



Mudgee Hospital Redevelopment Independent Environmental Audit



Assessment of Hutchinson Builders Environmental System Compliance Against the SSD 9211 Conditions of Consent

Audit Reference:	AQ1244.01
Audit Organisation:	Hutchinson Builders
Auditors:	Nilda Soto, Lead Auditor, AQUAS Ana Maria Munoz, Auditor, AQUAS
Date of Audit:	3 June 2019
Draft Report Submitted:	19 June 2019
Final Report Submitted:	Rev. 0 – 20 June 2019 Rev. 1 – 9 October 2019

Amendment, Distribution & Authorisation Record

Version Control and Distribution

Revision No.	Date	Reasons for Revision	Issued to
Rev.0	20/6/2019	-	CWPM – Brianna Sawyer-Crawford
Rev.1	4/10/2019	Addressed DPIE comments	CWPM – Brianna Sawyer-Crawford
	9/10/2019	Addressed CWPM & HI comments	CWPM – Brianna Sawyer-Crawford

No reproduction of this document or any part thereof is permitted without prior written permission of AQUAS Pty Limited.

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

This report has been prepared by:

ANA MARIA MUNOZ
Environmental Auditor

Date: 9/10/2019

Reviewed by:

NILDA SOTO
Lead Environmental Auditor

Date: 9/10/2019

© Copyright AQUAS Pty Ltd
ABN: 40 050 539 010

All rights reserved. No material may be reproduced without prior permission.

While we have tried to ensure the accuracy of the information in this publication, the Publisher accepts no responsibility or liability for any errors, omissions or resultant consequences including any loss or damage arising from reliance in information in this publication.

AQUAS Pty Ltd
www.aquas.com.au

1. Executive Summary	4
2. Introduction	5
2.1 Background	5
2.2 Project Details	5
2.3 Audit Team	5
2.4 Audit Objectives	5
2.5 . Audit Scope	6
2.6 Audit Period	6
3. Audit Methodology	7
3.1 Approval of Auditors	7
3.2 Audit scope development	7
3.3 Audit Process	7
3.3.1 Opening Meeting	7
3.3.2 Conduct of Audit	7
3.3.3 Closing Meeting	7
3.4 Interviewed Persons	7
3.5 Details of Site Inspection	8
3.6 Consultation	8
3.7 Audit Compliance Status Descriptors	8
3.8 Recommendations	9
4. Document Review	10
5. Audit Findings	11
5.1 Assessment of Compliance	11
5.2 Notices, Incidents and Complaints	11
5.3 Previous Audit Recommendations	11
5.4 Audit Findings	12
5.5 Audit Site Inspection	16
5.6 Suitability of Plans and the EMS	17
5.7 Key Strengths	17
Appendices	
Appendix A. Auditors Approval	18
Appendix B. Audit Attendance Sheet	19
Appendix C. Independent Audit Declaration Form	20
Appendix D. Audit Checklist and Audit Findings	21
Appendix E. Audit Photos	59
Appendix F. Consultation Records	63
Appendix G. DPIE Comments on Audit Report (Rev.0)	64

1. Executive Summary

This audit was completed to assess the compliance of Mudgee Hospital Redevelopment project with the requirements of Development Consent State Significant Development (SSD) 9211 Condition C38. The audit was conducted by AQUAS (Nilda Soto – Lead Auditor and Ana Maria Munoz – Auditor) on 3 June 2019. This audit covered the conditions under Part A, Part B and Part C of the Development Consent SSD 9211.

Overall, the project is generally compliant to the Development Consent SSD 9211 with the following key strengths noted:

- The Environmental Management Plan (EMP) and majority of environmental sub-plans have been reviewed and updated to comply with the Development Consent Conditions;
- Environmental inspections are undertaken regularly;
- Internal and external communication mechanisms have been established;
- Consultation with the community and sensitive receivers has been managed well;
- Environmental controls such as dust, air quality and traffic management have been implemented appropriately on site; and
- The process for reporting incidents, complaints and non-conformances was well implemented and recorded.

The audit report was issued by AQUAS to Central West Project Management (CWPM) on the 20/6/19 as Revision 0. Department of Planning, Industry and Environment (DPIE) has submitted comments on the 16/9/19 via Health Infrastructure (HI). The audit report has been amended to incorporate all comments in Revision 1. DPIE comments are included in **Appendix G** of this report.

Summary of Findings

Based on the conducted independent environmental audit which comprised of document and records review, interview with key personnel and site inspection there were a total 94 Conditions of Consent that have been reviewed during this audit.

The audit identified 16 conditions that were non-compliant, under Part A - Administrative requirements (A2), Part B - Preconstruction requirements (B2, B3, B4, B9, B10, B11, B12, B16, B20, B21, B26 and B28) and Part C - Construction requirements (C2, C14 and C29).

The details of the non-compliances can be found in Section 5.4 of this report. These need to be addressed by Hutchinson Builders (Hutchinson), CWPM and HI to attain full compliance with SSD 9211 and continually improve the environmental performance of the development.

General feedback and recommendations made during this audit should be consider as an opportunity to improve Hutchinson environmental performance on the maintenance and implementation of their Environmental Management System.

2. Introduction

2.1 Background

Hutchinson Builders have been appointed by CWPM for the construction of a new two storey acute clinical services building as part of the Mudgee Hospital Redevelopment Project.

CWPM has engaged AQUAS to undertake the initial independent environmental audit on 3rd of June 2019 during construction phase of the Mudgee Hospital Redevelopment project in compliance with the SSD 9211 condition C38.

2.2 Project Details

Project Name	Mudgee Hospital Redevelopment
Project Application Number	SSD 9211
Project Address	Meares Street, Mudgee NSW
Project Phase	Construction
Project Activity Summary	Current site works included excavation and footings, crane operations, concrete works and hot works.

2.3 Audit Team

Details of the AQUAS environmental auditors for this audit were submitted to the Department of Planning by CWPM. Endorsement by Planning of the following auditors was granted prior to the conduct of the audit; refer to **Appendix A**:

Name	Company	Position	Certification
Nilda Soto	AQUAS	Lead Environmental Auditor	Exemplar Global Principal Environmental Auditor – Certificate No. 115002
Ana Maria Munoz	AQUAS	Environmental Auditor	SAI Global Lead Auditor; Exemplar Global Certification as Environmental Auditor in progress

2.4 Audit Objectives

The objective of this audit was to undertake the initial independent environmental audit in compliance with the Development Consent Condition SSD 9211 Cl. C38, in accordance with:

- the Independent Audit Program submitted to the Department and the Certifier under condition C37 of this consent; and
- the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).

2.5 . Audit Scope

The scope of this audit comprised of the following:

- Review of implementation of Hutchinson Environmental Management Plan (EMP) Revision B dated 18 February 2019 and the following appendices:
 - Appendix C - Environmental Work Method Statements:
 - EWMS 7 - Air Quality (Dust and Odour)
 - EWMS 8 - Noise & Vibration
 - EWMS 9 – Dangerous Goods & Substances
 - Waste Management Environmental Control Plan
 - Site Contamination & Hazardous Substances Environmental Control Plan
 - Appendix F – Emergency Response Procedure (Environmental)
 - Appendix G – Erosion and Sediment Control Plan
 - EWMS 1 - Erosion and Sediment Control (Stormwater Management)
 - Appendix H – Remedial Action Plan and Waste Management Plan
 - EWMS 2 - Waste Management
 - Appendix I – Asbestos Control Plan
 - Appendix J – Community Safety Plan
 - Appendix K – Traffic Management Plan
- Site inspection conducted on 3 June 2019, review of environmental site controls;
- Review of environmental records;
- Interview of site personnel; and
- Consultation with stakeholders.

2.6 Audit Period

This was the initial independent environmental audit carried out by AQUAS on the project which covers the review of environmental documentation and records for the construction from 18 March 2019 up to 3 June 2019 only.

It should be noted that this report is based on the result of sampling and supplied documentation/records, as well as site activities on the day of audit (3 June 2019).

3. Audit Methodology

3.1 Approval of Auditors

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

3.2 Audit scope development

AQUAS developed the audit scope and a checklist based on the Project Development Consent Requirements Application No. SSD 9211. Refer to **Appendix D** of this report.

3.3 Audit Process

3.3.1 Opening Meeting

An opening meeting was held on 3rd June 2019 at 8:00am with Hutchinson project personnel, CWPM Project Manager and AQUAS auditors as per the Audit Attendance Sheet. Refer to **Appendix B** of this report.

Key items were discussed, including:

- Confirmation of the purpose and scope of the audit
- Overview of the Project and status of the works
- Occurrence of Environmental incidents
- Overview of the audit process in accordance with the proposed Audit Program

3.3.2 Conduct of Audit

Audit activities included the following:

- Reviewed the project documentation (EMP and its sub-plans and EWMS) to verify compliance with the Development Consent Conditions SSD 9211;
- Conducted a site walk to review implementation of mitigation measures and environmental controls;
- Conducted the audit following the checklist that was prepared based on the Development Consent Conditions by interviewing personnel and review of records provided as evidence of compliance; and
- Any identified findings were discussed during closing meeting and any actions noted during site inspection were clearly communicated to the site personnel and addressed immediately.

3.3.3 Closing Meeting

The closing meeting was held on 3rd June 2019 at 3:50pm with representatives of Hutchinson, CWPM and AQUAS. General feedback and the findings of the audit were discussed during the closing meeting.

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

3.4 Interviewed Persons

Name and position of persons interviewed:

Name	Organisation	Position
John O'Connell	CWPM	Project Manager
Brianna Sawyer-Crawford	CWPM	Project Manager
Jose Soares	CWPM	Project Manager

Name	Organisation	Position
Sam Bandy	Hutchinson Builders	Project Manager
Paul Schuster	Hutchinson Builders	HSE Officer

3.5 Details of Site Inspection

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

- Erosion and sedimentation controls including sediment fences and controls around pits.
- Stabilised access/egress;
- Roads surrounding the site for dust/mud tracking;
- Chemical storage;
- Dust management;
- Wastes management;
- Site fence/screening;
- Traffic management,
- Site signage; and
- General housekeeping.

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

3.6 Consultation

Communications were sent to the Planning Advisor for Health Infrastructure, the Capital Works Project Manager for Western NSW Local Health District and the District Manager, Communications & Engagement (Rural & Regional) to request feedback about the project and highlight any areas for review by AQUAS during the audit.

The feedback provided was generally positive, with some suggested focus areas including traffic management controls. Review of these areas was undertaken during the audit as part of various SSD Conditions. Refer to **Appendix F** for consultation records.

Consultation with the Department of Planning, Industry and Environment was not conducted during this audit. It will be noted that consultation with the Department will be conducted on the next scheduled audit.

3.7 Audit Compliance Status Descriptors

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

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

In addition to the above descriptors, there were opportunities of improvement (OFI) raised during this audit.

3.8 Recommendations and Opportunities for Improvement

The auditors have proposed recommended actions to address each non-compliance identified, please refer to Section 5.4 of this report.

Additionally, two Opportunities for Improvement were identified in order to improve environmental performance and related systems for the project; these are included in the **Appendix D** - Audit Checklist / Audit Findings & Recommendations.

4. Document Review

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

- Environmental Management Plan (EMP) Rev. B – 18/02/19
- EWMS 7 - Air Quality (Dust and Odour) Version 1.1
- EWMS 8 - Noise & Vibration Version 1.1
- EWMS 9 – Dangerous Goods & Substances Version 1.1
- Emergency Response Procedure (Environmental)
- EWMS 1 - Erosion and Sediment Control (Stormwater Management) Version 1.1
- EWMS 2 - Waste Management Version 1.1
- Asbestos Control Plan Rev. A – 21/1/19
- Public Safety Management Plan Version 10 – 11/3/19
- Traffic Management Plan (TMP) Version 4.0 – 12/2/19
- Compliance Reporting Table Rev.4
- Mudgee Hospital Redevelopment Delivery Program Rev.6
- Remediation Action Plan and Waste Management Plan – 6/8/18
- BCA Crown Certificate – Stage 1 - 15/3/19
- BCA Crown Certificate – Stage 2 - 12/4/19
- Project Control Group 14 Minutes – 13/5/19
- Project User Group Room Data Sheets Mark-up sign-off - 19/3/19
- Communications / Media Report – 02/19
- Contractor Monthly Report #03 – 31/05/19
- Noise Impact Assessment Revision 3.0 - 28/5/18
- Scaffold Tag Certification dated 28/5/19
- Pre-start Checklist for Excavator 3/6/19
- Excavation and Penetration permit (weekly) for Pacific Plumbing #19 - 3/6/19
- Environmental Management Report – 5/19
- Modification of the Development Consent dated – 29/5/19
- NSW Government Long Service Corporation Levy Receipt No 00368411 dated 7/2/19
- Consultation Meeting Minutes for 04/18 and 02/19
- Project Control Group (PCG) Meeting Minutes - 28/5/19
- Communication Working Group (CWG) Meeting Minutes 10/12/18 and 11/02/19
- Project User Group (PUG) Meetings Minutes - 21/3/19
- Asbestos Removal Clearance Certificate No 20181010 by SERS – 10/10/18
- Structural Design Statement from RMA Engineers – 5/4/19
- Lower Ground Level footing GA Plan, Drawing No S-S001.01 Rev 1 Project No 14201
- Complaints and Consultation register – 04/19
- Dilapidation Report from AUDILAPS – 19/2/19
- Essential Energy Easement registration via Land Registry Services – 17/5/19
- Community Communication Strategy Rev 0 – 7/3/19
- Hydraulic Design Statement from JHA Consulting Engineer – 25/2/19
- Noise Impact Assessment Rev.3 20171192.1/2805A/R3/BW by Acoustic Logic – 28/5/18
- Pre-construction Compliance Report – 15/2/19

5. Audit Findings

This audit was completed to assess the implementation of the EMP and environmental controls established by Hutchinson, CWPM and HI against the requirements of Development Consent SSD 9211.

The following table summarises the audit findings by rating category:

Findings Rating	Findings
Compliant	44
Non-Compliant	16
Not Triggered	34
Total Requirements	94

5.1 Assessment of Compliance

Overall, the project demonstrated a satisfactory environmental performance in implementing mitigation measures onsite, with the exception of the pre-construction conditions of the Development Consent SSD 9211.

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

SSD Requirements	Requirements	Findings
Part A – Administrative Controls	21	Compliant – 10
		Non-Compliant – 1
		Not Triggered – 10
Part B – Prior to commencement of Construction	29	Compliant – 13
		Non-Compliant – 12
		Not Triggered – 4
Part C – During Construction Appendix 1 – Incident Notification	44	Compliant – 21
		Non-Compliant – 3
		Not Triggered – 20

5.2 Notices, Incidents and Complaints

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

No complaints have been received for the project. A Complaints Register is available where information about the complaints is recorded including resolution reached.

5.3 Previous Audit Recommendations

This was the first audit for this Development against SSD9211.

5.4 Audit Findings

The following table summarised the non-compliances that need to be addressed by HB, CWPM and HI. Refer to the attached **Appendix D** for full details of findings including auditor notes and other opportunities for improvement.

Note: Additional information was received on the 9 October 2019 from HB, CWPM and HI (MHR Project Team) to demonstrate that an ongoing process to close out the non-compliances is in place. Please refer to last column on Table 1 shown below.

Finding No.	Condition of Consent ID and Requirement	Audit Findings	Recommendations	Further Evidence and Proposed Actions from MHR Project Team
Non-Compliance 01	<u>A2: Terms of Consent</u> The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally, in accordance with the EIS, Response to Submissions and Supplementary Response to Submissions; (d) in accordance with the approved plans.	A non-compliant against condition A2 (a) was raised based on the number of identified non-compliances raised during this audit.	Address all the non-compliances identified in this report as per the requirements of condition C34.	-
Non-Compliance 02	<u>B2: Certified Drawings</u> 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: a. the relevant clauses of the BCA; and b. this development consent.	Structural design statement and structural drawings by RMA Engineers dated 05.04.19 were approved by Certifier 12.04.19. Submission was not completed prior commencement of construction (22.03.19).	Ensure the timeframe requirements of this condition are met.	The required certification has subsequently been submitted. This was evidenced in Crown Certificate No.2 dated 12.4.19.
Non-Compliance 03	<u>B3: External Walls and Cladding</u> Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use 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 Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	External walls and cladding information not submitted to the Certifying Authority prior commencement of construction. Copy of the documentation is yet to be issued to the Planning Secretary.	Ensure the timeframe requirements of this condition are met.	Evidence submitted to the Certifying Authority (13.9.19) satisfying the requirement. Letter of Acceptance from Certifying Authority received on 8.10.19 indicates works will be approved as part of the next Staged Crown Certificate.

Finding No.	Condition of Consent ID and Requirement	Audit Findings	Recommendations	Further Evidence and Proposed Actions from MHR Project Team
Non-Compliance 04	<p><u>B4: Reflectivity</u></p> <p>The building materials used on the facades of all buildings will be designed so as not to result in glare that causes discomfort or threatens the safety of pedestrians or drivers.</p> <p>A report/statement demonstrating consistency with this requirement will be submitted to the satisfaction of the Certifying Authority prior to the commencement of above ground works.</p>	Building materials used on the facades were not submitted to the Certifying Authority prior commencement of above ground works. Design Statement by STH dated 9.7.19.	Ensure the timeframe requirements of this condition are met.	Letter of Acceptance from Certifying Authority received on 8.10.19 indicates that Condition B4 was submitted on the 29.7.19 to the satisfaction of the Certifying Authority. Works will be approved as part of the next Staged Crown Certificate.
Non-Compliance 05	<p><u>B9: Ecologically Sustainable Development</u></p> <p>Prior to the commencement of construction, the Applicant must submit details of all design measures to the satisfaction the Certifying Authority demonstrating the proposal incorporates ecologically sustainable development initiatives as outlined in NSW Health Infrastructure Engineering Services Guidelines and Section J of the National Construction Code 2012 to target the equivalent of a minimum 4 Star Green Star rating.</p>	Ecologically sustainable development initiatives were not submitted to the Certifying Authority prior commencement of construction.	Ensure the timeframe requirements of this condition are met.	Letter of Acceptance from Certifying Authority received on 8.10.19 indicates that Condition B9 was submitted on the 29.7.19 to the satisfaction of the Certifying Authority. Works will be approved as part of the next Staged Crown Certificate.
Non-Compliance 06	<p><u>B10: Bicycle Parking and End-of-trip Facilities</u></p> <p>Compliance with the requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction (items a-e).</p>	The details of the requirements listed in this condition B10 were not provided to the satisfaction of the Certifying Authority prior to the commencement of construction.	Ensure the timeframe requirements of this condition are met.	Letter of Acceptance from Certifying Authority received on 8.10.19 indicates that Condition B10 was submitted on the 13.9.19 to the satisfaction of the Certifying Authority. Works will be approved as part of the next Staged Crown Certificate.
Non-Compliance 07	<p><u>B11: Outdoor Lighting</u></p> <p>Prior to commencement of construction, all outdoor lighting within the site must comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirement and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority.</p>	Outdoor lighting requirements were not submitted to the Certifying Authority prior commencement of construction.	Ensure the timeframe requirements of this condition are met.	Letter of Acceptance from Certifying Authority received on 8.10.19 indicates that Condition B11 was submitted on the 29.7.19 to the satisfaction of the Certifying Authority. Works will be approved as part of the next Staged Crown Certificate.
Non-Compliance 08	<p><u>B12: Access for People with Disabilities</u></p> <p>The works that are the subject of this application must be designed and constructed to provide access and</p>	BCA Access Report provided on the 27.09.19 (Rev. B) by iAccess Consultants includes provisions of	Ensure the timeframe requirements of this condition are met.	Letter from Certifying Authority received on 8.10.19 indicates that Access Consultant has been

Finding No.	Condition of Consent ID and Requirement	Audit Findings	Recommendations	Further Evidence and Proposed Actions from MHR Project Team
	facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifying Authority 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.	the Disability (Access to Premises) Standard 2010 as well as the provisions of the relevant Australian Standards. However, this was report not provided to the Certifying Authority prior to commencement of construction.		engaged since the beginning of the project and provided Reports at specific design milestones dating back to May 2018. A Final Access Report and Design Certification was submitted to the satisfaction of the Certifying Authority 29.9.19. These works will be approved as part of the next Staged Crown Certificate.
Non-Compliance 09	<u>B16: Demolition and Remediation</u> Upon completion of remedial works, the Applicant must submit a Site Audit Report and Section A Site Audit Statement for the relevant part of the site prepared by an NSW EPA accredited Site Auditor. The Site Audit Report and Section A Site Audit Statement must verify the relevant part of the site is suitable for the hospital land use and be provided to the satisfaction of the Certifying Authority.	Site Audit Report and Section A Site Audit Statement was not provided to the satisfaction of the Certifying Authority to verify the relevant part of the site was suitable for the hospital land use.	Site Audit Report and Section A Site Audit Statement to be provided to the Certifying Authority.	A proposed modification to amend condition B16 will be sent to DPIE.
Non-Compliance 10	<u>B20: Construction Noise and Vibration Management Sub-Plan</u> 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; b. describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); c. describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; d. include strategies that have been developed with the community for managing high noise generating works; e. describe the community consultation undertaken to develop the strategies in condition B20(d); and f. include a complaints management system that would be implemented for the duration of the construction.	The Noise and Vibration Environmental Work Method Statement (EWMS) prepared by Hutchinson Builders Version 1.1, does not include the noise levels requirements for the project and how noise will be monitored during construction activities.	Hutchinson to engage a qualified noise expert to prepare a Noise and Vibration management sub-plan that include the following details: noise and vibration criteria, fixed hours to undertake works, monitoring controls and frequency, and record management. The plan is to be signed off by a suitable qualified and experience noise expert. Noise and vibration levels to be included in the induction and BIG10 inspection. Noise and vibration risks to be included in the environmental risk assessment.	A Construction Noise and Vibration Management Plan (Ref. No. 20190902SNA_R0) was prepared by Acoustic Logic on the 2.9.19 which includes noise level requirements and monitoring methodology.

Finding No.	Condition of Consent ID and Requirement	Audit Findings	Recommendations	Further Evidence and Proposed Actions from MHR Project Team
Non-Compliance 11	<p><u>B21: Construction Waste Management Sub-Plan</u></p> <p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:</p> <p>a. detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;</p>	The Waste Management Environmental Work Method Statement (EWMS) does not include details of the quantities for each waste type generated during the construction and the proposed reuse, recycle and disposal locations.	Hutchinson to ensure that the details of waste quantities, proposed reuse, recycle and disposal locations are included in the EWMS for Waste Management. Also, a Waste Register is to be developed to include specific volume of waste for traceability purposes.	EWMS 2 – Waste Management has been updated detailing disposal locations. It is not feasible to recycle in the surrounding rural area. Waste Register has been developed and attached to the EWMS 2.
Non-Compliance 12	<p><u>B26: Operational Noise - Design of Mechanical Plant and Equipment</u></p> <p>Prior to commencement of construction, the Applicant must incorporate the noise mitigation recommendations in the Noise Impact Assessment, into the detailed design drawings. The Certifying Authority must verify that all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Noise Impact Assessment.</p>	Noise mitigation recommendations of mechanical plant & equipment into the design was not provided to the satisfaction of the Certifying Authority prior to commencement of construction.	Ensure the timeframe requirements of this condition are met.	Letter of Acceptance from Certifying Authority received on 8.10.19 indicates that Condition B26 was submitted on the 4.10.19 to the satisfaction of the Certifying Authority. Works will be approved as part of the next Staged Crown Certificate.
Non-Compliance 13	<p><u>B28: Mechanical Ventilation</u></p> <p>All mechanical ventilation systems must be designed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and AS/NZS 3666.1:2011 Air handling and water systems of buildings– Microbial control to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction.</p>	Design of mechanical ventilation systems was not provided to the satisfaction of the Certifying Authority prior to commencement of construction.	Ensure the timeframe requirements of this condition are met.	Letter of Acceptance from Certifying Authority received on 8.10.19 indicates that Condition B28 was provided to the satisfaction of the Certifying Authority. Works will be approved as part of the next Staged Crown Certificate.
Non-Compliance 14	<p><u>C2: Site Notice</u></p> <p>A site notice(s):</p> <p>a) must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer.</p>	Site notice is missing the details of the Certifier Authority, Structural Engineer and approved hours of work.	Hutchinson to include the name of the Certifier Authority, the name of the Structural Engineer and the approved hours of work in the site notice.	Details of the Certifying Authority, Structural Engineer and approved working hours have been added to the site notice.

Finding No.	Condition of Consent ID and Requirement	Audit Findings	Recommendations	Further Evidence and Proposed Actions from MHR Project Team
	<p>b) Is to satisfy all but no be limited to, the following requirements:</p> <ul style="list-style-type: none"> i. minimum dimensions; ii. the notice to be durable and weatherproof and is to be displayed throughout the works period; iii. the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and iv. notice to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted. 		<p>Sign and its relevant details are to be durable and weatherproof, so they are displayed throughout the works period.</p> <p>Notice to state that unauthorised entry to the site is not permitted.</p>	
Non-Compliance 15	<p><u>C14: Construction Noise Limits</u></p> <p>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.</p>	<p>Not all the required noise limits, monitoring and mitigation measures have been defined in the presented Construction Noise and Vibration Management EWMS.</p>	<p>EWMS for Noise and Vibration to be updated to indicate the noise and vibration required levels, exceedances and monitoring controls as required by this condition and condition B20.</p>	<p>Construction Noise and Vibration Management Plan (Ref. No. 20190902SNA_R0) prepared by Acoustic Logic on the 2.9.19 includes noise level requirements and monitoring methodology.</p>
Non-Compliance 16	<p><u>C29: Waste Storage and Processing</u></p> <p>All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014)</p>	<p>Assessment, classification and management of construction waste has not been completely defined. EWMS for Waste Management needs to be updated to include quantities, classification and disposal location of waste generated during the construction works. Refer to NC-12 condition B21.</p>	<p>Hutchison to define and assess waste management and update the EWMS to reflect that.</p>	<p>EWMS 2 – Waste Management has been updated detailing disposal locations. It is not feasible to recycle in the surrounding rural area. Waste Register has been developed and attached to the EWMS 2.</p>

Table 1 – Audit Findings

5.5 Audit Site Inspection

The site inspection was conducted at 9:00am on 3 June 2019. AQUAS auditors, CWPM project managers and Hutchinson project staff walked through the construction site, where environmental controls were observed, including:

- Site signage and site sheds;
- Silt fence along the boundary of the site;
- Erosion and sediment controls for pits outside and inside the site;
- Suitable storage for hazardous materials;
- Traffic signage well implemented;
- Scaffold and electrical equipment were appropriately tagged;
- Skip bins for waste and recycling in various locations; and
- Housekeeping.

There were few observations raised during the site inspection regarding concrete waste and the erosion and sedimentation controls, which were rectified the day after the audit. Please refer to photos of the site inspection in **Appendix E**.

5.6 Suitability of Plans and the EMS

The EMP, sub-plans and EWMS were generally compliant with the requirements of the Development Consent. Though there were few updates identified in section 5.4 of this report with regards to updating the EMP and the Noise and Vibration EWMS.


Hutchinson Environmental Management System (EMS) is robust on communication processes, documentation and record keeping, induction, training and competence, environmental controls and non-conformance/corrective action processes.

5.7 Key Strengths

Overall, the project environmental performance in compliance with Development Consent SSD 9211 is satisfactorily met with the following key strengths noted:

- ✓ The Environmental Management Plan (EMP) was reviewed to comply with the Development Consent Conditions.
- ✓ Environmental resources allocated to the project had a good sense of commitment.
- ✓ Environmental inspections are undertaken regularly.
- ✓ Internal and external communication mechanisms have been established.
- ✓ Consultation with the community and sensitive receivers (e.g. Hospital) has been managed well.
- ✓ Environmental controls such as dust, air quality and traffic management have been implemented appropriately on site.
- ✓ The process for reporting incidents, complaints and non-conformances was well implemented and recorded.

Appendix A. Auditors Approval

**Planning &
Environment**

Contact: Georgia Dragicevic
Phone: 4247 1852
Fax: 4224 9470
Email: Georgia.Dragicevic@planning.nsw.gov.au

Ms Rachel Mitchell
Planning Advisor | Health Infrastructure
Level 14
77 Pacific Highway
NORTH SYDNEY NSW 2060

Dear Ms Mitchell

**Mudgee Hospital Redevelopment (SSD 18_9211)
Independent Audit Program
Compliance Monitoring and Reporting Program
Pre-Construction Compliance Report**

I refer to your email letter dated 21 February 2019, submitting the Independent Audit Program, including the audit team, Compliance Monitoring and Reporting Program and the Pre-Construction Compliance Report for the Mudgee Hospital Redevelopment, in accordance with Schedule 2, Conditions B29 and C37 of the State significant development approval SSD 10_9211 (the approval).

Independent Audit Program, including the audit team

Whilst the Independent Audit Program includes a comprehensive compliance table, it is recommended that the table be amended to reflect the Independent Audit Post Approval Requirements (IAPAR), specifically to include a column for the evidence collected, independent audit findings and recommendations (please see IAPAR, Appendix A Independent Audit Table Example).

Having considered the qualifications and experience of Ms Nilda Soto and Ms Ana Maria Munoz, the Secretary endorses the appointment of Ms Soto and Ms Munoz to undertake the independent audit. This approval is conditional on Ms Soto and Ms Munoz being independent of the development.

The audit is to be conducted in accordance with the IAPAR. A copy of the requirements can be located at <http://planning.nsw.gov.au/Assess-and-Regulate/About-compliance/Compliance-policy-and-guidelines/Independent-audit-post-approval-requirements>. Auditors may wish to have regard to AS/NZS ISO 19011 Australian/New Zealand Standard: Guidelines for quality and/or environmental management systems auditing.


Audit report, including the response to any recommendations contained in the audit report and a timetable to implement the recommendations is to be submitted to the Secretary, within the timeframes set out in the Independent Audit Program.

Compliance Monitoring and Reporting Program


Whilst the Compliance Monitoring and Reporting Program includes a comprehensive compliance table, it is recommended that the compliance table be amended to reflect the Compliance Reporting Post Approval Requirements (CRPAR), specifically to include a column for the monitoring methodology and evidence (please see CRPAR, Sections 2.2.1.4 Monitoring methodology and 2.2.1.5 Evidence).

Department of Planning & Environment
L2, 84 Crown Street Wollongong NSW 2500 | PO Box 5475 Wollongong NSW 2520 | T 02 4247 1852 | F 02 4224 9470 | www.planning.nsw.gov.au

Appendix B. Audit Attendance Sheet

AUDIT ATTENDANCE SHEET				
PROJECT: <u>Mudgee Hospital Redevelopment</u>		AUDIT No.: <u>AQ1250.01</u>		
AUDITEE: <u>Hutchinson Builders</u>		LEAD AUDITOR: <u>Nilda Soto</u>		
MEETING LOCATION: <u>Meares street, Mudgee</u>				
OPENING MEETING DATE AND TIME: <u>3/6/19</u> <u>8:00am</u>				
CLOSING MEETING DATE AND TIME: <u>3/6/19</u> <u>3:50pm</u>				
NAME	ORGANISATION	POSITION	SIGNATURE	
			OPENING MEETING	CLOSING MEETING
<u>Ana Maria Munoz</u>	<u>AQUAS</u>	<u>Environmental Auditor</u>	<u>[Signature]</u>	<u>[Signature]</u>
<u>Nilda Soto</u>	<u>AQUAS</u>	<u>Lead Env Auditor</u>	<u>[Signature]</u>	<u>[Signature]</u>
<u>John O'Connell</u>	<u>CWPM</u>	<u>Project Manager</u>	<u>[Signature]</u>	<u>[Signature]</u>
<u>Brianna Sawyer-Crawford</u>	<u>CWPM</u>	<u>Project Manager</u>	<u>[Signature]</u>	<u>[Signature]</u>
<u>Sam Barry</u>	<u>HB</u>	<u>PM</u>	<u>[Signature]</u>	<u>[Signature]</u>
<u>Katie Barbula</u>	<u>Health Infrastructure</u>	<u>Project Director</u>	<u>Telecon</u>	<u>Telecon</u>
<u>Coray Weston</u>	<u>HB</u>	<u>Construction Manager</u>	<u>Telecon</u>	<u>Telecon</u>
<u>Jose Soares</u>	<u>CWPM</u>	<u>Project Manager</u>	<u>x</u>	<u>[Signature]</u>

Appendix C. Independent Audit Declaration Form

Independent Audit Declaration Form	
Project Name:	Mudgee Hospital Redevelopment (MHR)
Consent Number:	SSDA 9211
Description of Project:	Construction of a new two storey acute clinical services building
Project Address:	Corner Meares and Lewis Street, Mudgee, NSW, 2850
Proponent:	Health Administration Corporation
Title of Audit:	Independent Environmental Audit
Date:	9 October 2019
<p>I declare that I have undertaken the Independent Audit and prepared the contents of the Independent Audit Report and to the best of my knowledge:</p> <ul style="list-style-type: none"> - The audit has been undertaken in accordance with the relevant condition(s) of consent and the <i>Independent Audit Post Approval Requirements (Department 2018)</i>; - 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; - neither I nor any technical specialist that may take part in the Independent Audits are an Environmental Representative for the project; 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. <p>Notes:</p> <ol style="list-style-type: none"> Under section 10.6 of the <i>Environmental Planning and Assessment Act 1979</i> 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 <i>Crimes Act 1900</i> 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:	Nilda Soto
Signature:	
Qualification:	Lead Environmental Auditor (Exemplar Global No. 115002)
Company:	AQUAS Pty Ltd
Company Address:	Level 7, 116 Miller Street, North Sydney NSW 2060

Appendix D. Audit Checklist and Audit Findings

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
1.0			PART A - ADMINISTRATIVE CONDITIONS			
1.1	A	A1	Obligation to Minimise Harm to the Environment In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development.	There was no material harm reported to date. Hutchinson Builders (HB) undertakes site inspections twice a week - BIG 10 on which 10 areas are checked. CWPM undertakes weekly inspections, jointly occasionally. Submission of Environmental Management Report to CWPM on monthly basis. HSE Inspections on monthly basis, sighted Environmental Management Monthly Report for 31 May 2019.		Compliant
1.2	A	A2	Terms of Consent The development may only be carried out:	A number of non-compliances are raised under Part A, Part B and Part C.	Non-Compliance NC-01: Based on the number of non-compliant items the project is non-compliant to the requirement of A2 (a).	Non-Compliant
1.3	A	A2 (a)	in compliance with the conditions of this consent;	Modification of the Development Consent SSD 9211 for deletion of the Condition B14 (Mod.1) was sighted. Determination was made 29.05.19.		
1.4	A	A2 (b)	in accordance with all written directions of the Planning Secretary;			
1.5	A	A2 (c)	generally, in accordance with the EIS and Response to Submissions;			
1.6	A	A2 (d)	in accordance with the approved plans in the table below: - Architectural Plans prepared by Silver Thomas Hanley - Landscape Plans prepared by Taylor Brammer			
1.8	A	A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:	No new written directions from DPIE. All the architectural and landscape plans have been submitted (10.08.18) and approved. Documents available on Planning (DPE) website.		Not Triggered
1.9	A	A3 (a)	the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise			

Audit Compliance Codes: C: Complaint NC: No-Complaint; NT: Not triggered; OFI: Observation for Improvement

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and			
1.10	A	A3 (b)	the implementation of any actions or measures contained in any such document referred to in (a).			
1.11	A	A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	No inconsistencies, ambiguity or conflict have been identified.		Not Triggered
1.12	A	A5	Limits of Consent This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	The Condition of Consent SSD 9211 is dated 12/12/2018. Consent expiration date: 12/12/2023		Not Triggered
1.13	A	A6	Prescribed Conditions The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Sighted BCA Crown Certificate for Stage 1 No. CRO-18108 dated 15/3/19 and BCA Crown Certificate for Stage 2 No. CRO-18115 dated 12/4/19, both are in compliance with BCA requirements. Signage on site – Ok. Note: Comment sighted in the Compliance Table for this requirement should be modified as indicates it is not applicable.		Compliant
1.14	A	A7	Planning Secretary as Moderator In the event of a dispute between the Applicant and a public parking 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	Noted. No disputes to date.		Not Triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			resolution. The Planning Secretary's resolution of the matter must be binding on the parties.			
1.15	A	A8	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.	NSW Government Long Service Corporation Levy Receipt No 00368411 dated 07.02.19		Compliant
1.16	A	A9	Legal Notices Any advice or notice to the consent authority must be served on the Planning Secretary.	No legal notices received. Notice to the Consent Authority to be served on the Planning Secretary is only via CWPV.		Not Triggered
1.17	A	A10	Evidence of Consultation Where conditions of this consent require consultation with an identified party, the Applicant must:	All communication is in accordance with the Community Communication Strategy Rev 0 approved by Department of Planning on the 07.03.19.		Compliant
1.18	A	A10 (a)	consult with the relevant party prior to submitting the subject document for information or approval; and	Consultation appropriately undertaken with relevant parties. Minutes of Meeting from April 2018 to February 2019 sighted.		
1.19	A	A10 (b)	provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and	Project Control Group (PCG) Meeting conducted monthly. PCG Meeting Minutes dated 28.05.19 Meeting No 14 sighted. Consultation is ongoing. Minutes distributed to all parties. All parties include Architect, Hospital staff, Health Infrastructure, Western NSW Local Health District (WNSWLHD), Mudgee Health Service (MHS), Mudgee/Gulgong Health Service, Ministry of Health Representative, CWPM, C2R Consultant Communication Working Group (CWG) meet monthly including Local Health Service, CWPM and HI. Meeting Minutes 10.12.18 and 11.02.19 were sighted.		

Audit Compliance Codes: C: Complaint NC: No-Complaint; NT: Not triggered; OFI: Observation for Improvement

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				Project User Group (PUG) Meetings/Ambulatory Renal dialysis discuss consultation matters. Meeting Minutes dated 21.03.19 sighted. Attendees included Silver Thomas Hanley (Architect), HB, CWPM, Mudgee Health Service, WNSWLHD.		
1.20	A	A10 (b) (ii)	details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	All issues are minuted, followed up and actioned. All consultation matters included in the HI Communication Report and have been resolved. No disagreement is pending. NSW Health Infrastructure February 2019 / Communications/Media includes Internal and external communication and consultation, media releases, etc: sighted.		
1.22	A	A11	Staging, Combining and Updating Strategies, Plans and Programs With the approval of the Planning Secretary, the Applicant may:	Mudgee Hospital Redevelopment Project is one stage only. No staging report submitted.		Not Triggered
1.23	A	A11 (a)	prepare and submit any strategy, 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 or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);	Plans approved by Planning Secretary 12.12.19.		
1.24	A	A11 (b)	combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and			
1.25	A	A11 (c)	update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional			

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			measures or amendments to improve the environmental performance of the development).			
1.26	A	A12	If the Planning Secretary agrees, a strategy, 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.	No staging report submitted.		Not Triggered
1.27	A	A13	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	No staging report submitted.		Not Triggered
1.28	A	A14	Demolition Demolition work must comply with AS 2601-2001 The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 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 Certifying Authority before the commencement of works.	No demolition works required to date. Demolition works took place at Early Works stage under a REF Works undertaken by Lipman Contractors. Asbestos was removed off site. Asbestos Removal Clearance Certificate No 20181010_final_JFI-155867 by SERS dated 10.10.18		Not Triggered
1.29	A	A15	Structural Adequacy All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. <i>Note: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</i>	BCA Crown Certificate CRO-18115 dated 12.04.19 for Stage 2 (erection of the main building structure) includes the structural design statement from RMA Engineers dated 5.04.19. Certificate sighted. Construction is being undertaken under structural drawings Issue for Construction. Mudgee Hospital Redevelopment at Corner of Meares & Lewis Street, Mudgee - Lower Ground Level footing GA Plan, Drawing No S-S001.01		Compliant

Audit Compliance Codes: C: Complaint NC: No-Complaint; NT: Not triggered; OFI: Observation for Improvement

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				Rev 1 Project No 14201 signed off by RMA Engineers Glen Rowen RPEQ 2428: sighted Lower Ground Level Slab on ground GA Plan IFC Drawing No S-S001.03 signed off by RMA Engineers: sighted.		
1.30	A	A16	External Walls and Cladding The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	External cladding submission for approval by BM&G is in progress. Tendering process at present. Submission is expected by the end of June.		Not Triggered
1.31	A	A17	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. However, 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.	BCA and Australian Standards requirements are included in the BCA Crown Certificates and relevant design certificate reports. No known updates of guideline, protocol, Standard or policy that affects the current development design or monitoring. No new directions received from the Planning Secretary.		Compliant
1.32	A	A18	Monitoring and Environmental Audits Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response,	Audits undertaken every 3 months. First audit to take place is 16.06.19 and subsequently on the 09.09.19, 02.12.19, 24.02.20 and 18.05.20 CWPM will audit HI every 6 months. First audit to take place on the 01.07.19 and then ongoing. AQUAS undertaking this audit and then every 6 months as per program.		Compliant

Audit Compliance Codes: C: Complaint NC: No-Complaint; NT: Not triggered; OFI: Observation for Improvement

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			noncompliance notification, compliance reporting and independent auditing.			
1.33	A	A19	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:	Website updated quarterly. https://wnswlhd.health.nsw.gov.au/our-organisation/our-initiatives/building-projects/mudgee-hospital-redevelopment .		Compliant
1.34	A	A19 (a)	make the following information and documents (as they are obtained or approved) publicly available on its website:	Documents are uploaded into the Health Infrastructure (NSW Government) website including EMP (version 5 - 18.02.19), Crown Certificate, Dilapidation report (x2), Complaint Register and Stage 2 Crown Certificate: sighted		
1.35	A	A19 (a) (i)	the documents referred to in condition A2 of this consent;	Sighted DPE website including the approved Architectural Plans from Silver Thomas Hanley and approved Landscape Plans prepared by Taylor Brammer. Plans approved by Planning on 12.12.18. https://www.planningportal.nsw.gov.au/major-projects/project/5326		
1.36	A	A19 (a) (ii)	all current statutory approvals for the development;	Development Consent Conditions SSD 9211 signed off on the 12.12.18 found in the website. https://www.hinfra.health.nsw.gov.au/our-projects/project-search/mudgee-hospital-redevelopment		
1.37	A	A19 (a) (iii)	all approved strategies, plans and programs required under the conditions of this consent;	EMP, EWMS and Plans found in website.		
1.38	A	A19 (a) (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;	Environmental performance including environmental test and monitoring are to be uploaded every 3 months. No updated yet. It was planned to be uploaded in June 2019. Note: After the audit, evidence was sighted for the Environmental Management Quarterly Report (28/6/19) being posted in the HI		

Audit Compliance Codes: C: Complaint NC: No-Complaint; NT: Not triggered; OFI: Observation for Improvement

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
1.39	A	A19 (a) (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;	website. Monitoring results but not limited to air, noise, dust, asbestos to be uploaded in June 2019. Note: After the audit, evidence was sighted for the Environmental Management Quarterly Report (28/6/19) being posted in the HI website.		
1.40	A	A19 (a) (vi)	a summary of the current stage and progress of the development;	Health Western NSW Local Health District website includes current stage of the project.		
1.41	A	A19 (a) (vii)	contact details to enquire about the development or to make a complaint;	The Health Western NSW Local Health District website has a 'keep in touch' link to send enquiries via email, phone number provided. Also, DPE website has a contact person and phone number.		
1.42	A	A19 (a) (viii)	a complaints register, updated monthly;	Complaints register included in the HI website. Updated on a quarterly basis. One (1) complaint from April 2019 has been close out.		
1.43	A	A19 (a) (ix)	audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report;	Internal audits have been planned. No reports to be published yet.		
1.44	A	A19 (a) (x)	any other matter required by the Planning Secretary; and	Noted.		
1.45	A	A19 (b)	keep such information up to date, to the satisfaction of the Planning Secretary.	Information uploaded on the website regularly.	Opportunity for Improvement 01: Update induction presentation to include SSD number 9211 and details of the erosion	Compliant
1.46	A	A20	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.	Hutchinson Builder's Site Induction contains environmental items and relevant activities applicable to the Conditions of Consent. Note: Induction to include reference to the number (SSD 9211) and all details for the erosion and sedimentation controls for employees and subcontractors to be aware.		

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
					and sedimentation controls.	
1.47	A	AN1	Advisory Notes 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.	Applicable Development Approval obtained. Traffic Control Plans developed and approved by RMS registered subcontractor - KPI Construction Services. License/ticket in place and compliant.		Compliant
2.0			PART B - PRIOR TO COMMENCEMENT OF CONSTRUCTION			
2.1	B	B1	Notification of Commencement The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates. If the construction or operation is to be staged, the Department 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.	Notification to the Department of Planning was submitted on the 20.03.19. Works commenced on 22.03.19.		Compliant
2.2	B	B2	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:	BCA Crown Certificate CRO-18115 dated 12.04.19 for Stage 2 (erection of the main building structure) includes the structural design statement and structural drawings by RMA Engineers dated 05.04.19. Structural Certifier - Blackett McGuire Goldsmith (BMG). Structural Engineer - Glen Rowe from RMA.	Non-Compliance NC-02: Submission was not completed prior commencement of construction (22.03.19).	Non-Compliant
2.3	B	B2 (a)	the relevant clauses of the BCA; and	BCA requirements included in Schedule 3.		
2.4	B	B2 (b)	this development consent.	Reference to SSD 9211 included.		
2.6	B	B3	External Walls and Cladding Prior to the commencement of construction, the Applicant must provide the Certifying Authority	External cladding submission for approval by BMG is in progress. Tendering process at present. Submission is expected by the end of	Non-Compliance NC-03: External walls and cladding information not	Non-Compliant

Audit Compliance Codes: C: Complaint NC: No-Complaint; NT: Not triggered; OFI: Observation for Improvement

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			with documented evidence that the products and systems proposed for use 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 Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	June. This should have been submitted prior to commencement of construction. Approval from Certifying Authority was received on 8.10.19. Copy of documentation is yet to be issued to Planning Secretary.	submitted to the Certifying Authority prior commencement of construction.	
2.7	B	B4	Reflectivity The building materials used on the facades of all buildings will be designed so as not to result in glare that causes discomfort or threatens the safety of pedestrians or drivers. A report/statement demonstrating consistency with this requirement will be submitted to the satisfaction of the Certifying Authority prior to the commencement of above ground works.	Design Certificate from STH Consultant with evidence of reflectivity for building materials used on the facades was provided on the 9 July 2019. However, this was not submitted to the Certifying Authority prior commencement of above ground works.	Non-Compliance NC-04: Building materials used on the facades were not submitted to the Certifying Authority prior commencement of above ground works.	Non-Compliant
2.8	B	B5	Protection of Public Infrastructure Before the commencement of construction, the Applicant must:			Compliant
2.9	B	B5 (a)	consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;	Works undertaken as part of Early Works.		
2.10	B	B5 (b)	prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and	Two reports have been issued: Dilapidation Reports from AUSDILAPS dated 19.02.19 for 145 Church street (Ref. No. AD2696A) and Council Assets from Church Street to Lewis Street (Ref. No. AD2696B): sighted.		

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.11	B	B5 (c)	submit a copy of the dilapidation report to the Planning Secretary, Certifying Authority and Council.	Dilapidation Reports uploaded into the HI website. Reports submitted to Department of Planning by CWPM.		
2.12	B	B6	Utility and Services Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	a- Stormwater and sewer - Council approval b- Electricity - Essential Energy Easement registration via the Land Registry Services. c- Gas confirmation of capability to accept the designer request. d- Telecommunications - Telstra		Compliant
2.13	B	B7	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.	Essential Energy Easement registration via Land Registry Services submitted 17.05.19 Telecommunication and Gas services as above.		Compliant
2.14	B	B8	Community Communication Strategy A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must:	Community Communication Strategy in place – Rev.0 was approved by Department of Planning on the 07.03.19. The Health Western NSW Local Health District website has a 'keep in touch' link to send enquiries via email, phone number provided. DPIE website has a contact person and phone number. All the relevant details have been included in the Strategy.		Compliant
2.15	B	B8 (a)	identify people to be consulted during the design and construction phases;			
2.16	B	B8 (b)	set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;	Information on community consultation was included in the website.		

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.17	B	B8 (c)	provide for the formation of community-based forums, if required, that focus on key environmental mgt issues for the development;	https://wnswlhd.health.nsw.gov.au/our-organisation/our-initiatives/building-projects/mudgee-hospital-redevelopment		
2.18	B	B8 (d)	set out procedures and mechanisms:			
2.19	B	B8 (d) (i)	through which the community can discuss or provide feedback to the Applicant;			
2.2	B	B8 (d) (ii)	through which the Applicant will respond to enquiries or feedback from the community; and			
2.21	B	B8 (d) (iii)	to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.			
2.22	B	B8	The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than two weeks before the commencement of any work.	Strategy was approved by Department of Planning on the 07.03.19.		
2.23	B	B8	Work for the purposes of the development must not commence until the Community Communication Strategy has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.			
2.24	B	B9	Ecologically Sustainable Development Prior to the commencement of construction, the Applicant must submit details of all design measures to the satisfaction the Certifying Authority demonstrating the proposal incorporates ecologically sustainable development initiatives as outlined in NSW Health Infrastructure Engineering Services Guidelines and Section J of the National Construction Code 2012 to target the equivalent of a minimum 4 Star Green Star rating.	Process in progress, this requirement will be part of the Crown Certificate No. 3	Non-Compliance NC-05: Ecologically sustainable development initiatives were not submitted to the Certifying Authority prior commencement of construction.	Non-Compliant

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.25	B	B10	Bicycle Parking and End-of-trip Facilities Compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction:	Design of the bicycle parking and end-of-trip facilities was ongoing.	Non-Compliance NC-06: The details of the requirements listed in this condition B10 were not provided to the satisfaction of the Certifying Authority prior to the commencement of construction.	Non-Compliant
2.26	B	B10 (a)	the provision of a minimum five staff and four public bicycle parking spaces;			
2.27	B	B10 (b)	the layout, design and security of bicycle facilities must comply with the minimum requirements of <i>AS 2890.3:2015 Parking facilities - Bicycle parking</i> ; and be located in easy to access, well-lit areas that incorporate passive surveillance;			
2.28	B	B10 (c)	the provision of end-of-trip facilities for staff in accordance with the ESD Design & As Built rating tool;			
2.29	B	B10 (d)	appropriate pedestrian and cyclist advisory signs are to be provided; and			
2.30	B	B10 (e)	all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.			
2.31	B	B11	Outdoor Lighting Prior to commencement of construction, all outdoor lighting within the site must comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirement and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority.	Lighting works requirement still in design process.	Non-Compliance NC-07: The requirement for outdoor lighting was not provided to the Certifying Authority prior to commencement of construction.	Non-Compliant

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.32	B	B12	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 Certifying Authority 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.	Requirement in progress at the time of the audit. Note: BCA Access Report and Design Certification provided on the 29 September 2019 (Rev. B) by iAccess Consultants includes provisions of the Disability (Access to Premises) Standard 2010 as well as the provisions of the relevant Australian Standards. Note: Access Consultant has been engaged since the beginning of the project and provided Reports at specific design milestones dating back to May 2018.	Non-Compliance NC-08: The requirement for the design and construction of the facilities/access to people with disability in accordance with BCA requirements was not provided to the Certifying Authority prior to commencement of construction.	Non-Compliant
2.33	B	B13	Archival Recording The Applicant must engage a suitably qualified and experienced expert to undertake a photographic archival recording must be prepared prior to the commencement of works.	Photographic Archival recording completed by Eric Martin & Associates on 05.02.19. Records kept by HI, LHD and CWPM.		Compliant
2.34	B	B14	Unexpected Contamination Procedure Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure the potentially contaminated material is appropriately managed. The procedure must form part of the CEMP in accordance with condition B20 and must ensure any material identified as contaminated must be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site.	Condition of Consent deleted. Modification of Development Consent dated 29.05.19. to delete condition B14 was sighted. Determination was provided by the Department of Planning 29.05.19 accepting condition to be deleted. All relevant documented evidence was posted in the website.		-
2.35	B	B15	Demolition and Remediation All demolition and site remediation is to be undertaken in accordance with the Remedial Action Plan and Waste Management Plan prepared by Regional EnviroScience Pty Ltd 6 dated August 2018.	Remediation Action Plan (RAP) - Document No RAP18981R01 by GHD. Asbestos Removal Clearance Certificate No 20181010_final_JFI-155867 by SERS dated 10.10.18.		Compliant

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.36	B	B16	Upon completion of remedial works, the Applicant must submit a Site Audit Report and Section A Site Audit Statement for the relevant part of the site prepared by a NSW EPA accredited Site Auditor. The Site Audit Report and Section A Site Audit Statement must verify the relevant part of the site is suitable for the hospital land use and be provided to the satisfaction of the Certifying Authority.	It appears that no remedial works were undertaken prior to Hutchinson's construction commencement. However, a Validation Report and Site Audit Report was not provided to the satisfaction of the Certifying Authority. Note: A modification to this condition will be issued to DPIE.	Non-Compliance NC-09: Site Audit Report and Section A Site Audit Statement was not provided to the satisfaction of the Certifying Authority to verify the relevant part of the site was suitable for the hospital land use.	Non-Compliant
2.37	B	B17	Construction Environmental Management Plan Prior to commencement of construction, the Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following: a) Details of:	An Environmental Management Plan (EMP) was prepared 21.01.19 (Rev. A) and updated 18.02.19 (Rev. B). Plan was developed and reviewed by HI HSEQ Manager. Front page indicates version 5.0 - 21/1/19 and footer version 4.1 - inconsistencies found. All sub plans are included in the EMP.	Opportunity for Improvement 02: EMP to be updated to show the correct revision / version number and be consistent throughout the document. Plan to be reviewed at 3 monthly intervals or amended where deficiencies are identified, or changes occur and copy to be provided to DPIE.	Compliant
2.38	B	B17 (a) (i)	hours of work;	Section 2.2 Table 1 includes construction time frames		
2.39	B	B17 (a) (ii)	24-hour contact details of site manager;	Section 5.5 indicates that on-site contact details for all emergencies is specified Emergency Response Plan (WHSMP – Appendix 7).		
2.40	B	B17 (a) (iii)	management of dust and odour to protect the amenity of the neighbourhood;	Section 5.1 site risk assessment includes dust and outdoor risks and controls. Also, EWMS No.7 for Air Quality includes details on the aspects, impacts and controls.		
2.41	B	B17 (a) (iv)	stormwater control and discharge;	Section 5.1 Site Risk Assessment includes Water Discharge and Stormwater controls. EWMS No.1 Erosion and Sediment Control includes details for Stormwater Management. There is no stormwater discharged offsite.		

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.43	B	B17 (a) (v)	measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;	Section 5.1 site risk assessment includes sediment controls. EWMS No.1 Erosion and Sediment Control includes details for aspects, impacts and controls e.g. excess sediment existing site via vehicle transport.		
2.44	B	B17 (a) (vi)	external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting;	Section 3.2 indicates that if lighting for external use is required it will comply with AS 4282 – 1997.		
2.45	B	B17 (a) (vii)	community consultation and complaints handling;	Section 7.1 indicates that HB will do consultation with duty holders & site personnel through weekly HB site meetings, subcontractor meetings, HSE Committee meetings.		
2.46	B	B17 (b)	Construction Traffic and Pedestrian Management Sub-Plan (see condition B17);	Traffic Management Plan dated 12.02.19 (Version 4.0) prepared by KPI Traffic Control.		
2.47	B	B17 (c)	Construction Noise and Vibration Management Sub-Plan (see condition B18);	There is evidence of an EWMS No.8 Noise and Vibration dated 18.02.19 prepared by HB. Refer to improvements listed in condition B20.		
2.48	B	B17 (d)	Construction Waste Management Sub-Plan (see condition B19);	EWMS No.2 Waste Management dated 18.02.19 prepared by HB		
2.49	B	B17 (e)	Construction Dust Management Sub-Plan;	EWMS No. 7 - Air Quality (Dust and Odour) dated 18.02.19 prepared by HB		
2.5	B	B17 (f)	Construction Community Safety Plan;	Public Safety Management Plan version 10 11.03.19 prepared by HB.		
2.51	B	B17 (g)	Construction Soil and Water Management Sub-Plan;	EWMS No.1 Erosion and Sediment Control (Stormwater Management) dated 18.02.19 prepared by HB.		
2.52	B	B17 (h)	Demarcation of trees to be retained and documentation of protection measures, including (but not limited to) erosion and sediment control measures and procedures if nests or fauna are located in any trees to be removed;	EWMS No.3 Pest Control and Fauna Management and EWMS No.4 Vegetation and Weed Management in place and included in EMP. No endangers flora identified onsite.		

Audit Compliance Codes: C: Complaint NC: No-Complaint; NT: Not triggered; OFI: Observation for Improvement

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.53	B	B17 (i)	an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and	EWMS No. 11 Cultural and Natural Heritage for guidance included in EMP.		
2.54	B	B17 (j)	waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site.	EWMS No.2 Waste Management dated 18.02.19 prepared by HB. However, waste classification and validation not clear.		
2.55	B	B18	The Applicant must not commence construction of the development until the CEMP is approved by the Certifying Authority and a copy submitted to the Planning Secretary.	EMP 21.01.19 submitted to the Certifying Authority. Plan was approved on 15.03.19 as part of the Crown Certificate (CRO-18108) for Stage 1. Copy was provided to Planning Secretary on the 21.03.19.		Compliant
2.56	B	B19	Construction Traffic and Pedestrian Management Sub-Plan The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following:	Traffic Management Plan dated 12.02.19 (Version 4.0)		Compliant
2.57	B	B19 (a)	be prepared by a suitably qualified and experienced person(s);	Prepared by KPI (Traffic Control) Construction Services.		
2.58	B	B19 (b)	be prepared in consultation with Council, RMS and TfNSW;	TMP Section 19.1 Public Consultation indicates that HB will inform all affected residence and businesses of any planned traffic impacts as require. RMS and TfNSW - parties not applicable. RMS only confirms acceptance of subcontractor. Traffic Plan is submitted to the Council for acceptance. Council sent feedback.		
2.59	B	B19 (c)	detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts	TMP section 12.8 bus services, section 14.1.3 Road users, section 19.4 pedestrian and bicycle and access, and section 19.6 public transport.		

Audit Compliance Codes: C: Complaint NC: No-Complaint; NT: Not triggered; OFI: Observation for Improvement

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			on general traffic, cyclists and pedestrians and bus services;			
2.60	B	B19 (d)	detail heavy vehicle routes, access and parking arrangements;	TMP section 17.1 parking, TCP 194 Vehicle movement plan stage 1 - deliveries and TCP 198 for site deliveries.		
2.61	B	B19 (e)	include a Driver Code of Conduct to:	Traffic Control Principles included in section 6.0. Also, site sign posted at the site entrance fence includes the Conditions of Entry for vehicles.		
2.62	B	B19 (e) (i)	minimise the impacts of earthworks and construction on the local and regional road network;	Section 12 includes traffic management.		
2.63	B	B19 (e) (ii)	minimise conflicts with other road users;	Section 12 includes traffic management.		
2.64	B	B19 (e) (iii)	minimise road traffic noise; and	Not included in TMP; but EWMS No.8 (noise & vibration) indicates they regular on-site and off-site inspections to record and monitor noise and vibration will be undertaken.		
2.65	B	B19 (e) (iv)	ensure truck drivers use specified routes;	TCP 194 Vehicle Movement Plan stage 1 - Deliveries and TCP 198 for Site Deliveries.		
2.66	B	B19 (f)	include a program to monitor the effectiveness of these measures; and	Section 15.2 delays on queuing indicates traffic controllers to monitor congestions.		
2.67	B	B19 (g)	if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.	Section 19.1 Public Consultation indicates that HB will inform all affected residence and businesses of any planned traffic impacts as require.		
2.68	B	B20	Construction Noise and Vibration Management Sub-Plan The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:	EWMS for Noise and Vibration dated 18.2.19 has been prepared; however, this methodology can be largely improved. A Noise and Vibration management Sub-Plan to be prepared to include: - Noise and vibration criteria and fixed hours to undertake works;	Non-Compliance NC-10: Noise and Vibration Environmental Work Method Statement (EWMS) prepared by Hutchinson Version 1.1 does not include all the	Non-compliant

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				<ul style="list-style-type: none"> - Monitoring of noise and frequency Noise and vibration risk to be included in the environmental risk assessment. Noise and vibration levels to be included in the Induction and BIG10.	requirements listed in this condition B20 i.e. noise levels requirements for the project, noise monitoring during construction activities, etc. Additionally, environmental risk assessment to include applicable risks and noise and vibration levels to be included in the Induction and BIG10.	
2.69	B	B20 (a)	be prepared by a suitably qualified and experienced noise expert;	EWMS prepared by HB. A sub-plan needs to be prepared and signed off by a suitable qualified and experience noise expert.		
2.70	B	B20 (b)	describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);	Included in EWMS No.8		
2.71	B	B20 (c)	describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;	EWMS No.8 - Noise and Vibration contains controls for excessive noise and vibration from high noise generating activities included.		
2.72	B	B20 (d)	include strategies that have been developed with the community for managing high noise generating works;	EWMS No.8 - Noise and Vibration addresses the management of vehicles and machinery accessing and exiting the site in order to reduce any disturbance as possible to sensitive receptors and community.		
2.73	B	B20 (e)	describe the community consultation undertaken to develop the strategies in condition B20(d); and	EWMS No.8 - Noise and Vibration addresses the complaints records maintenance including Community Complaints and Consultation Register HB-HSEQ-F-041		
2.74	B	B20 (f)	include a complaints management system that would be implemented for the duration of the construction.	EWMS No.8 - Noise and Vibration addresses that any complaints will be recorded in the Community Complaints and Consultation Register HB-HSEQ-F-041		
2.75	B	B21	Construction Waste Management Sub-Plan The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:	EWMS No.2 - Waste Management dated 18.02.19 prepared by HB.	Non-Compliance NC-11: Waste EWMS does not include detail of quantities for each waste	Non-Compliant

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.76	B	B21 (a)	detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;	Quantities of each waste type and classification not included in EWMS No.2, it only indicates that waste and recyclables shall be disposed of by a licensed contractor. There is evidence of waste tracking Certificates for general waste form the Waste Facility on a monthly basis. It is included in the HB Monthly Report	type. Also, Specific volume of waste to be included into the Waste Register for traceability purposes.	
2.77	B	B21 (b)	The CWMSP must include a Hazardous Materials Management Plan and Asbestos Removal Control Plan;	EWMS No.9 Dangerous Goods and Hazardous Substances and Asbestos Control Plan Version 4 dated 21.01.2019, part of EMP.		
2.78	B	B21 (c)	removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.	Asbestos removed offsite at Early Works stage. There is an asbestos stockpile onsite which is contained, and it will be capped behind a wall which is under construction. Volume approximate 22x7x1.5m		
2.79	B	B22	Construction Parking Prior to the commencement of construction, the Applicant must demonstrate to the satisfaction of the Certifying Authority that sufficient parking facilities have been provided on-site, or suitable alternative location as agreed to by the Planning Secretary, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	Construction parking spaces for personnel is available. Heavy vehicles are accessing the site as per TCPs. Traffic Management Plan prepared by KPI Traffic Control 12.02.19 provided to Certifying Authority. Plan indicates that a dedicated sub-contractor off street parking is available for all contractors (TCP-KPI 195).		Compliant
2.8	B	B23	Landscaping Prior to commencement of the relevant work, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping	Design in progress. Landscape Management Plan to be developed.		Not Triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			works on-site, to the satisfaction of the Certifying Authority. The plan must:			
2.81	B	B23 (a)	be generally in accordance with the Landscape Plans prepared by Taylor Brammer, dated 17 October 2018;			
2.82	B	B23 (b)	amend the 65 trees to be species endemic to the area;			
2.83	B	B23 (c)	detail the species to be planted on-site;			
2.84	B	B23 (d)	describe the monitoring and maintenance measures to manage revegetation and landscaping works; and			
2.85	B	B23 (e)	be consistent with the Applicant's Management and Mitigation Measures in the EIS and RtS.			
2.86	B	B24	The Applicant must not commence the relevant work until the Landscape Management Plan is submitted to the Certifying Authority.	Design in progress.		Not triggered
2.87	B	B25	Stormwater Management System Prior to the commencement of construction, the Applicant must design a stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must:	BCA Crown Certificate (Stage 1) Certificate No CRO-18108, dated 15.03.19 includes a Hydraulic Design Statement from JHA Consulting Engineer (25.02.19) and hydraulics drawings.		Complaint
2.88	B	B25 (a)	be designed by a suitably qualified and experienced person(s);	Hydraulic Design Statement prepared by JHA Consulting Engineer.		
2.89	B	B25 (b)	be generally in accordance with the conceptual design in the EIS;	BCA Crown Certificate Stage 2 (CC2) - Certificate No CRO-18115 dated 12.04.19 and in accordance with relevant Australian Standards referenced in this condition B25.		
2.90	B	B25 (c)	be in accordance with applicable Australian Standards;			
2.91	B	B25 (d)	ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff (Engineers Australia, 2016)</i> and <i>Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines</i> ;			

Audit Compliance Codes: C: Complaint NC: No-Complaint; NT: Not triggered; OFI: Observation for Improvement

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.92	B	B26	Operational Noise - Design of Mechanical Plant and Equipment Prior to commencement of construction, the Applicant must incorporate the noise mitigation recommendations in the Noise Impact Assessment, into the detailed design drawings. The Certifying Authority must verify that all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Noise Impact Assessment.	Noise Impact Assessment Document Reference No. 20171192.1/2805A/R3/BW prepared by Acoustic Logic 28.05.2018 Rev.3 was developed at early stage and incorporated into the design. EIS (07.08.18) refers to Impact Assessment. Incorporation of Noise mitigation recommendations of mechanical plant & equipment into the design is in progress and is to be submitted prior to Crown Certificate #3.	Non-Compliance NC-12: Noise mitigation recommendations of mechanical plant & equipment into the design was not provided to the satisfaction of the Certifying Authority prior to commencement of construction.	Non-Compliant
2.93	B	B27	Operational Waste Storage and Processing Prior to the commencement of construction, the Applicant must obtain agreement from Council for the design of the operational waste storage area where waste removal is undertaken by Council.	Waste removal will not be collected by Council; Operational waste will be managed by private contractors: General waste is collected by J R Richards; Clinical Waste is collected by Cleanaway Daniels. Email provided by the Western NSW Local Health District dated 4.10.19 re. Removal of Waste from Mudgee Hospital.		Compliant
2.94	B	B28	Mechanical Ventilation All mechanical ventilation systems must be designed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 <i>The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and AS/NZS 3666.1:2011 <i>Air handling and water systems of buildings– Microbial control</i> to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction.	Design in progress. To be completed prior to Crown Certificate No. 3 (July 2019).	Non-Compliance NC-13: Design of mechanical ventilation systems was not provided to the satisfaction of the Certifying Authority prior to commencement of construction.	Non-Compliant

Audit Compliance Codes: C: Complaint NC: No-Complaint; NT: Not triggered; OFI: Observation for Improvement

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
2.95	B	B29	Compliance Reporting No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority. Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018). The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.	Compliance Monitoring and Reporting Program prepared by HB on 20.2.19 and approved by Certifier 15.03.19 as part of the CC for Stage 1. Pre-construction Compliance Report prepared by HB on 15.02.19, submitted to the Certifying Authority (BMG) on the 21.03.19. Compliance Reports submitted 21.05.19 and relevant correspondence available on the HI website.		Compliant
2.96	B	B30	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), 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.	No request to cease the ongoing annual operational compliance reports received to date.		Not Triggered
3.0			PART C - DURING CONSTRUCTION			
3.1	C	C1	Approved Plans on Site A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.	OmTrak is the system used to access all plans and specifications. Approved plans are electronically available on OmTrak. Sighted: Lower ground level footing GA plan Version 3 Drawing No. 14204. EMP and relevant subplans are available in Hutchinson Share Drive. Sighted EMP Rev. B 18.2.19. Plan Developed by HSEQ Manager.		Compliant

Audit Compliance Codes: C: Complaint NC: No-Complaint; NT: Not triggered; OFI: Observation for Improvement

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
3.2	C	C2	Site Notice A site notice(s):	Site notice with information from Hutchinson is displayed at site entrance. Sign is missing the details of the certifying authority, structural engineer and hours of work. Refer to photo in Appendix E.	Non-Compliance NC-14: Site Notice is missing the name of the Certifier Authority, Structural Engineer and approved hours of work. Sign and its relevant details to be durable and weatherproof so they are displayed throughout the works period.	Non-Compliant
3.3	C	C2 (a)	must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer.			
3.4	C	C2 (b)	is to satisfy all but not be limited to, the following requirements:			
3.5	C	C2 (b) (i)	minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;			
3.6	C	C2 (b) (ii)	the notice is to be durable and weatherproof and is to be displayed throughout the works period;			
3.7	C	C2 (b) (iii)	the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and			
3.8	C	C2 (b) (iv)	the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.			
3.9	C	C3	Operation of Plant and Equipment All plant and equipment used on site, or to monitor the performance of the development must be:	Sighted Induction record for Driver/Operator of 8-tons excavator from Max Walker Earth Moving 3.6.19. Certificate number 000316003502. License sighted CG101322774SEQ1 and White Card issued on 21.10.19. Induction for Driver of excavator from CSR Earthworks 22.3.19, VOC for Skid Steer Loader		Complaint
3.10	C	C3 (a)	maintained in a proper and efficient condition; and			
3.11	C	C3 (b)	operated in a proper and efficient manner.			

Audit Compliance Codes: C: Complaint NC: No-Complaint; NT: Not triggered; OFI: Observation for Improvement

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
				Cat 246D. Verifying of Competency (VOC) and operating licence are in place. Note: Daily pre-start checklist for small excavator was not completed. Work stopped. Daily pre-start for Bob cat was completed 3.6.19.		
3.12	C	C4	Demolition Demolition work must comply with <i>Australian Standard AS 2601-2001</i> The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 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 Certifying Authority before the commencement of works.	Demolition Works not in Scope for Main Works Package / Hutchinson Contractor. Demolition Works were undertaken at the Early Works stages by subcontractor - DEMEX - Class A License No 2300363, under a different contract.		Not Triggered
3.13	C	C5	Construction Hours Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:	EMP Section 2.2 Table 1 indicates Mon-Fri 7am-6pm and Sat 8am-1pm. No works undertaken on Sundays.		Complaint
3.14	C	C5 (a)	between 7am and 6pm, Mondays to Fridays inclusive; and			
3.15	C	C5 (b)	between 8am and 1pm, Saturdays.			
3.16	C	C5	No work may be carried out on Sundays or public holidays.			
3.17	C	C6	Activities may be undertaken outside of the hours in condition C5 if required:	No out of hours works conducted to date. No notifications required.		Not Triggered
3.18	C	C6 (a)	by the Police or a public authority for the delivery of vehicles, plant or materials; or			

Audit Compliance Codes: C: Complaint NC: No-Complaint; NT: Not triggered; OFI: Observation for Improvement

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
3.19	C	C6 (b)	in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or			
3.2	C	C6 (c)	where the works are inaudible at the nearest sensitive receivers; or			
3.21	C	C6 (d)	where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works.			
3.22	C	C6	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.			
3.23	C	C7	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:	These types of works have not been carried out.		Not Triggered
3.24	C	C7 (a)	9am to 12pm, Monday to Friday;			
3.25	C	C7 (b)	2pm to 5pm Monday to Friday; and			
3.26	C	C7 (c)	9am to 12pm, Saturday.			
3.27	C	C8	Implementation of Management Plans The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	EMP prepared 21/1/19 (Rev. A) and updated 18/2/19 (Rev. B). Working under this EMP, implementation of EMP was evident on site. EMP and relevant subplans are available in Hutchinson Share Drive.		Compliant
3.28	C	C9	Construction Traffic All construction vehicles (excluding worker 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 before stopping.	Traffic monitoring daily (visual observations). Workers parking available onsite (refer to TCP (Stage 2 demolition)) All construction trucks enter via gate 3 or gate 2 and exit via the same gates; gate 4 will be open later to allow exist of trucks (3-4 weeks). About 10 trucks a day.		Compliant
3.29	C	C10	Road Occupancy Licence A Road Occupancy Licence must be obtained from the relevant road authority for any works that	A ROL has not been required to date. ROL required in the future for landscaping works.		Not Triggered

Audit Compliance Codes: C: Complaint NC: No-Complaint; NT: Not triggered; OFI: Observation for Improvement

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			impact on traffic flows during construction activities.			
3.30	C	C11	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 Safe Work requirements.	Public Safety Management Plan in place section 5 - includes public entering site reference to the Project Risk Assessment (PRA) is included. Safety on site appears appropriate. Site is locked up each day and 2 security cameras are in place. Some observations were made during the site inspection as follows: - There was a trip hazard around the spill kit next to the hazardous substances' container. - Housekeeping is required on the site. - There is concrete waste, general rubbish on the site. Lack of housekeeping.	Opportunity for Improvement 03: Maintain the site from trips hazards; waste such as concrete and general rubbish to be cleared.	Compliant
3.31	C	C12	Hoarding Requirements The following hoarding requirements must be complied with:	No hoarding required. Site fence in place around the perimeter of the site. No graffities present.		Not Triggered
3.32	C	C12 (a)	no third-party advertising is permitted to be displayed on the subject hoarding/ fencing;			
3.33	C	C12 (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; and			
3.34	C	C12 (c)	the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.			
3.35	C	C13	No Obstruction of Public Way The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under and circumstances, unless prior approval has been obtained from the relevant authority. Non-	Public way is not obstructed. All materials and construction works are contained within the construction site boundary.		Compliant

Audit Compliance Codes: C: Complaint NC: No-Complaint; NT: Not triggered; OFI: Observation for Improvement

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.			
3.36	C	C14	Construction Noise Limits The development must be constructed to achieve the construction noise management levels detailed in the <i>Interim Construction Noise Guideline</i> (DECC, 2009). All feasible and reasonable noise 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.	No works generating excessive noise. Noise monitoring not be undertaken yet. The EWMS for Noise & Vibration did not clearly address the requirements for desired noise levels, exceedances and how noise will be controlled. Note: In the P&E controls the working hours are incorrect (6.30am to 6.30pm M-F and 7am to 1pm S); EWMS to be updated.	Non-Compliance NC-15: EWMS does not indicate the Noise and Vibration required levels, exceedances and monitoring controls as required by this condition and condition B20.	Non-Compliant
3.37	C	C15	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C5.	Subcontractors are inducted, and during induction hours of work are indicated. No noise complaints received.		Compliant
3.38	C	C16	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	EWMS for noise and vibration indicate trucks to have non-tonal alarms - sighted on site - ok		Compliant
3.39	C	C17	Any noise generated during construction of the development must not be offensive noise within the meaning of the <i>Protection of the Environment Operations Act 1997</i> or exceed approved noise limits for the site.	No works generating excessive noise. Noise monitoring not be undertaken yet.		Compliant

Audit Compliance Codes: C: Complaint NC: No-Complaint; NT: Not triggered; OFI: Observation for Improvement

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
3.40	C	C18	Vibration Criteria Vibration caused by construction at any residence or structure outside the site must be limited to:	No works undertaken outside the site. No piling, rock breaking, therefore no vibration monitoring required.		Not Triggered
3.41	C	C18 (a)	for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and			
3.42	C	C18 (b)	for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> (DEC, 2006) (as may be updated or replaced from time to time).			
3.43	C	C19	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C18	No residential buildings within 30m.		Not Triggered
3.44	C	C20	The limits in conditions C18 and C19 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B18 of this consent.	NVMP defined the construction vibration criteria in accordance with ICNG.		Not Triggered
3.45	C	C21	Tree Protection For the duration of the construction works:	Trees Assessment report 17/10/17. Removal of 32 trees was approved by Council.		Compliant
3.46	C	C21 (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;			
3.47	C	C21 (b)	all street trees must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction			

Audit Compliance Codes: C: Complaint NC: No-Complaint; NT: Not triggered; OFI: Observation for Improvement

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			due to an emergency, must be replaced, to the satisfaction of Council;			
3.48	C	C21 (c)	all trees on the site that are not approved for removal must be suitably protected during construction as per recommendations of the Tree Assessment Report prepared for the EIS;	One tree (corner of Mereas and site office) being protected. Note: Danger tape around the tree to be removed		
3.49	C	C21 (d)	if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.	Not required at this stage.		
3.50	C	C22	Dust Minimisation The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Dust monitoring is carried out by checking stock piles are wet. Visual inspections conducted daily by site manager, HSE Manager.		Compliant
3.51	C	C23	During construction, the Applicant must ensure that:	Stockpiles visual observations, using the water cat and also hydro mulch.		Compliant
3.52	C	C23 (a)	exposed surfaces and stockpiles are suppressed by regular watering;			
3.53	C	C23 (b)	all trucks entering or leaving the site with loads have their loads covered;	One water cart on site can be used for dust minimisation. Sighted truck leaving site with load cover.		
3.54	C	C23 (c)	trucks associated with the development do not track dirt onto the public road network;	No dirt associated with the works are on the public road network		

Audit Compliance Codes: C: Complaint NC: No-Complaint; NT: Not triggered; OFI: Observation for Improvement

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
3.55	C	C23 (d)	public roads used by these trucks are kept clean; and	No dirt on public street (Mereas Street)		
3.56	C	C23 (e)	land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Hydro mulch to be undertaken in the next 2 weeks		
3.57	C	C24	Erosion and Sediment Control All erosion and sediment control measures, must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment.	Erosion and Sediment controls were sighted during the site inspection; however, the following observations were made: <ul style="list-style-type: none"> - Erosion and Sedimentation Control Plans (ESCPs) are being reviewed progressively but not documented. - The sediment fence needs to be fixed as there are some areas where the fence is lower than the required. Note: Photos were provided after the audit indicating these observations were rectified.	Opportunity for Improvement 04: Hutchinson to ensure that erosion and sediment controls are always maintained. ESCPs to be documented when reviewed and sediment fence to be fixed and maintained.	Compliant
3.58	C	C25	Disposal of Seepage and Stormwater Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the <i>Protection of the Environment Operations Act 1997</i> .	No discharge of seepage or stormwater to date. Stormwater will run within the site, water contained on site. Stormwater pits allocated throughout the site - about 10.		Compliant
3.59	C	C26	Unexpected Finds Protocol - Aboriginal Heritage In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the site included in the	EWMS No. 11 Cultural and Natural Heritage in place for guidance if that happens. No unexpected finds to date.		Not Triggered

Audit Compliance Codes: C: Complaint NC: No-Complaint; NT: Not triggered; OFI: Observation for Improvement

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and OEH to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of OEH.			
3.60	C	C27	Unexpected Finds Protocol - Historic Heritage If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the OEH Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of the Heritage Division of the OEH.	EWMS No. 11 Cultural and Natural Heritage in place for guidance if that happens. No unexpected finds to date.		Not Triggered
3.61	C	C28	Waste Storage and Processing Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Waste (Blue) skips maintained for construction waste around the site.		Compliant
3.62	C	C29	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014)	Construction waste dockets sighted for May 2019; however, Waste Management Reports from Sam Waste Management not received yet. No recycling targets have been defined at this stage. Also, EWMS for Waste Management needs to be updated to include quantities, classification and disposal location of waste generated during the construction works.	Non-Compliance NC-16: Assessment, classification and management of construction waste has not been completely defined. EWMS for Waste Management needs to be updated. Refer to NC-12 condition B21.	Non-Compliant

Audit Compliance Codes: C: Complaint NC: No-Complaint; NT: Not triggered; OFI: Observation for Improvement

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
3.63	C	C30	The body of any vehicle or trailer used to transport waste or excavation spoil must be covered before leaving the premises to prevent any spillage or escape of any dust, waste of spoil. Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises.	Dockets sighted for 3 bins with construction waste on: 23/5/19, 24/05/19, 31/5/19. One bin with asbestos on 20/5/19 (Skip) from Sam's Liquid Waste & Hire. Asbestos Whylandra Waste & recycling Centre 20/5/19 Vehicle no. 115197H: 4 ton.		Compliant
3.64	C	C31	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	Designated concrete washdown area is in place but has not maintained appropriately. Note: Concrete washdown area was rectified immediately after the audit. Refer to Photo 3 in Appendix E.	Opportunity for Improvement 05: Concrete washdown not been maintained appropriately.	Compliant
3.65	C	C32	Handling Asbestos The Applicant is to consult with Safe Work NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – 'Transportation and management of asbestos waste' must also be complied with.	Sighted letter from EnviroScience dated 20/5/19 indicating that removal of asbestos or remediation of the material found is to be undertaken by a licensed asbestos removal contractor. Final disposal to be decided in consultation with the site PMs, EnviroScience and Asbestos Contractor. Asbestos Control Plan Version 4 dated 21/01/2019 part of EMP. Visual Asbestos Removal Clearance from EnviroScience 27/3/18 asbestos successfully removed and remediated 2/4/19 (east side of site). Asbestos Removal Clearance Certification - 16.5.19.		Compliant
3.66	C	C33	Incident Notification, Reporting and Response The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number	No reportable environmental incidents to date.		Not Triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			and the name of the development if it has one) and set out the location and nature of the incident. Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 1.			
3.67	C	C34	Non-compliance Notification The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance. 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. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	No environmental non-compliances raised to date. Note: Non-compliances raised during this audit and noted in this report are to be notified to DPIE and the Certifying Authority with the relevant corrective actions.		Not Triggered
3.68	C	C35	Revision of Strategies, Plans and Programs Within three months of:	Compliance report sent to HI/DPE on 21/3/19. Next review of EMP will happen in June 2019. EMP last revision was 18/2/19. No incidents reported to date.		Not Triggered
3.69	C	C35 (a)	the submission of a compliance report under condition B29;			
3.70	C	C35 (b)	the submission of an incident report under condition C33;			
3.71	C	C35 (c)	the submission of an Independent Audit under condition C38;			

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
3.72	C	C35 (d)	the issue of a direction of the Planning Secretary under condition A2 which requires a review,	A modification (MOD 1) was approved on the 29/5/19 by DPIE for SSD 9211 to remove condition B14.		
3.73	C	C35	the strategies, plans and programs required under this consent must be reviewed, and the Department and the Certifying Authority must be notified in writing that a review is being carried out.			
3.74	C	C36	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Certifying Authority. Where revisions are required, the revised document must be submitted to the Certifying Authority for approval within six weeks of the review. <i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i>	Noted, no revision required to date.		Not Triggered
3.75	C	C37	Independent Environmental Audit No later than two months after the date notified for the commencement of construction, an Independent Audit Program prepared in accordance with the independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	Hutchinson has planned an audit as part of the 'project performance' for 17/6/19. Audit Program sent to HI on 22/3/19.		Compliant
3.76	C	C38	Independent Audits of the development must be carried out in accordance with:			Compliant

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
3.77	C	C38 (a)	the independent Audit Program submitted to the Department and the Certifying Authority under condition C37 of this consent; and	This is the first independent environmental audit conducted by AQUAS - 3/6/19 and was conducted in accordance with IAPAR document.		
3.78	C	C38 (b)	the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018)			
3.79	C	C39	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must:	This is the first independent environmental audit. Responses to this audit report to be carried out in accordance IAPAR Document 2018.		Not Triggered
3.80	C	C39 (a)	review and respond to each Independent Audit Report prepared under condition C38 of this consent;			
3.81	C	C39 (b)	submit the response to the Department and the Certifying Authority; and			
3.82	C	C39 (c)	make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done			
3.83	C	C40	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational audits to cease, where it has been demonstrated to the Planning Secretary's satisfaction that ongoing operational audits are no longer required.	No request to cease the ongoing annual operational audits received to date.		Not Triggered
6.0			APPENDIX A - WRITTEN NOTIFICATION AND REPORTING			
6.1	Appx	1	A written incident notification addressing the requirements set out below must be emailed to the Department at the following address: compliance@planning.nsw.gov.au within seven	<p>No reportable environmental incidents.</p> <p>WHS Management Plan Section 11 includes details on how to report incidents.</p>		Not Triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			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 C32 or, having given such notification, subsequently forms the view that an incident has not occurred.			
6.2	Appx	2	Written notification of an incident must: a) identify the development and application number; b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); c) identify how the incident was detected; d) identify when the applicant became aware of the incident; e) identify any actual or potential non-compliance with conditions of consent; f) describe what immediate steps were taken in relation to the incident; 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.	This has not been required yet.		Not Triggered
6.11	Appx	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.	This has not been required yet.		Not Triggered
6.12	Appx	4	The Incident Report must include: a) a summary of the incident;	This has not been required yet.		Not Triggered

Audit Compliance Codes: C: Complaint NC: No-Complaint; NT: Not triggered; OFI: Observation for Improvement

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Rating
			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.			

Appendix E. Audit Photos



Photo 1 – Site notice at project entrance



Photo 2 – Trucks leaving site with load covered



Photo 3 – Concrete washdown area rectified



Photo 4 – Oil tank put back in the hazardous substances' container



Photo 5 – Site fencing around the perimeter of site



Photo 6 – Erosion and Sedimentation Controls in place



Photo 7 – Scaffold tagged



Photo 8 – TCP and Traffic Control sign in place





Photo 9 – Lack of housekeeping and site maintenance



Photo 10 – Construction waste rubbish to be removed



Photo 11 – Sediment fence along the east side not appropriate



Photo 12 – Spill kit in place next to site office. Other Spill Kit with trip hazards





Photo 13 – Asbestos Containing Material covered and warning sign in place



Photo 14 – Silt fence around stockpile are well installed and maintained



Photo 15 – Signs appropriately installed



Photo 16 – Crane operations and concrete works

Appendix F. Consultation Records

From: Peter Rudge (Western NSW LHD) <Peter.Rudge@health.nsw.gov.au>
Sent: Wednesday, 29 May 2019 1:59 PM
To: Munoz, Ana-Maria <anamaria.munoz@aquas.com.au>
Cc: Soto, Nilda <nilda.soto@aquas.com.au>; Brianna Sawyer-Crawford <Brianna.Sawyer-Crawford@cwpm.com.au>
Subject: RE: Mudgee Hospital - Stakeholder Consultation prior to Independent Audit

Hi Ana-Maria,
I think noise vibration & dust are all being handled well. Waste & traffic management although working well are the areas I am more concerned about as it is a lot harder to manage these on a day to day basis with the amount of machinery & traffic on site at the moment
Cheers Peter

From: Munoz, Ana-Maria [<mailto:anamaria.munoz@aquas.com.au>]
Sent: Wednesday, 29 May 2019 1:41 PM
To: Peter Rudge (Western NSW LHD) <Peter.Rudge@health.nsw.gov.au>
Cc: Soto, Nilda <nilda.soto@aquas.com.au>; Brianna Sawyer-Crawford <Brianna.Sawyer-Crawford@cwpm.com.au>
Subject: RE: Mudgee Hospital - Stakeholder Consultation prior to Independent Audit

Hi Peter

I hope this email finds you well.

As you know, there is an Independent Environmental Audit for Mudgee Hospital happening next week. I was wondering if you have a chance to send me some comments / feedback between today and tomorrow in relation to the project environmental impacts.

Are there any concerns in terms of environmental controls on site such as noise, vibration, dust, waste management, traffic management, consultation, etc.

Kind regards,

Ana Maria Munoz | Senior Management Consultant / HSEQ Auditor |
AQUAS | T +61 2 9956 1251 | M +61 430 314 557 | E ana-maria.munoz@aquas.com.au

Appendix G. DPIE Comments on Audit Report

From: Georgia Dragicevic [<mailto:Georgia.Dragicevic@planning.nsw.gov.au>]
Sent: Monday, 16 September 2019 1:29 PM
To: Rachel Mitchell (Health Infrastructure) <Rachel.Mitchell@health.nsw.gov.au>
Cc: Katrina O'Reilly <Katrina.OReilly@planning.nsw.gov.au>; Kate Moore (DPE) <Kate.Moore@planning.nsw.gov.au>
Subject: RE: SSD 9211 Mudgee Hospital Redevelopment Post Conditions C38 and C39

Hi Rachel,

I've reviewed the Independent Audit Report and Health Infrastructure's response to audit findings, submitted to the Department on 3 July 2019 in accordance with condition C38 and C39 of SSD 9211 (Approval).

Condition C38 of the Approval states that:

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

b) the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018)."

Audit Report

-

The Department's comments on the audit report are provided in Attachment A.

The audit report does not meet the requirements of Condition C38 of the Approval. Please request the auditor revises the audit report to address the Department's comments, and ensure

Condition C39

–
Condition C39 of the Approval states that:

"In accordance with the specific requirement in the Independent Audit Post Approval Requirements (Department 2018), the applicant must:

- (a) review and respond to each Independent Audit Report prepared under condition C38 of this consent;*
- (b) submit the response to the Department and the Certifying Authority; and*
- (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done."*

The Department has reviewed Health Infrastructure's response to audit findings. Please revise and resubmit the response to audit findings by 10 October 2019 to provide a specific timeframe for rectifying the non-compliance identified with condition A20.

A copy of the audit report was available on the project website on 16 September 2019.

A review of Department records indicates that notification of publication has not been provided.

In relation to this non-compliance, the Department is currently considering the appropriate regulatory action in accordance with the Department's Compliance Policy.

I remind you that it is the responsibility of the applicant to ensure that the project is compliant at all times with the conditions of the Approval.

Should you have any questions, please call me on 4247 1852.

Kind Regards,
Georgia

Georgia Dragicevic
Senior Compliance Officer

Compliance | Department of Planning, Industry and Environment
T 02 4247 1852 | M 0439 612 137 | E georgia.dragicevic@planning.nsw.gov.au
PO Box 5475, Wollonong NSW 2520
www.dpie.nsw.gov.au
