AO Medical Research Building and the adjacent Western Sydney University Macarthur Clinical School.	This Condition is applicable for the operational stage.				
G147	E6	Unobstructed Driveways and Parking Areas	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.	This Condition is applicable for the operational stage.				
G148	E7	Green Travel Plan	The Green Travel Plan required by condition D17 of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.	This Condition is applicable for the operational stage.				



Geosyntec ID	SSD Condition / CEMP Section	Item	Condition	Evidence Collected between 15 August 2024 to Site Visit (5 September 2024)	Independent Audit Findings and Recommendations	Compliant	Non-Compliant	Not Triggered
G149	E8	Ecologically Sustainable Development	Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star Design & As Built rating. If required to be obtained, evidence of the certification must be provided to the Certifier and the Planning Secretary. If an alternative certification process has been agreed to by the Planning Secretary under condition B9, evidence of compliance of implementation must be provided to the Planning Secretary and Certifier.	This Condition is applicable for the operational stage. Record sighted: - LCI (19 October 2021) states "The sustainable design principles have been considered for the Lang Walker AO Medical Research Building – Macarthur and can be addressed through the categories outlined within the Green Star (GS) Design." This condition is also assessed in G48 and G149 pertaining Green Star rating for the building.				
G150	E9	Outdoor Lighting	Notwithstanding condition D6, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.	This Condition is applicable for the operational stage.				
G151	E10	Landscaping	The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D25 for the duration of occupation of the development.	This Condition is applicable for the operational stage.				
G152	E11	Asset Protection Zones	The asset protection zones required by condition D27 shall be maintained for the duration of occupation of the development.	This Condition is applicable for the operational stage.				
APPENDIX 1 ADVISORY NOTES								
G153	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.	Record sighted: - Endeavour Energy Summary Environmental Report (6 March 2023) as declared by DEP consulting Director (CR) signed by an approved by authorised person (RL) on 12 May 2023. - Endeavour Energy (15 June 2023) Endeavour Energy Ref: ULL3486. Connection of Load Application: LOT 2, DP 1261062, Parkside Crescent, Campbelltown. With the approved drawing signed by RL on 15 June 2023. - Signed (5 July 2023) Letter of Intent Electricity Supply of LOT 2 DP 1261062, Parkside Crescent, Campbelltown.  - Sydney Water Case No. 199096WW drawings dated 21.12.22 that are part of Section 73 are stamped on 29.02.24 "for Construction" by mgp building and infrastructure services Pty Ltd - Campbelltown Council (25 January 2024) Road Occupancy and Standing Plant Permit – No 100 Parkside Crescent, Campbelltown - Campbelltown City Council (20 February 2024) Road Occupancy and Standing Plant Permit – No 100 Parkside Crescent, Campbelltown. Two letters exist for the same title and date. One is approval for the Class B hoarding and the other is for work zone at 100 Parkside Crescent.  Interview: Walker (TC) and RCC (DB) stated that there were no other licences, permits, approvals and consents obtained than the above.	Section 73 certificate (Sydney Water) will be assessed when the works from the Notice of Requirements have been constructed, inspected, and fees have been paid.			
G154	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.	Record sighted: - Receipt No.L0000143266 dated 22/02/2024. Levy is paid in full.				



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G155	AN3	Legal Notices	Any advice or notice to the consent authority must be served on the Planning Secretary.	Interview: Walker (TC) stated that there is no advice or notice to the consent authority.				
G156	AN4	Access for People with Disabilities	The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifier must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	This Condition is considered as non-triggered at this stage. Will be assessed in the subsequent Audit.				
G157	AN5	Utilities and Services	Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Record sighted: - Sydney Water Case No. 199096WW drawings dated 21.12.22 that are part of Section 73 are stamped on 29.02.24 "for Construction" by mgp building and infrastructure services Pty Ltd.				
G158	AN6	Utilities and Services	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.	Record sighted: - Endeavour Energy (15/6/2024) ULL3486 - Connection of Load Application: LOT 2, DP126062, Parkside Crescent, Campbelltown. - APL Quotation/ Service Contract under the Master Service Agreement between Western Sydney University (Member Institution) and AARNet Pty Ltd (APL) for LWMRB Connectivity (23 August 2024) Contract ID SA/00513.  Interview: - RCC (DB) stated that no gas lines will be installed and NBN will be run from the adjacent building.				
G159	AN7	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.	Record sighted: - Campbelltown Council (17 July 2024) Road Occupancy and Standing Plant Permit – No 100 Parkside Crescent, Campbelltown.				
G160	AN8	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.	Observation: - Site compound was adequately fenced off to prevent unauthorised access.  Record sighted: - Site induction documentation provides safe working procedures required for workers onsite.				
G161	AN9	Hoarding Requirements	The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	Record sighted: - Campbelltown City Council (20 February 2024) Road Occupancy and Standing Plant Permit – No 100 Parkside Crescent, Campbelltown. Two letters exist for the same title and date. One is approval for the Class B hoarding and the other is for work zone at 100 Parkside Crescent.				
G162	AN10	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.	Record sighted: - Richard Crookes (11 October 2023) Lang Walker Medical Research Building Construction Waste Management Plan. - RCC (11 October 2023) Asbestos Management Plan.  Interview: - RCC (DB) stated that there is no unexpected find on site to date.				



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G163	AN11	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 Condition is considered as non-triggered at this stage.				
APPENDIX 2 WRITTEN INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS								
G164	AN2.1	Written Incident Notification Requirements	A written incident notification addressing the requirements set out below must be emailed to the Planning Secretary through the major projects portal within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A28 or, having given such notification, subsequently forms the view that an incident has not occurred.	Interview: - RCC (DB) stated that no incident has occurred.				
G165	AN2.2		Written notification of an incident must:	Interview: - RCC (DB) stated that no incident has occurred.				
			(a) identify the development and application number;					
			(b) provide details of the incident (date, time, location, a brief description of what occurred and why it was classified as an incident);					
			(c) identify how the incident was detected;					
			(d) identify when the applicant became aware of the incident;					
			(e) identify any actual or potential non-compliance with conditions of consent;					
			(f) describe what immediate steps were taken in relation to the incident;					
			(g) identify further action(s) that will be taken in relation to the incident; and					
			(h) identify a project contact for further communication regarding the incident.					
G166	AN2.3		Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.	Interview: - RCC (DB) stated that no incident has occurred.				
G167	AN2.4		The Incident Report must include:	Interview: - RCC (DB) stated that no incident has occurred.				
			(a) a summary of the incident;					
			(b) outcomes of an incident investigation, including identification of the cause of the incident;					
			(c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and					
			(d) details of any communication with other stakeholders regarding the incident.					



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EIS & RTS								
G168	Section 7.8 Table 10	Accessibility	The project will be undertaken in accordance with the recommendations made by Group DLA in the 'Access Planning Review Report', dated 14 October 2021 and the 'RE: Lang Walker AO Medical Research Centre – LWMRB , Macarthur – SSD-17491477 Response to Submissions – Accessibility Statement – Rev B', dated 5 April 2022.	<p>Group DLA is the engaged certifier for the site.</p> <p>Interview:</p> <ul style="list-style-type: none"> <li>- Walker (TC) stated the Certifying Authority has not raised concerns about compliance with the Crown Certificates and/or the Building Code of Australia.</li> </ul> <p>Record sighted:</p> <ul style="list-style-type: none"> <li>- GroupDLA (22 November 2023) BCA Design Compliance Statement (Statement No: GDL210264). This CC1 includes building footing, piling, shoring, and slab on ground.</li> <li>- GroupDLA (16 May 2024) CA Design Compliance Statement (Statement No: GDL210264.1). This CC2 is in respect to Stage 2 works; concrete structure, and services.</li> </ul>				
G169	Section 7.8 Table 10	Aboriginal Heritage	<p>The project will be undertaken in accordance with the recommendations made by Biosis in the 'Archaeological Survey Report', dated 21 October 2021.</p> <ul style="list-style-type: none"> <li>- Should any Aboriginal objects be encountered during works associated with this proposal, works must cease in the vicinity and the find should not be moved until assessed by a qualified archaeologist. If the find is determined to be an Aboriginal object the archaeologist will provide further recommendations. These may include notifying Heritage NSW and Aboriginal stakeholders.</li> <li>- If any suspected human remains are discovered during any activity you must: <ul style="list-style-type: none"> <li>1. Immediately cease all work at that location and not further move or disturb the remains.</li> <li>2. Notify the NSW Police and Heritage NSW Environmental Line on 131 555 as soon as practicable and provide details of the remains and their location.</li> <li>3. Not recommence work at that location unless authorised in writing by Heritage NSW.</li> </ul> </li> </ul>	<p>Interview:</p> <ul style="list-style-type: none"> <li>- RCC (DB) stated that there has been no archaeological or Aboriginal objects found on site.</li> </ul>				
G170	Section 7.8 Table 10	Aeronautical	The project will be undertaken in accordance with the recommendations made by AviPro in the 'Aviation Impact Assessment Report', dated 7 October 2021. AviPro in the above report states " The MMRC, including its construction cranes, will not impact aviation safety in relation to either Camden Aerodrome or the new Campbelltown Hospital HLS. No specific approvals will be required, however appropriate aviation standard lighting will be necessary on construction cranes."	<p>Record sighted:</p> <ul style="list-style-type: none"> <li>- AviPro (7 October 2021) Aviation Impact Assessment Report states " The MMRC, including its construction cranes, will not impact aviation safety in relation to either Camden Aerodrome or the new Campbelltown Hospital HLS. No specific approvals will be required, however appropriate aviation standard lighting will be necessary on construction cranes."</li> <li>- Richard Crookes supplied photograph shows lighting on the crane on site.</li> </ul>				
G171	Section 7.8 Table 10	Building Code of Australia	The project will be undertaken in accordance with the recommendations made by Group DLA in the 'Building Code of Australia 2019 Amendment 1 (BCA) Capability Statement', dated 29 October 2021.	<p>Record sighted:</p> <ul style="list-style-type: none"> <li>- GroupDLA (22 November 2023) BCA Design Compliance Statement (Statement No: GDL210264).</li> <li>- GroupDLA (16 May 2024) CA Design Compliance Statement (Statement No: GDL210264.1). This CC is in respect to Stage 2 works; concrete structure, and services.</li> </ul>				



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G172	Section 7.8 Table 10	Bushfire	<p>The project will be undertaken in accordance with the recommendations made by BlackAsh in the 'Bushfire Assessment Report for the EIS', dated 5 November 2021 and the 'RE: Lang Walker AO Medical Research Building LWMRB , Macarthur – SSD-17491477 Response to Submissions', dated 25 March 2022</p> <p>Recommendations from BlackAsh (5 November 2021 and 25 March 2022) area as follows:</p> <p>1. At the commencement of building works and in perpetuity, Asset Protection Zone shall be established to the property boundaries. These APZs shall be established and maintained as an inner protection area as outlined within PBP 2019 and the NSW RFS document 'Standards for Asset Protection Zones'.</p> <p>2. The proposed Macarthur Medical Research Centre is built to BAL 12.5 in accordance with the Australian Standard Construction of buildings in bushfire prone areas.</p> <p>3. Any gas services are to be installed and maintained in accordance with Australian Standard AS/NZS 1596 'The storage and handling of LP Gas' (Standards Australia 2008).</p> <p>4. Bushfire Emergency Management and Evacuation Plan would be completed for the construction and operational phase of the project. The bushfire evacuation procedures would be completed in accordance with NSW Rural Fire Service Guide to Developing A Bushfire Emergency Management Plan and meet the requirements of Australian Standard AS 3745-2010 – Planning for Emergencies in facilities.</p> <p>In RTS for Mod 1: BlackAsh letter (8 June 2023) LWMRB – Bushfire RFI states that the current design, including landscaping provisions is in keeping with the RFS BSA.</p>	<p>See also G20, G139.</p> <p>Observation:</p> <p>- Road and carpark are present on one side of the site and hospital complex is present on the other side. There was at least 5 to 8 meter of sealed surfaces and grass which act as an asset protection zone.</p> <p>Interview:</p> <p>- RCC (DB) stated that there will be no gas services to be installed on and for the premise.</p> <p>- Other requirement will be assessed in the subsequent audit and CC.</p> <p>Record Sighted:</p> <p>- BlackAsh (29 February 2024) Lang Walker Medical Research – Bushfire Certification. Document states "Certified that the Stamped plans dated 23 November 2023 for Stage 1 works meet the requirements of BAL 12.5 in accordance with Australian Standard AS3959- 2018 Construction of buildings in bushfire-prone areas."</p> <p>- BlackAsh (23 September 2024) Lang Walker Medical Research – Bushfire Certification. Document states "Certified that the Stamped plans dated 23 November 2023 for Stage 1 and Stage 2 dated 16 May 2024 works meet the requirements of BAL 12.5 in accordance with Australian Standard AS3959- 2018 Construction of buildings in bushfire-prone areas"</p> <p>- BlackAsh letter (8 June 2023) LWMRB – Bushfire RFI states that the current design, including landscaping provisions is in keeping with the RFS BSA.</p> <p>- BlackAsh (29 February 2024) Bushfire Emergency Management and Evacuation Plan (V1) is attached to site CEMP.</p>	Requirement 3 will be assessed in the subsequent Audit.			



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G173	Section 7.8 Table 10	Crime Prevention of Environmental Design	<p>The project will be undertaken in accordance with the recommendations made by LCI in the 'CPTED Report', dated 20 October 2021.</p> <p>LCI (20 October 2021) states the following list of mitigation strategies should be considered.</p> <p>In RTS: LCI (22 March 2022) Security and CPTED - MacArthur Medical Research Centre, Campbelltown NSW. This document states "The main entry and lift lobby present opportunities for Natural Surveillance due to the extent of glazing, and CCTV cameras will be installed to enable this area to be monitored in real time, and to provide recorded images in the event of an incident occurring."</p>	<p>This Condition is currently non-triggered. Plans for crime prevention features are still being prepared. This Condition will be assessed in the subsequent Audit.</p>				
			<p>Concealment:</p> <ul style="list-style-type: none"><li>- Entrapment areas should be designed out, wherever possible.</li><li>- Provide clear sight lines along pedestrian pathways.</li><li>- External seating should be in areas that are clearly visible with unobstructed views from surrounding areas.</li><li>- Barriers and other architectural features, including landscaping, fencing etc, should not restrict a person's ability to manoeuvre away from potential harm, because of entrapment.</li><li>- Mirrors should be installed, where appropriate, to provide visibility around corners.</li><li>- Stairwells should be designed with surveillance objectives in mind i.e. open stairwells, or with glazing or other viewing panels.</li><li>- Avoid the placement of seating in the immediate vicinity of high-risk areas, including ATM's, toilets, and isolated locations, to reduce opportunities for loitering.</li></ul>	<p>This Condition is currently non-triggered. Plans for crime prevention features are still being prepared. This Condition will be assessed in the subsequent Audit.</p>				



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G173 cont.	Section 7.8 Table 10	Crime Prevention of Environmental Design	Lighting: - All areas intended to be used at night should be provided with lighting, as required, to enhance visibility. - Pedestrian pathways, lane ways and common access routes in external, publicly accessible areas, should be appropriately illuminated in accordance with relevant standards. - Lighting should be uniform and clearly illuminate the faces of users of pedestrian pathways. - Lights should be directed towards entry and egress routes to illuminate approaching/loitering persons, rather than towards buildings. - Lighting should consider all vegetation, and landscaping should be well maintained, so as not to impede its performance. - Avoid lighting spilling over into neighbouring properties. - Illuminate possible places of concealment. - External areas should be lit to enable users to identify a face 15m away, in accordance with the Campbelltown (Sustainable City) Development Control Plan 2015. - All lighting should be well maintained and kept in clean, working condition, with prompt replacement of broken/burnt-out globes.	This Condition is currently non-triggered. Plans for crime prevention features are still being prepared. This Condition will be assessed in the subsequent Audit.				
			Fencing: - Fence types and locations should be determined based on the outcomes of the SRA process, to ensure they are fit for purpose, and appropriately mitigate identified risks, while not facilitating others.					
			Landscaping : - Planting arrangements such as low hedges and shrubs, low height ground cover and tall trees with bare trunks, promote Natural Surveillance, as opposed to medium height vegetation with thick foliage - Trees and other vegetation should not conceal building entrances from the street or public use toilets, ATM's etc. - Landscaping should not impede artificial lighting. - Trees should not provide a climbing aid to facilitate unauthorised access over fences, or into elevated windows, balconies etc.					
			Building Entrances: - Entrances should be at prominent positions and clearly visible and legible to the users. - Design entrances to allow users to see into the building before entering. - Entrances should be easily recognisable through design features and directional signage. - Waiting/reception areas and entries to elevators/stairwells should be close to areas of frequent use and should be visible from main building entry points. - Minimise the number of building entry points.					



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G173 cont.	Section 7.8 Table 10	Crime Prevention of Environmental Design	<p>Territoriality and Signage:</p> <ul style="list-style-type: none"><li>- Ensuring that dwellings or groups of dwellings are readily recognizable by the residents using design features such as colouring, roof forms, vegetation, paving, artworks, fencing, furniture etc.</li><li>- Defining spatial areas and designated use zones, utilising physical and/or psychological barriers including roads, paths, fences, walls, landscaped gardens, and lawn areas.</li><li>- Beautification of common use areas, using landscaping, artworks, sculptures, street furniture and security features such as bollards, where appropriate.</li><li>- Repairing or replacing damaged or vandalised property.</li><li>- Prompt removal of graffiti.</li><li>- Use of appropriate signage as described below.</li><li>- Signs should be clearly visible and legible, with strong colours, and easily recognisable symbols, consistent with relevant standards.</li><li>- Signs should be located near entrances and at intersections of roads, corridors, or paths.</li><li>- Signs should indicate how to report maintenance problems in the complex.</li><li>- Main pedestrian routes through large buildings, groups of buildings, or large public spaces, should be clearly identifiable by signage.</li><li>- Where entry and exit points are impacted after hours, or where gates, carparks and other areas are closed at certain times of the day, or night, this should be clearly indicated using signage.</li></ul>	This Condition is currently non-triggered. Plans for crime prevention features are still being prepared. This Condition will be assessed in the subsequent Audit.				



Geosyntec ID	SSD Condition / CEMP Section	Item	Condition	Evidence Collected between 15 August 2024 to Site Visit (5 September 2024)	Independent Audit Findings and Recommendations	Compliant	Non-Compliant	Not Triggered
G173 cont.	Section 7.8 Table 10	Crime Prevention of Environmental Design	Physical and electronic security: - Main entries to buildings including basement car parks, should be electronically access-controlled, to ensure requisite levels of security, while providing an audit trail of access control events. - Where mechanical locking is provided, mechanical keys should be stored in an Electronic Key Management System (EKMS) for secure access and to audit key use. - Mechanical locking and keying systems should be of high commercial quality and restricted keying profiles should be considered for high-risk areas and/or where high value assets are stored. - Entry to basement parking should be through security access from within the building. Where access to the carpark is required by non-staff (without access cards), intercoms should be provided at entry/exit points. - External storage/garbage areas should be physically secured and appropriately lit. - Security grilles should be installed to secure operable windows, and other relevant building penetrations, at ground level, and in other accessible areas, as required. - Ensure skylights and/or roof tiles cannot be readily removed or opened from outside. - All perimeter doors, including fire stairs, should be provided with door closers and reed switches, to monitor door status. - Install security alarm (including duress alarms) and CCTV systems in accordance with the risk profile for the facility and consistent with all relevant standards and guidelines. - Ideally, an onsite security guard force should be engaged to monitor CCTV, as well as access control and alarm systems, and to respond to security events in a timely manner. Where an onsite guard force is deemed impractical, due to budgetary or operational constraints, an external alarm monitoring and response company should be contracted.					
G174	Section 7.8 Table 10	Ecologically Sustainable Design	The project will be undertaken in accordance with the recommendations made by LCI in the 'Environmentally Sustainable Design Report', dated 19 October 2021.	See G48 and G149 Record sighted: - LCI (19 October 2021) states "The sustainable design principles have been considered for the Lang Walker AO Medical Research Building – Macarthur and can be addressed through the categories outlined within the Green Star (GS) Design." This condition is also assessed in G48 and G149 pertaining Green Star rating for the building.				
G175	Section 7.8 Table 10	Fire Engineering	The project will be undertaken in accordance with the recommendations made by Holmes Fire in the 'Fire Engineering Letter of Intent', dated 14 October 2021.	Record Sighted: - Holmes (18 January 2024) Lang Walker AO Medical Building - Holmes Fire (14 October 2021) Fire Engineering Letter of Intent, was based on Site Architectural Drawings dated 2021. These drawings are superseded with the approved plans. As such this item is now assessed in items G17, G20, G120, G139, G163, and G172.				



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G176	Section 7.8 Table 10	Flooding	<p>The project will be undertaken in accordance with the recommendations made by TTW in the 'Flood Assessment and Stormwater Management Report', dated 25 March 2022.</p> <p>in RTS for SSD Mod 1:</p> <ul style="list-style-type: none"> <li>- TTW (28 June 2023) Civil Engineering - Flood - Response to Submission Report Responses. Responses refer to TTW (19 January 2023) Flood Assessment &amp; Stormwater Management Report - Lang Walker AO Medical Research Building – Macarthur.</li> </ul> <p>TTW stated in TTW (2 November 2023) Flood Emergency Response Plan : "Findings from this report (TTW (19 January 2023) Flood Assessment &amp; Stormwater Management Report) are referenced in this Flood Emergency Response Plan (FERP)."</p>	<p>Assessed as part of FERP requirement in G57</p> <p>Record sighted:</p> <ul style="list-style-type: none"> <li>- TTW (23 February 2024) Flood Emergency Response Sub-Plan (FERSP) Medical Research Building - Macarthur.</li> </ul> <p>Flood Emergency Response Sub-Plan (FERSP) was approved by TTW Flood associate.</p>				
G177	Section 7.8 Table 10	Geotechnical	<p>The project will be undertaken in accordance with the recommendations made by Douglas Partners in the 'Report on Preliminary Geotechnical Investigation', dated 2 July 2021.</p> <p>Geotechnical inputs that are discussed in this report and will require input prior to and during construction are summarised as follows:</p> <ul style="list-style-type: none"> <li>• Further geotechnical review as design progresses.</li> <li>• <b>Additional monitoring of groundwater levels.</b></li> <li>• Vibration monitoring of field trials and during excavation including foundation construction.</li> <li>• Inspection and environmental testing of excavated materials (i.e.: waste classification) prior to disposal.</li> <li>• <b>Inspection during foundation construction by a geotechnical consultant to provide validation of the bearing pressures and site conditions encountered are consistent</b> with the foundation design.</li> <li>• <b>Working platform assessments for mobile cranes and piling rigs.</b></li> </ul>	<p>Record sighted:</p> <ul style="list-style-type: none"> <li>- Ground Engineers (10 May 2024) Geotechnical Investigation Report.</li> <li>- Ground Engineers (8, 14, 19 March 2024) Piling Inspection Report.</li> </ul> <p>Waste Classification is assessed in item G101.</p> <p>Interview:</p> <p>RCC (DB) stated that:</p> <ul style="list-style-type: none"> <li>- Vibration monitoring is no longer proposed under the Vibration and Noise Management Plan. Respite work reported.</li> <li>- There is no dewatering conducted on site.</li> </ul>				
G178	Section 7.8 Table 10	Hazard Management	<p>The project will be undertaken in accordance with the recommendations made by WSP in the 'SEPP 33 Preliminary Hazard Analysis', dated 12 October 2021.</p>	<p>Record sighted:</p> <ul style="list-style-type: none"> <li>- WSP (12 October 2021) SEPP 33 Preliminary Hazard Analysis states that:</li> </ul> <p>"The screening result shows SEPP 33 thresholds are not exceeded in the proposed development for a 'Potentially Hazardous Industry nor a 'Potentially Offensive Industry'. Therefore, a preliminary hazard analysis (PHA) is not required for MMRC project."</p>				
G179	Section 7.8 Table 10	Heritage	<p>The project will be undertaken in accordance with the recommendations made by Biosis in the 'Historical Heritage Assessment', dated 28 October 2021:</p> <ul style="list-style-type: none"> <li>- Should unanticipated relics be discovered during the course of the project, work in the vicinity must cease and an archaeologist contacted to make a preliminary assessment of the find. The Heritage Council will require notification if the find is assessed as a relic. Relics are historical archaeological resources of local or State significance and are protected in NSW under the Heritage Act. Relics cannot be disturbed except with a permit or exception/exemption notification.</li> </ul>	<p>Interview:</p> <ul style="list-style-type: none"> <li>- RCC (DB) stated that there has been no archaeological or Aboriginal objects found on site.</li> </ul> <p>Record Sighted:</p> <ul style="list-style-type: none"> <li>- RCC CEMP Appendix (Unexpected Find) address this requirement.</li> </ul>				



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G180	Section 7.8 Table 10	Noise and Vibration	<p>The project will be undertaken in accordance with the recommendations made by PWNA in the 'Environmental Impact Statement – Acoustic Assessment', dated 9 November 2021.</p> <p>PWNA in the 'Environmental Impact Statement – Acoustic Assessment', dated 9 November 2021 states: "Pertaining the construction noise and vibration management plan, we recommend that confirmation be obtained that major works will not be undertaken simultaneously; and if that is not the case, then construction noise assessment level (i.e. noise management levels) should be adjusted accordingly."</p> <p>The major works stated above refers to the Macarthur Medical Research Centre), as well as Stage 2 redevelopment works at Campbelltown Hospital.</p>	<p>See also G83 and G85, G86 to G88</p> <p>Observation: - No unacceptable noise was observed, noting that earthworks have been completed.</p> <p>Record sighted: - No noise complaint has occurred.</p>				
G181	Section 7.8 Table 10	Sediment and Erosion Control	<p>A sediment and erosion control plan has been prepared for the project.</p> <p>Construction of the project will be undertaken in accordance with the recommendations made by TTW in the 'Stormwater, OSD, Sediment and Erosion Control Plan, dated 22 March 2022</p> <p>From RTS for SSD 17491477 Mod1: TTW (8 March 2023) Erosion and Sediment Control Plan TTW (8 June 2023) Stormwater Plan TTW (7 March 2023) OSD detail. The plans provided in the RTS supersede those dated 22 March 2022.</p>	Assessed as G92				
G182	Section 7.8 Table 10	Social Impact Assessment	<p>The project will be undertaken in accordance with the recommendations made by WSP in the 'Social Impact Assessment', dated 5 November 2021.</p> <p>WSP in the 'Social Impact Assessment', dated 5 November 2021 states "Construction Management Plan will detail proposed management and mitigation measures for each stage of the Project to minimise impacts on local residents and Hospital Campus community"</p>	Assessed as G52 to G61 and from G187 onwards. Please refer to the respective Conditions for compliance and non-compliance status.				
G183	Section 7.8 Table 10	Traffic and Transport	<p>The project will be undertaken in accordance with the recommendations made by PTC in the 'Transport and Accessibility Impact Assessment', dated 06 April 2022.</p> <p>in RTS: PTC (22 March 2022) Exhibition of State Significant Development Application Lang Walker AO Medical Research Building – Macarthur Application No SSD-17491477.</p>	<p>Recommendations in PTC (6 April 2022 and 22 March 2022) are presented as - Preliminary Construction Traffic and Pedestrian Management Plan and - Potential strategies for adoption to achieve future transport targets.</p> <p>Since then, PTC has prepared the site Construction Traffic and Pedestrian Management Plan. As such, this item is assessed as G54 and G196 to G206. Please refer to the respective Conditions for compliance and non-compliance status.</p>				



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G184	Section 7.8 Table 10	Utilities	<p>The project will be undertaken in accordance with the recommendations made by LCI in the 'Utilities Impact Assessment', dated 14 October 2021:</p> <ul style="list-style-type: none"><li>- Sydney Water have advised that the teaching kitchen facilities will require a grease arrestor. As the cafe kiosk will not be serving hot food no pre-treatment will be required.</li></ul> <p>in RTS: LCI (23 March 2022) Lang Walker AO Medical Research Building LWMRB, Macarthur - SSD17491477 Response to Submissions - Sydney Water. It is recommended that the following is undertaken.</p> <ul style="list-style-type: none"><li>- A Section 73 application certificate is submitted to Sydney Water.</li><li>- A pressure and flow application is resubmitted to Sydney Water.</li></ul>	<p>Record sighted:</p> <ul style="list-style-type: none"><li>- Sydney Water Case No. 199096WW drawings dated 21.12.22 that are part of Section 73 are stamped on 29.02.24 "for Construction" by mgp building and infrastructure services Pty Ltd .</li><li>- Sydney Water (12 March 2024) Statement of Available Pressure and Flow. Pressure &amp; Flow Application Number: 1843351. Pressure Inquiry Dated: 2024-03-08</li></ul> <p>Interview:</p> <ul style="list-style-type: none"><li>- RCC (DB) states that a pressure and flow application is being prepared and will be assessed in subsequent audit..</li></ul>	<p>Grease arrestor for teaching kitchen facility, will be assessed in subsequent audit.</p> <p>Section 73 certificate (Sydney Water) will be assessed when the works from the Notice of Requirements have been constructed, inspected, and fees have been paid.</p>			
G185	Section 7.8 Table 10	Waste Management	<p>The project will be undertaken in accordance with the recommendations made by LCI in the 'Waste Management Plan', dated 13 October 2021.</p>	<p>Following 2021 LCI Waste Management Plan, Richard Crookes has developed Waste Management Plan as a sub-plan to CEMP for the site. Assessment is provided in G215</p>				
G186	Section 7.8 Table 10	Wind	<p>The project will be undertaken in accordance with the recommendations made by RWDI in the 'Pedestrian Wind Assessment', dated 15 October 2021.</p>	<p>Record sighted: RWDI (15 October 2021) Pedestrian Wind Assessment states that 'the wind safety criterion will be met at all outdoor locations on and around the campus. Suitable wind comfort conditions are also expected in most areas.' No recommendation is made in the report.</p>				



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CEMP								
G187	3.2	CEMP induction	All site worker will sign the induction paperwork.	Record sighted: - Hammertech induction records sighted. Example of New Crane personnel inducted in July 2024. License sighted.				
G188	3.5	Responsibility and Reporting	The principal contractor will complete weekly safety and environmental walks, with the critical information included in the monthly report.  The Principal Contractor will maintain records of all personnel who have undergone training in relation to the CEMP and general environmental responsibilities Records of trained personnel will be maintained in a log to be kept on site. A record of issues covered in toolbox meetings will be maintained.	Record sighted: - Hammertech Inspection records: Fall from heights (4 September 2024), Site Safety Inspection (27 August 2024 and 4 September 2024), Environmental Inspection (5 August 2024). The later inspection identified that the environmental tool box talk need to be completed and this issue is rectified on 7 August 2024.				
G189	7	Management of Dust & Odour: Air Quality	<ul style="list-style-type: none"> <li>- Use of surfactant spray (onsite in close proximity of the earth works and at the site boundary/fences) is required for odour suppressant during works (this is up to the discretion of the Project Manager and the environmental consultant).</li> <li>- Heavy equipment and vehicles will be appropriately maintained to minimise exhaust emissions.</li> <li>- Appropriate methods of dust suppression will be implemented, such as ensuring earthworks materials remain moist to ensure dust is minimised during works.</li> <li>- Evaluate weather conditions prior to works commencing and during any change in wind direction.</li> <li>- Cease works if dust or odour generation is excessive.</li> <li>- Covering of any stockpiles that are to remain for greater than two days (Waste reclassification or ENM stockpiles, ACM demolition stockpiles), or if weather forecasts predict strong winds; with plastic or Hessian material.</li> <li>- All dust/odour control measures will be kept in good operating condition and be functional at all times, with regular maintenance.</li> <li>- All loads are to be covered and appropriately fitted with tarpaulins to contain dust and/or odour during transport.</li> <li>- Residents in the vicinity of the proposed works will be informed of potential dust/odour impacts prior to the commencement of works.</li> <li>- Implementation of visual monitoring of dust. material tracking, truck tarping, water spray use, exhaust plumes and stockpile covering. If unexpected fines protocol detects contaminants a review of air born testing is to be undertaken.</li> </ul>	Record sighted: - Hammertech Equipment Inductions records. Equipment records sighted have an up to date maintenance. This include mobile crane (inducted on site on 23 July 2024 with inspection conducted 21 July 2024. Next inspection due on 18 October 2024), tower crane (inducted on 1 July 2024, installed on 24 July 2024, accepted 26 July 2024, with inspection conducted 25 July 2024), Concrete Boom Pumps (inducted on 2 May 2024, inspected monthly. Last inspection was on 26 August 2024)  Interview: - RCC (DB) stated that dust suppression was conducted with hose. - RCC (JP and DB): Mobile crane was used periodically on site and may be brought on site again as required.  Observation: - No unacceptable dust was observed given no excavation work was occurring during the site audit. - No vehicle was observed entering or exiting the site. - Permanent electric crane is observed and no more mobile crane on site.				
G190	8.6	Complaints Handling	Should any complaints occur, immediate measures shall be undertaken to investigate the complaint, the cause, and identify the required changes to work procedure.	- RCC (DB) stated that no complaints have occurred. Complaint register also shows no complaint since the commencement of construction.				



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G191	9	Stormwater control & discharge: Surface Water	<ul style="list-style-type: none"><li>- Install sediment control structures (i.e. silt fencing and/or hay bales) should be implemented in accordance with Managing Urban Storm water Soils and Construction (Landcom. 2004) prior to the commencement of works. This would include strategic placement of such structures down gradient of temporary stockpiles and slopes to minimise sediment entrainment. These measures should also be placed on the up slope side of any storm water collection channels.</li><li>- Control of drainage on the site by interception and redirection of clean storm water in a controlled manner.</li><li>- Collection of storm water on site in trenches and sumps for appropriate management.</li><li>- Provide inlet protection to be provided for any potentially impacted locations.</li><li>- Site contractors will be required to observe any sediment control and/or storm water control measures to ensure that they are working at a satisfactory level.</li><li>- Provision of a Spill cleanup kit on all sites where bulk fuel is stored or is being transferred.</li><li>- Maintain a hardstand or lined and bunded area for the refuelling and storage of equipment.</li><li>- Cease works if excessive surface water makes conditions unsuitable for construction works.</li><li>- Cease works if excessive surface water makes creates safety concerns.</li><li>- Regular observations will be made by the Site Contractors and the Project Manager and mitigation measures put into place if sediment loaded runoff is likely to occur or a rainfall event is predicted.</li><li>- Monitoring requirements from a pump out permit or other required license shall be adhered to at all times.</li></ul>	<p>See G92 for sediment and stormwater.</p> <p>Observation:</p> <ul style="list-style-type: none"><li>- Spill kit was observed.</li><li>- Fuel storage observed on a fuel cabinet.</li></ul> <p>Record sighted:</p> <ul style="list-style-type: none"><li>- Hammertech Inspection records: Fall from heights (4 September 2024), Site Safety Inspection (27 August 2024 and 4 September 2024), Environmental Inspection (5 August 2024). The later inspection identified that the environmental tool box talk need to be completed and this issue is rectified on 7 August 2024.</li></ul>				
G192	10	Measures of Sediment Control	<ul style="list-style-type: none"><li>- Sediment Control should be implemented in accordance with the stormwater and sediment control plan.</li><li>- Strategic placement of such structures down gradient of stockpiles and slopes to minimise sediment entrainment. These measures should also be placed on the up slope side of any storm water collection channels.</li><li>- If a significant rain event occurs. fieldwork will cease. There will be sediment control measures available for placement down gradient of the work area; and</li><li>- Works will also be conducted in a manner to minimise the potential for sediment and soil migration, whereby excavated material will be hauled offsite as soon as practicable and/or reinstated and compacted.</li></ul>	<p>See G92 for sediment and stormwater.</p> <p>Observation:</p> <ul style="list-style-type: none"><li>- Excavation work has been completed.</li></ul>				



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G193	11	Waste management	<ul style="list-style-type: none"> <li>- Provision of Spill kit</li> <li>- Maintain hardstand and bund for refuelling station</li> <li>- Provide waste receptacles for all waste types</li> <li>- Waste transportation form for trucks leaving site with waste</li> <li>- Visual assessment of excavated materials by environmental specialist. Environmental specialist shall direct if the soil has to be re-assessed or disposed off site with waste classification.</li> </ul>	<p>Observation:</p> <ul style="list-style-type: none"> <li>- A spill kit was observed.</li> <li>- Fuel storage observed on a fuel cabinet.</li> <li>- Waste segregation was observed.</li> </ul> <p>Record sighted:</p> <ul style="list-style-type: none"> <li>- ElAustralia (30 January 2024) Waste Classification Certificate. Top 3m of the in-situ material across the site was classified as GSW.</li> <li>- ElAustralia (19 March 2024) Waste Classification Certificate. Bottom 3m of the in-situ material across the site was classified as GSW.</li> <li>- ElAustralia (14 June 2024) Waste Classification Certificate. Natural material approximately below 0.3m bgl in targeted area was classified as VENM</li> <li>- ElAustralia (27 May 2024) Waste Classification Certificate. Fill material approximately below 1.3m bgl in targeted area was classified as GSW</li> <li>- Aussie Recycling (EPL 21389) tipping dockets for Feb to August 2024 for disposal of GSW.</li> <li>- Export register suggests that all exported materials comprised GSW material classified by ElAustralia (30 January 2024).</li> </ul>				
G194	13	Security and public safety	<p>Perimeter fencing and/ barricades that restrict access to the proposed work zone and stockpile area will be installed. Only authorised persons wearing the appropriated PPE will be able to enter the excavation/construction and stockpile/staging areas during works.</p> <p>Whilst excavations remain open, the site is unattended, and works are not active, high visibility fencing will be placed around the boundary of the excavation to alert any people on site to the presence of the excavation.</p> <p>Relevant signage will be in place during the excavation works to warn and protect pedestrians and other traffic of the potential exposures in the vicinity of the work area.</p>	<ul style="list-style-type: none"> <li>- Perimeter fencing was observed, with sign provided at gate.</li> </ul>				
<b>Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP)</b>								
G195	3.3	General Requirements	No tracked vehicles will be permitted or required on any paved roads. Public roads and access points will not be obstructed by any materials, vehicles, refuse skips or the like, under any circumstances.	<p>Observation:</p> <ul style="list-style-type: none"> <li>- Tracked vehicles were not observed on public road.</li> <li>- Public roads and access points were not obstructed by any materials, vehicles, refuse skips, etc.</li> </ul>				
G196	3.5.1	Construction Vehicle Routes	No queuing or marshalling of trucks is permitted on any public road and all loading and unloading of materials will be undertaken within the site or the works zone.	<p>Observation:</p> <ul style="list-style-type: none"> <li>- No truck delivery was observed during the Audit.</li> <li>- A work zone is available.</li> </ul>				



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G197	3.7	Parking Control	<p>The proposed parking restrictions adjacent to the construction zone and works zone is outlined below:</p> <ul style="list-style-type: none"> <li>• 'No Stopping' sign at the start of the construction works zone will remain the same.</li> </ul> <p>Western Sydney University, Lang Walker AO Medical Research Building - Macarthur, 22 November 2023 16</p> <ul style="list-style-type: none"> <li>• Two 'works zone' signs will be placed at the start and end of the works zones taking up the existing on-street car parking area in front of the site for a distance of 55 meters, beginning 15 meters to the north of the current driveway and continuing to 70 meters north of that point.</li> <li>• "3P" sign at the start and middle of the works zone will be temporarily removed and '3P 2 way arrow' will be replaced by '3P 1 way arrow' at the end of the works zone.</li> </ul>	<p>Observation:</p> <ul style="list-style-type: none"> <li>- No changes in the street signs had occurred at the time of the Audit.</li> <li>- Work zone signs were observed.</li> </ul>				
G198	3.12	Special Delivery	Oversized vehicle that is required to travel to the site will be dealt with separately, with the submission of relevant permits to and subsequent approval by the Campbelltown City Council prior to any delivery.	<p>Record sighted:</p> <ul style="list-style-type: none"> <li>- Campbelltown City Council (17/7/2024) Road Occupancy and Standing Plant Permit - No 100 Parkside Crescent, Campbelltown.</li> <li>- Jim's Traffic Control (2/7/2024) Traffic Control Plan.</li> </ul>				
G199	3.13	Work Site Security	<p>Site is to be secured by the use of Class A and Class B hoardings, which will be provided for segregation and protection for pedestrians and the work area after.</p> <p>All access points are to be securely locked when site activities are not in progress.</p>	<p>Observation:</p> <ul style="list-style-type: none"> <li>- Class A and B hoardings were observed.</li> </ul>				
G200	3.14	Plant/Equipment Management	<p>The delivery and removal of plant and equipment that requires a wide or long load vehicle will be subject to a separate application/permit and separate prior approval from Council and other relevant authorities.</p> <p>All plant and equipment deliveries will be carried out in accordance with Council's requirements and the NSW Police regulations.</p>	<p>Record sighted:</p> <ul style="list-style-type: none"> <li>- Campbelltown City Council (17/7/2024) Road Occupancy and Standing Plant Permit - No 100 Parkside Crescent, Campbelltown.</li> <li>- Jim's Traffic Control (2/7/2024) Traffic Control Plan.</li> </ul>				
G201	3.15	Spoil Management	<p>All vehicles leaving the site will be cleaned.</p> <p>Any run-off from the washing down of vehicles will be directed to the sediment control system to be located within the site.</p>	<p>Observation:</p> <ul style="list-style-type: none"> <li>- Cattle grid was observed, with vehicle washing facilities available.</li> <li>- No truck was observed leaving the site.</li> </ul>				
G202	3.17	Staff Parking	<p>Employees and sub-contractors will be encouraged to use public and active transport to access the site and not park on public roads. As part of the induction program, contractors and sub-contractors will be advised during their site inductions that there is no parking within the Campbelltown Hospital site, or within the adjacent streets. To minimise impact on street parking, contractors and subcontractors will be encouraged to use public transport or to car pool.</p> <p>To support alternative travel, secure areas could be made available within the work compounds for tradesmen and staff to store equipment, overnight, making light travel via alternative modes more viable.</p>	<p>Observation:</p> <ul style="list-style-type: none"> <li>- Available space was present onsite to store equipment.</li> </ul> <p>Record sighted:</p> <ul style="list-style-type: none"> <li>- RCC induction Slide 19.</li> </ul>				
G203	3.22	Method of Communicating Traffic Changes	<p>A minimum 14-day notification must be provided to adjoining property owners prior to the implementation of any temporary traffic control measures.</p> <p>Road Occupancy License is required for any works which impact on the road corridor, in addition to any permits required by Council.</p>	<p>Record sighted:</p> <ul style="list-style-type: none"> <li>- Road occupancy licence or temporary traffic control measures were not yet required.</li> </ul>				



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G204	3.22	Maintenance of Roads and Footpaths	The roads and footpaths along the route of travel will be kept in a serviceable state at all times. Any damage arising as a result of the proposed truck movements will be treated / repaired by the principal contractor at no cost to Council.	Observation: - The roads and footpaths were observed to be in serviceable condition.																															
G205	3.24	CTPMP Approval, Monitoring and Review	To ensure that this CTPMP is kept up to date, the activities identified in Table 8 will be undertaken to facilitate review and continuous improvement.  <table border="1"><caption>Table 8: Monitoring Activities</caption><thead><tr><th>Stage</th><th>Activity</th><th>Purpose</th><th>Qualification</th><th>Tools and checklists</th></tr></thead><tbody><tr><td>Planning</td><td>TGS verification</td><td>To ensure that the TGS selected or designed is suitable for the works and location.</td><td>ITCP or PWZTMP</td><td>TCAWS Appendix E.2 TGS verification checklist</td></tr><tr><td rowspan="3">During TTM</td><td>Weekly TTM inspections (includes preopening inspection)</td><td>To ensure that the CTPMP and relevant TGS are appropriate and operating safely, effectively and efficiently</td><td>PWZTMP</td><td>TCAWS Appendix E.3 Weekly TTM inspection checklist</td></tr><tr><td>CTPMP review</td><td>To ensure that CTPMP controls are achieving the required outcomes.</td><td>PWZTMP</td><td>Not provided</td></tr><tr><td>Client inspections</td><td>Verification of TTM through the Transport Traffic Engineering Services, Work Health and Safety Branch, Surveillance Officers or other client representatives.</td><td>Divisionally determined</td><td>Not provided</td></tr><tr><td>Post Completion</td><td>Post-completion inspection</td><td>To ensure that the site has been demobilised as planned and is safe for opening to traffic.</td><td>ITCP or PWZTMP</td><td>Appendix E.5 Post completion inspection checklist</td></tr></tbody></table>	Stage	Activity	Purpose	Qualification	Tools and checklists	Planning	TGS verification	To ensure that the TGS selected or designed is suitable for the works and location.	ITCP or PWZTMP	TCAWS Appendix E.2 TGS verification checklist	During TTM	Weekly TTM inspections (includes preopening inspection)	To ensure that the CTPMP and relevant TGS are appropriate and operating safely, effectively and efficiently	PWZTMP	TCAWS Appendix E.3 Weekly TTM inspection checklist	CTPMP review	To ensure that CTPMP controls are achieving the required outcomes.	PWZTMP	Not provided	Client inspections	Verification of TTM through the Transport Traffic Engineering Services, Work Health and Safety Branch, Surveillance Officers or other client representatives.	Divisionally determined	Not provided	Post Completion	Post-completion inspection	To ensure that the site has been demobilised as planned and is safe for opening to traffic.	ITCP or PWZTMP	Appendix E.5 Post completion inspection checklist	Record sighted: - TGS included in the CTPMP. - Hammertech Inspection 19.0 Traffic Control Inspection Checklist register sighted. Based on the information provided by RCC (DB), traffic controller was only required where there is potential traffic issue (checklist filled out generally weekly, or as required). A record on 2/8/2024 was sighted, which did not provide recommendation. - Walker (16 April 2024) Condition A33 letter to DPHI and Group DLA (Certifier). - NSW Gov Post Approval Form for Walker (16 April 2024).  Interview: - RCC (DB) stated that client inspections are not proposed.	<b>Recommendation: If client inspections are not proposed, please remove the requirement from the CTPMP.</b>		
Stage	Activity	Purpose	Qualification	Tools and checklists																															
Planning	TGS verification	To ensure that the TGS selected or designed is suitable for the works and location.	ITCP or PWZTMP	TCAWS Appendix E.2 TGS verification checklist																															
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Construction Noise and Vibration Management Plan (CNVMP)																																			
G206	5.2.2	General Comments	The contractor will, where reasonable and feasible, apply best practice noise mitigation measures. These measures shall include the following: • Maximising the offset distance between plant items and nearby noise sensitive receivers. • Preventing noisy plant working simultaneously and adjacent to sensitive receivers. • Minimising consecutive works in the same site area. • Orienting equipment away from noise sensitive areas. • Carrying out loading and unloading away from noise sensitive areas. • In order to minimise noise impacts during the works, the contractor will take all reasonable and feasible measures to mitigate noise effects. • The contractor will also take reasonable steps to control noise from all plant and equipment. Examples of appropriate noise control include efficient silencers and low noise mufflers • The contractor should apply all feasible and reasonable work practices to meet the NMLs and inform all potentially impacted residents of the nature of works to be carried out, the expected noise levels, duration of noise generating construction works, and the contact details for the proposal.	Observation: - No unacceptable noise was observed at the time of the Audit.																															



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G207	5.2.3	Noise Monitoring	<p>Attended noise monitoring is recommended to be undertaken at the start of each major milestone of the project. It is proposed that these milestones are at the commencement of the excavation and structural works only.</p> <p>These works should be undertaken by a qualified acoustical consultant directly engaged by the contractor.</p> <p>The statistical parameters to be measured should include the following noise descriptors: LA90, LA10, and LAeq. All noise measurements should be conducted over consecutive 15-minute periods.</p> <p>This monitoring should also be complemented by undertaking attended noise measurements in order to:</p> <ul style="list-style-type: none"> <li>• Differentiate between construction noise sources and other extraneous noise events (such as road traffic and aircraft noise)</li> <li>• Note and identify any excessive noise emitting machinery or operation.</li> <li>• In addition to the above detailed measurements, should any complaints be received which have not been determined previously, it should be confirmed by conducting additional attended noise measurements.</li> <li>• The survey methodology and any equipment should comply with the requirements discussed in Standard AS 1055.1-1997.</li> </ul>	<p>Interview:</p> <ul style="list-style-type: none"> <li>- RCC (DB) stated that no noise monitoring has occurred. Any noisy work will be on respite arrangement. No noisy work is anticipated moving forward as the excavation and other noisy work had been completed. .</li> </ul>				
G208	5.2.4	Noise Mitigation Measures for Non-Residential Receivers	<p>Where exceedances have been identified in Section 4, the following mitigation measures are recommended:</p> <ul style="list-style-type: none"> <li>• Undertake general mitigation measures.</li> <li>• Issue project updates to tenants in affected premises. The updates can include overview of current and upcoming works, as well as advanced warning of potential disruptions.</li> <li>• Signage to be posted in order to provide stakeholders information regarding project details, emergency contacts and enquiry contact information.</li> </ul>	<p>Interview:</p> <ul style="list-style-type: none"> <li>- RCC (DB) stated that no noise monitoring has occurred. Any noisy work will be on respite arrangement. No noisy work is anticipated moving forward as the excavation and other noisy work had been completed.</li> </ul> <p>Observation:</p> <ul style="list-style-type: none"> <li>- Signage with project details were observed.</li> </ul>				
G209	5.2.7	Cranes	<p>Cranes to be installed are recommended to be electric. Should these cranes require ground-based diesel generators, acoustic enclosures/screens are to be provided. Refer to 6.2.7 above. Advice from a qualified Acoustic Consultant should be sought.</p> <p>If diesel cranes are proposed, a detailed review of the proposed crane generator should be undertaken by a qualified Acoustic Consultant to determine if the following is required:</p> <ul style="list-style-type: none"> <li>• Acoustic muffler on the exhaust.</li> <li>• Acoustic enclosure around the plant.</li> </ul>	<p>Interview:</p> <ul style="list-style-type: none"> <li>- RCC (DB) stated that the tower crane is electric. Mobile crane is refuelled offsite.</li> <li>- RCC (DB) and Walker (TC) stated that refuelling of excavator was conducted on concrete.</li> </ul> <p>Record sighted:</p> <ul style="list-style-type: none"> <li>- Plant refuelling methodology:</li> </ul> <ol style="list-style-type: none"> <li>"1. Mobile re-fuelling truck to reverse onto hardstand</li> <li>2. Position loose bunding on ground to protect from spills</li> <li>3. Fuel Plant</li> <li>4. Re-fuelling truck to exit site</li> <li>5. Demobilise"</li> </ol>				
G210	5.3.1	General Comments	<p>The following vibration mitigation measures should be implemented:</p> <ul style="list-style-type: none"> <li>• Any vibration generating plant and equipment is to be in areas within the site in order to lower the vibration impacts.</li> <li>• Investigate the feasibility of rescheduling the hours of operation of major vibration generating plant and equipment.</li> <li>• Use lower vibration generating items of construction plant and equipment; that is, smaller capacity plant, where feasible</li> <li>• Minimise conducting vibration generating works consecutively in the same area (if applicable).</li> <li>• Schedule a minimum respite period of at least 30 minutes before activities commence which are to be undertaken for a continuous 4-hour period.</li> <li>• Use only dampened rock breakers and/or "city" rock breakers to minimise the impacts associated with rock breaking works.</li> </ul>	<p>Interview:</p> <ul style="list-style-type: none"> <li>- RCC (DB) stated that equipment that is likely to cause unacceptable vibration is not proposed for the site. No rock breaking/hammering was conducted.</li> </ul> <p>Observation:</p> <ul style="list-style-type: none"> <li>- Earthworks have been completed.</li> </ul>				



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G211	5.3.2	Vibration Monitoring	<p>Permanent continuous vibration monitoring is not recommended.</p> <p>Vibration monitoring is to be undertaken at the following periods:</p> <ul style="list-style-type: none"><li>- Commencement of any high vibration generating activities including hydraulic hammering, rock breaking or vibration rolling on the site works within the safe working distances outlined above.</li><li>- Receiver location in the event complaints resulting from construction activities resulting from the perception of vibration are experienced by the occupants of buildings within the vicinity of the site.</li></ul>	<p>Interview:</p> <ul style="list-style-type: none"><li>- RCC (DB) stated that equipment that is likely to cause unacceptable vibration is not proposed for the site. No rock breaking/hammering was conducted.</li></ul> <p>Observation:</p> <ul style="list-style-type: none"><li>- Earthworks have been completed.</li></ul>				
G212	5.3.4	Community Notifications	<p>Prior to the works onsite being undertaken, it is recommended that community consultation with the neighbouring affected parties be undertaken.</p>	<p>Record sighted:</p> <ul style="list-style-type: none"><li>- Project Delivery and Commissioning Working Group meeting minute (23 July 2024). Walker stated that the meeting is conducted every 3rd week of the month with WSU personnel, Health Infrastructure NSW, and Ingham institute.</li><li>- Walker Start Up Workshop presentation slides.</li></ul>				



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G213	5.6	General Mitigation Measures (Australia Standard 2436-2010)	<ul style="list-style-type: none"><li>• Regular reinforcement (such as at toolbox talks) of the need to minimise noise and vibration.</li><li>• Regular identification of noisy activities and adoption of improvement techniques.</li><li>• Avoiding the use of portable radios, public address systems or other methods of site communication that may unnecessarily impact upon nearby sensitive receivers.</li><li>• Where possible, avoiding the use of equipment that generates impulsive noise.</li><li>• Minimising the need for vehicle reversing for example (particularly at night), by arranging for one-way site traffic routes.</li><li>• Use of broadband audible alarms on vehicles and elevating work platforms used on site.</li><li>• Minimising the movement of materials and plant and unnecessary metal-on-metal contact.</li><li>• Minimising truck movements.</li><li>• Choosing quieter plant and equipment based on the optimal power and size to most efficiently perform the required tasks.</li><li>• Selecting plant and equipment with low vibration generation characteristics, where feasible.</li><li>• Operating plant and equipment in the quietest and most efficient manner.</li><li>• Maximising the distance between noise activities and noise sensitive land uses.</li><li>• Installing purpose-built noise barriers, acoustic sheds and enclosures around static plant.</li><li>• Providing respite periods which could include restricting very noisy activities to time periods that least affect the nearby noise sensitive locations, restricting the number of nights that after-hours work is conducted near residences or by determining any specific requirements.</li></ul>	<p>Observation:</p> <ul style="list-style-type: none"><li>- No unacceptable noise was observed at the time of the Audit.</li><li>- Electric tower crane was observed. No more mobile crane observed on site.</li></ul> <p>Record sighted:</p> <ul style="list-style-type: none"><li>- Hammertech 47.1 Toolbox Meeting record for 7/8/2024 7:00 AM Agenda includes Traffic control, Erosion and sediment control, import and export of material, dust &amp; noise management, emergency evacuation.</li><li>- Hammertech Equipment Inductions records. Sighted equipment records have an up to date maintenance.</li></ul> <p>Interview:</p> <ul style="list-style-type: none"><li>- RCC (JP and DB): Mobile crane was used periodically on site and may be brought on site again as required.</li></ul>				
			<ul style="list-style-type: none"><li>• Scheduling work to coincide with non-sensitive periods.</li><li>• Planning deliveries and access to the site to occur quietly and efficiently and organising parking only within designated areas located away from the sensitive receivers.</li><li>• Optimising the number of deliveries to the site by amalgamating loads where possible and scheduling arrivals within designated hours.</li><li>• Including contract conditions that include penalties for non-compliance with reasonable instructions by the principal to minimise noise or arrange suitable scheduling.</li><li>• Where reasonably practical, noisy plant or processes should be replaced by less noisy alternatives.</li><li>• Modify existing equipment: Engines and exhausts are typically the dominant noise sources on mobile plant such as cranes, graders, excavators, trucks, etc. In order to minimise noise emissions, residential grade mufflers should be fitted on all mobile plant utilised on site.</li><li>• Siting of equipment: locating noisy equipment behind structures that act as barriers, or at the greatest distance from the noise-sensitive area; or orienting the equipment so that noise emissions are directed away from any sensitive areas, to achieve the maximum attenuation of noise.</li><li>• Regular and effective maintenance.</li><li>• Deliveries should be undertaken, where possible, during standard construction hours.</li><li>• Maximise hammer penetration (and reduce blows) by using sharp hammer tips. Keep stocks of sharp profiles at site and monitor the profiles in use.</li><li>• No Public address system should be used onsite.</li></ul>					



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Construction Waste Management Plan (CWMP)								
G214	2	Objective and Targets	<ul style="list-style-type: none"><li>- Initial Waste avoidance (try not to over order materials)</li><li>- Keeping a record of Monthly Waste Report and disposal dockets</li><li>- Asbestos waste is to be removed by licenced contractor &amp; managed in accordance with WHS Act &amp; Regulation and EPA requirements.</li><li>- Lead paints and dusts will be removed using sanding and vacuum techniques.</li><li>- Consider recycling</li><li>- Putrescible waste is to be contained in bins and collected by license contractor for disposal.</li><li>- Contaminated soils will be classified in accordance to EPA guidelines.</li><li>- VENM - No fill will be received on site that does not comply with EPA guidelines.</li><li>- Bins shall be provided for putrescible waste. Daily inspection shall be carried out to ensure worksite is litter free.</li></ul>	<p>Record sighted:</p> <ul style="list-style-type: none"><li>- Imported and export material register.</li><li>- Disposal dockets.</li><li>- Monthly Aussie Skips report for wastes contained in skip bins.</li><li>- ElAustralia (30 January 2024) Waste Classification Certificate. Top 3m of the in-situ material across the site was classified as GSW.</li><li>- ElAustralia (19 March 2024) Waste Classification Certificate. Bottom 3m of the in-situ material across the site was classified as GSW.</li><li>- ElAustralia (14 June 2024) Waste Classification Certificate. Natural material approximately below 0.3m bgl in targeted area was classified as VENM</li><li>- ElAustralia (27 May 2024) Waste Classification Certificate. Fill material approximately below 1.3m bgl in targeted area was classified as GSW</li></ul> <p>Interview:</p> <ul style="list-style-type: none"><li>- RCC (DB) states that There has been no asbestos or lead waste identified on site. The waste from the site comprises general waste (in skip bins), excavated soil, and concrete waste from the former helipad. Noting that Site was a former helipad on concrete. Site supervisor conducts general site walk over everyday for evidence of litter on site.</li></ul> <p>Observation:</p> <ul style="list-style-type: none"><li>- No unsecured waste or waste leaving the site to the neighbouring public or private properties.</li></ul>				
Flood Emergency Response Plan (FERP)								
G215	4	Preparation for Flood Response	<p>All users of the site will be made aware of the flood risk, and the flood protocols &amp; procedures in the event of a large flooding event (including their responsibilities) via briefing and signage. This will form part of the mandatory site inductions that all users of the site must undertake upon gaining access to the site.</p> <p>A copy of this FERP will be made available to all new users, contractors and site visitors.</p> <p>It is recommended that evacuation drills be held at a minimum of every 6 months to ensure all staff are aware of, and familiar with, their flood response actions, the sound of the alert and occupancy warning system, and the location of the muster point.</p>	<p>Record sighted:</p> <ul style="list-style-type: none"><li>- RCC Induction Slide 24.</li><li>- Hammertech 23.2 Evacuation Drill and Emergency Roll 28/03/2024.</li></ul>				



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Driver Code of Conduct								
G216	Driver Code of Conduct	Driver Code of Conduct	<ul style="list-style-type: none"><li>• As a driver you are required to know and comply with all the road rules pertaining to your vehicle;</li><li>• You are expected to hold a valid driver's licence for the class of the vehicle you are operating;</li><li>• Undertake a site induction carried out by an approved member of the construction staff or suitably qualified person;</li><li>• Participate in regular toolbox meetings with appropriate and qualified person; and</li><li>• You are to operate the vehicle in a safe manner within and outside the construction site and comply with the direction of authorised site personnel while inside the site.</li><li>• All drivers have a duty to not drive a vehicle while impaired by fatigue.</li><li>• All heavy vehicle drivers are to observe the posted speed limits, within or outside of the construction site. Keep in mind that there are changes in traffic conditions and altered speed limits are posted on approach to the site;</li><li>• Covering Loads – TfNSW requires all load covers to secure and contain all materials within the vehicle and trailer</li><li>• Heavy Vehicle Interval – To increase road safety, heavy vehicles leaving the construction site should be separated, as far as practicable, a minimum of a 10-minute interval</li><li>• Vehicle Breakdowns – In the case of a breakdown, the vehicle must be towed to the nearest breakdown point as soon as possible and reported to the Service NSW Transport Management Centre (131 700).</li></ul>	<p>Observation:</p> <ul style="list-style-type: none"><li>- No heavy vehicles were observed entering or exiting the site.</li></ul> <p>Record sighted:</p> <ul style="list-style-type: none"><li>- The Hospital Driver Code of Conduct was shown in Induction slide 20 and 21.</li><li>- Hammertech induction records sighted. Crane operator licence sighted.</li></ul> <p>Interview:</p> <ul style="list-style-type: none"><li>- RCC (DB) stated that driver licences were sighted during induction.</li></ul>				



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Construction Worker Travel Plan								
G217	5.1, 5.2	Private Transport Public and Active Transport	- As part of the induction program, contractors and sub-contractors will be advised during their site inductions that there is no parking within the Campbelltown Hospital site, or within the adjacent streets. - Contractors and sub-contractors will be encouraged to use public transport, cycling and walking where possible, or to carpool. - Detailed car parking arrangements will be developed. - To support alternative travel, secure areas could be made available within the work compounds for tradesmen and staff to store equipment, overnight, making light travel via alternative modes more viable.	Record sighted: - RCC Induction Slides 10 and 19.				
G218	7	Monitoring and Evaluation	A Travel Plan Co-ordinator and Travel Plan Group should be established to monitor and review the sustainability targets. As a minimum, the Plan should be reviewed on a quarterly basis incorporating consultation with staff and visitors at the completion of a regular travel survey. The yearly review should result in an update to the Travel Plan which may include, where necessary: • Modifications to the previously agreed targets as a result of data collected and analysed. • Implementation of additional remedial actions if the Travel Plan is not meeting its objectives within the timescales specified which remedial actions may include but not be limited to, undertaking new or additional monitoring activities to those specified in the Travel Plan.	Interview: - RCC (DB) : A Travel Plan Co-ordinator is available.  Interview: - Discussion with RCC indicated that a quarterly review is not anticipated.  Record sighted: - Email correspondence between PTC (DK) and Richard Crookes (JP) on 16 to 18 September 2024 about staff travel mode survey initiation. - PTC letter (18 September 2024) Periodic Review of the Construction Workers Travel Plan states that periodic review of the Construction workers Travel Plan has been undertaken in relation to the Lang Walker AO Medical Research Building and there are no changes required to the document.	This item has been considered compliant as review of the Construction Worker Transportation Plan has been recently conducted, although noting the frequency is less than quarterly.  <b>Recommendation:</b> <b>The frequency of review of the Construction Worker Transportation Plan should be updated if a quarterly review is not proposed.</b>			



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