



07 April 2022

Compliance Department

NSW Department of Planning and Environment Email:

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

To Whom It May Concern,

**RE: Response to Independent Audit Report - SSDA-11099584: The Sutherland Hospital Operating Theatre Upgrade**

In accordance with Non-Compliance Notification Clause A27 of the State Significant Development Application (SSDA) Consent 11099584, Health Infrastructure NSW has received the attached Independent Audit Report from NGH (Refer Attachment 01). We have reviewed the report and we note that the Independent Auditor, NGH, has identified two (2) non-Conforming conditions and provide the following response and corrective actions:

Finding No.	Conditions of Consent Requirement	NGH Findings and Recommendation	Corrective Action / Comments	Timing
<b>Non-Compliance 01</b>	B2: Landscaping Prior to the commencement of construction, the Applicant must prepare a revised Landscape Plan to manage the revegetation and landscaping works on-site to the satisfaction to the Certifier. The plan must: f) include the provision of nest boxes suitable to native fauna likely to use the site.	The landscape design does not include the provision of nest boxes. If this is deemed unnecessary by an ecologist then DPE should be contacted to discuss options, including modifying the condition.	The Landscape Plan will be revised and updated to include the provision of nest boxes suitable to native fauna likely to use the site.	May 2022.
<b>Non-Compliance 02</b>	C39: Independent Environmental Audit Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	Follow up with DPE regarding endorsement from Planning.	Proposed independent auditor was submitted to DPE with confirmation of receipt received 3 March 2022.  The DPE compliance team have been made aware on 6 April 2022 and are reviewing.	May 2022

The Audit also identified one (1) Opportunity for Improvement. This opportunity is not required to be implemented; however Health Infrastructure NSW has reviewed it and will implement as outlined below:

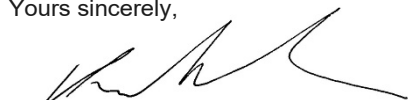
OFI No.	Conditions of Consent Requirement	NGH Findings and Recommendation	Corrective Action / Comments	Timing
<b>Opportunity for Improvement-01</b>	A23 (a)(viii)  (a) Make the following information and documents (as they are obtained or approved) publicly available on its website: (viii) A complaints register, updated monthly	It was noted that there were no complaints register available on the website as there have been no complaints.  It is good to celebrate good performance and therefore an opportunity for improvement would be to display the complaints register, even when there have been no complaints.	The complaints register with no complaints will be uploaded to project website for public display. It is intended that this will only be updated monthly in the event of complaints being received.	May 2022

### Conclusion

Based on our review, the results from the Independent Audit were generally satisfactory and in accordance with conditions set out by the SSDA Planning Consent. While NGH have identified two (2) non-Confirming conditions, much of the requirement has been addressed elsewhere by our team and corrective actions quickly employed to formalise the condition requirement. In our opinion the Non-Conformances do not present any breach of the consent or risk to the development.

Please contact the undersigned if you require further information.

Yours sincerely,



Kevin MacLennan

**Project Director**

**Health Infrastructure**

### Attachments:

Attachment 01 – NGH Independent Construction Audit 01

Attachment 01 – NGH Independent Construction Audit 01



**NGH**

# **Independent Audit Report**

**Sutherland Hospital SSD-11099584**

March 2022

Project Number: 21-949



## Document verification

Project Title: Sutherland Hospital SSD-11099584

Project Number: 21-949

Project File Name: 21-949 Sutherland Hospital Independent Audit Report

Revision	Date	Prepared by
Draft	22/03/2022	Natascha Arens
Final	31/03/2022	Natascha Arens

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

**BEGA - ACT & SOUTH EAST NSW**

Suite 11, 89-91 Auckland Street  
(PO Box 470) Bega NSW 2550  
T. (02) 6492 8333

**BRISBANE**

T3, Level 7, 348 Edward Street  
Brisbane QLD 4000  
T. (07) 3129 7633

**CANBERRA - NSW SE & ACT**

Unit 8, 27 Yallourn Street  
(PO Box 62) Fyshwick ACT 2609  
T. (02) 6280 5053

**GOLD COAST**

2B 34 Tallebudgera Creek Road  
Burleigh Heads QLD 4220  
(PO Box 424 West Burleigh QLD 4219)  
T. (07) 3129 7633

E. [ngh@nghconsulting.com.au](mailto:ngh@nghconsulting.com.au)

**NEWCASTLE - HUNTER & NORTH COAST**

Level 1, 31-33 Beaumont Street  
Hamilton NSW 2303  
T. (02) 4929 2301

**SYDNEY REGION**

Unit 17, 21 Mary Street  
Surry Hills NSW 2010  
T. (02) 8202 8333

**WAGGA WAGGA - RIVERINA & WESTERN NSW**

35 Kincaid Street (PO Box 5464)  
Wagga Wagga NSW 2650  
T. (02) 6971 9696

**WODONGA**

Unit 2, 83 Hume Street  
(PO Box 506) Wodonga VIC 3690  
T. (02) 6067 2533

**NSW • ACT • QLD • VIC**

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

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## **Executive summary**

The Sutherland Hospital Operating Theatre involves the construction of a new Clinical Services Building (The Project). The Project will be delivered as a combination of new build and refurbishment in a 'live' hospital environment.

Natascha Arens of NGH Pty Ltd was engaged to undertake this first construction independent audit of the project.

The objectives of the audit were to conduct an independent review of compliance with the Conditions of Approval SSD-11099584 issued by the Minister for Planning and Public Spaces on the 21 October 2021 in accordance with the requirements of the Independent Audit Post Approval Requirements, May 2020 (DPIE 2020).

The scope of the audit was in accordance with Section 3.3 of the Independent Audit Post Approval Requirements (May 2020). The scope in general included:

- Conditions of consent applicable to the pre-construction and construction phase of the project
- All post approval documents required by the conditions of consent (e.g. Environmental management plans and sub plans)
- All environmental licences and approvals applicable to the development
- An assessment of the environmental performance of the development
- A high-level review of the project's EMS
- A high-level assessment of whether Environmental Management Plans and Sub-plans are adequate.

This audit found the project to be non-compliant with 2 Conditions, compliant with 65 Conditions and 82 conditions were not triggered out of a total of 149 conditions of approval.

# **1. Introduction**

## **1.1. Background**

The Sutherland Hospital Operating Theatre involves the construction of a new Clinical Services Building. The Sutherland Hospital Operating Theatres Project will be delivered as a combination of new build and refurbishment in a 'live' hospital environment. The key components include:

- The operating theatres will increase from 5 to 8 as well as the endoscopy suits increasing from 1 to 2, resulting in a total of 10 spaces with associated clinic rooms
- Supporting spaces including recovery, day surgery, storage, staff amenities and other clinical and non-clinical support spaces
- A new Central Sterile Supply Department (CSSD) will be built immediately above the operating theatres
- A new MRI space will be built immediately below the operating theatres.

The project is subject to a State Significant Development (SSD-11099584). The project approval was obtained from the then NSW Minister for Planning and Public Spaces on the 21 October 2021.

## **1.2. Audit Team**

The audit was undertaken by Natascha Arens, Exemplar Global Certified Principal Environmental Auditor. Natascha has around 25 years' experience as an environmental professional and 20 years of auditing experience. Natascha was Approved as the Independent Environmental Auditor by the Department of Planning and Environment (Appendix B:)

## **1.3. Objectives**

The objectives of the audit were to conduct an independent review of compliance with the Conditions of Approval SSD-11099584 issued by the Minister for Planning and Public Spaces on the 21 October 2021 in accordance with the requirements of the Independent Audit Post Approval Requirements, May 2020 (DPIE 2020).

## **1.4. Audit Scope**

The scope of the audit was in accordance with Section 3.3 of the Independent Audit Post Approval Requirements (May 2020). The scope in general included:

- Conditions of consent applicable to the pre-construction and construction phase of the project
- All post approval documents required by the conditions of consent (e.g. Environmental management plans and sub plans)
- All environmental licences and approvals applicable to the development
- An assessment of the environmental performance of the development
- A high-level review of the project's EMS

- A high-level assessment of whether Environmental Management Plans and Sub-plans are adequate.

## **1.5. Audit Period**

The audit period for this audit was from the date of construction commencement 4 January 2022 to the date of site visit 17 March 2022, document review (15- 16 March 2022) and request for information with all responses provided to the auditor on the 22 March 2022. The audit program required the first audit to occur within 12 weeks of construction commencement.

## **2. Audit Methodology**

### **2.1. Selection and endorsement of audit team**

The Department Planning, Environment (DPE) was notified that Natascha Arens was the proposed Independent Auditor for the Project. At the time of writing HI had received no response from DPE, regarding their endorsement.

### **2.2. Scope Development**

The Audit program was submitted prior to the first audit to the Auditee indicating the dates of the site audit, scope, criteria, audit details and required project representatives.

The audit scope as developed during the preparation of the Audit program and a desktop audit. This involved:

1. Reviewing the SSD-11099584 Conditions
2. Reviewing the DPE Independent Audit – Post Approval requirements (2020)
3. Undertaking a desktop review of the approved Environmental Management Plan and sub plans
4. Preparing the Audit Table.

### **2.3. Compliance evaluation**

Document review was undertaken the 15-16 March 2022 prior to the site visit on 17 March 2022. A request for information (RFI) issued on 17 March 2022. Further document review occurred following the RFI in the week commencing the 21 March 2022. The document review included a review of the Conditions of Approval, all management plans and sub plans and available desktop information to determine evidence of compliance.

An Opening Meeting was held on 17 March 2022 at 9am on site. Present at the opening meeting were:

- Ian White (CBRE Project Manager)
- Gavin Stratham (CBRE)
- Reg Struwig (Hindmarsh Project Manager)
- Sean Ha (Hindmarsh – Design Manager)

- Aivy Le (Hindmarsh Site Engineer)

The final audit report was issued to Hindmarsh, CBRE and HI on the 31 March 2022.

## 2.4. Site interviews

Site interviews occurred with the following staff:

- Ian White (CBRE Project Manager)
- Gavin Stratham (CBRE)
- Reg Struwig (Hindmarsh Project Manager)
- Sean Ha (Hindmarsh – Design Manager)
- Aivy Le (Hindmarsh Site Engineer)

## 2.5. Site Inspection

A site inspection was conducted at 11.30am on 17 March 2022. The purpose of site visits was to undertake an inspection of works on site, view the site and access arrangements and gain an understanding of the current scope of the works.

## 2.6. Consultation

Email consultation was undertaken with:

- Department of Planning and Environment

Outcomes of consultation are summarised in Section 3.9.

Copies of correspondence are provided at Appendix C:

Given the contained nature of the project to the hospital grounds and given that there are no road works associated with the project, consultation with other agencies such as council or Transport for NSW was not considered necessary.

## 2.7. Compliance Status Descriptors

The compliance descriptors used in this report are:

**Compliant** Requirement has been met

**Non-Compliant** Requirement has not been met

**Not Triggered** Requirement not relevant to the current stage of work

### **3. Audit Findings**

#### **3.1. Approval and Document List**

The list below includes all documentation reviewed to check compliance. The text in red are additional documents reviewed during the preparation of this fourth audit.

EIS and Planning Consent documentation

- Development Consent SD-11099584
- Environmental Impact Statement – The Sutherland Hospital Operating Theatre Upgrade (Architectus April 2021)

Plans, sub plans and reports including:

- Phreatic Consulting: Interim Advice 1, AUDIT Sutherland Hospital Part A - Operating Theatre Complex: Review of Remedial Action Plan 1/2/2022
- Phreatic Consulting Interim Advice 2, AUDIT Sutherland Hospital Part A - Operating Theatre Complex: Review of Site Assessment 9/2/2022
- Acor consultants Structural engineering certificate for early works 15/12/2021
- Acor consultants Structural engineering certificate for Main building works and refurbishment of the existing Level 3 Theatre 4/3/2022
- Construction staging report prepared by Health Infrastructure November 2021
- Project Solutions Pty Limited  
Kareena Road, Caringbah The Sutherland Hospital Dilapidation Report 20/10/2021
- Demolition work plans Noble Works Australia Pty Ltd 25/11/2021
- Environmental Management & Sustainability Plan(EMP) Prepared by Hindmarsh 14/10/2021
- Soil and Erosion Sediment Control plan – CV-DG-50001 issued 4.2.2021
- Construction Traffic and Pedestrian Management Plan The Sutherland Hospital Operating Theatre Complex –Rev04 (Prepared by Emma Clohessy on behalf of Hindmarsh)
- The Sutherland Hospital, Operating Theatre Upgrade – Construction Noise and Vibration Management Sub-Plan 20/10/2021 Prepared by Pulse White Noise Acoustics
- Soil and Erosion Sediment Control plan – CV-DG-50001 issued 4.2.2021
- Plant Schedule prepared by Arcadia 13/4/2021
- Arcadia L-401 to 405 landscape plans
- JHA Consulting Engineers ESD Services Certificate of DesignforCC#2 28/2/2022
- Project Management Plan
- EIG005 Atmospheric Emissions
- EMP - EIG012-Heritage \Culture Management \Disturbance
- Emma Clohessy Licence number 0052225057 exp 27/11/22
- JEC Air conditioning Design Certificate- Mechanical Services
- Driver code of conduct
- JK Environments letter report 10/1/2022
- JK environment report 17/12/2021
- Asbestos removal control plan 25/11/2021 prepared by Serve Group PTY LTD – asbestos licence holder

- JK Environments report on revised remediation Action Plan March 2022

Correspondence including:

- Arcadia Landscape Architecture letter re B23 21/3/2022
- Council correspondence: Email dated 6/10/2021
- Return email from Council dated 19/1/2021
- TFNSW Correspondence 30/11/2021 & 1/12/2021
- NBRS architecture letter dated 11/2/2022
- Email correspondence with Council – 1/11/2021
- Letter to residents Dated 15/11/2021 and CVNMP
- DPIE Submission via planning portal dated 06/12/2021
- DPIE post approval forms 6/12/2021, 31/1/2022
- Council correspondence: Email dated 6/10/2021
- Return email from Council dated 19/1/2021
- TFNSW Correspondence 30/11/2021 & 1/12/2021
- DPIE communication dated 06/12/2021
- Aconex correspondence and letter to certifier dated 1/12/2021
- CBRE correspondence dated 15/12/2021

Other documentation

- Independent Audit Plan March 2022 Email dated 6/2/2022
- [https://www.hinfra.health.nsw.gov.au/WWW\\_Hinfra/media/Sitelimages/Team%20Profiles/A2-Approved-Plans.pdf](https://www.hinfra.health.nsw.gov.au/WWW_Hinfra/media/Sitelimages/Team%20Profiles/A2-Approved-Plans.pdf)
- [https://www.hinfra.health.nsw.gov.au/WWW\\_Hinfra/media/Sitelimages/Team%20Profiles/SD-11099584-Development-Consent.pdf](https://www.hinfra.health.nsw.gov.au/WWW_Hinfra/media/Sitelimages/Team%20Profiles/SD-11099584-Development-Consent.pdf)
- <https://www.hinfra.health.nsw.gov.au/projects/project-search/sutherland-hospital-operating-theatre-complex>
- <https://www.hinfra.health.nsw.gov.au/contact/contact>
- Notification letter to DPIE dated 17 December 2021
- Acor Construction Certificate (CC)1 15/12/2021
- Disruption Notice 1 issued 13 October
- Aconex documentation providing evidence of submission to Health Infrastructure (Asset owner) 1/11/2021
- Raston Group design statement 9/11/2021, Submitted to certifier 15/11/2021
- Evidence of submission to the certifier Blackett Maguire and Goldsmith dated 28/11/2021
- Swept Path analysis Kontro 5/10/21
- Blackett Maguire, Goldsmith (Certifier) letter 1/12/2021
- Plant verification register
- Clear safe Asbestos clearance certificate 10/12/2021
- EIG Checklist 23/12, 23/1 24/2
- Weekly SEQ inspection 1/2, 8/2, 15/2, 22/2, 1/3, 8/3 and 15/3
- Noise and Vibration monitoring register
- Noise and Vibration monitoring register

- Imported material register
- Acor CC2 documentation dated 2/3/2022
- Tipping dockets 18/1/2022
- Waste & recycling report Kamliaroi February 2022 report

### 3.2. Compliance Performance

This audit found the project to be non-compliant with 2 Conditions, compliant with 65 Conditions and 82 conditions were not triggered out of a total of 149 conditions of approval (Table 3-1).

For the purposes of Table 3-1, if a Condition contained a part which is relevant, the whole Condition is counted as being relevant. Similarly, where a non-compliance was found with part of a Condition, the entire condition is considered non-compliant.

Table 3-1 Summary of Compliance

	Part A	Part B	Part C	Part D	Part E
<b>Number of Conditions of Approval</b>	35	26	44	29	15
<b>Number of Non-compliances</b>	0	1	1		
<b>Number of compliances</b>	15	20	30		
<b>Number Not Triggered</b>	20	5	13	29	15

### 3.3. Notices, Orders or Prosecutions

No notices, orders, infringement notices or prosecutions had been issued during the audit period.

### 3.4. Non-Compliances

No	Condition	Audit findings	Recommendation
<b>B23</b>	<p><b>Landscaping</b></p> <p>Prior to the commencement of construction, the Applicant must prepare a revised Landscape Plan to manage the revegetation and landscaping works on-site, to the satisfaction to the Certifier. The plan must:</p> <p>f) include the provision of nest boxes suitable to native fauna likely to use the site.</p>	<p>It is noted that the Landscape Architect has suggested that the new plantings as part of the development, once mature will provide a nesting resource. The auditor does not believe that this is the intent of the condition. The landscape design does not include the provision of nest boxes.</p>	<p>If this is deemed unnecessary by an ecologist then DPE should be contacted to discuss options, including modifying the condition.</p>
<b>C39</b>	<p><b>Independent Environmental Audit</b></p> <p>Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.</p>	<p>The nomination of the proposed auditor was provided to DPE on the 4 March 2022. At the time of writing DPE had not provided a written response with endorsement.</p>	<p>Follow up with DPE regarding endorsement from Planning.</p>



### **3.5. Previous Audit**

This is the first independent audit of the project.

### **3.6. Environmental Management Plans, Sub plans and Post approval documents**

The project operates under an Environmental Management & Sustainability Plan (EMP) and a range of subplans required by the Conditions of Approval. The current version of the EMP is dated 14/10/2021.

The EMP includes the following standalone sub plans:

- Construction Noise and Vibration Management Plan
- Construction Traffic and Pedestrian Management plan

Environmental management on site is further managed through the implementation of Environmental Impact Guides (EIG). EIGs relevant to this project include:

- EIG001-Soil Erosion, Sediment, Surface Run Off (Appendix. C)
- EIG004- Noise Emissions (Appendix. D)
- EIG006- Vibration (Appendix. E)
- EIG011- Solid and \ or Liquid Waste, Recycling
- EIG012- Heritage \ Culture Management \ Disturbance
- EIG013- Land Contamination
- EIG014- Visual Amenity

The plans address the requirements of the Approval and reflect the key risks on site.

This audit has found broad compliance with the implementation of environmental management plans.

Implementation of the requirements of the EMPs and EIGS is via checklists and site inspection. In addition, monitoring for compliance with noise and vibration limits is also occurring.

### **3.7. Environmental Management System**

Hindmarsh operates an Environmental Management System as per the requirements of AS14001:2004 and the NSW Government Environmental Management System Guidelines Edition 2. The system has been independently certified as meeting the requirements of both.

### **3.8. Environmental performance**

Environmental performance of the project is provided in the summary of the non-compliances (Section 3.4), implementation of the management plans (Section 3.6) Incidents and Complaints (Section 3.10 and 3.11) and actual versus predicted impacts (Section 3.12).

No other relevant regulatory requirements apply to the project.

### 3.9. Consultation Outcomes

As noted in Section 2.6 above, DPIE were contacted as part of this independent audit. The following responses were received:

- **DPIE**

Comment	Response
<b>DPIE comments</b>	
The environmental performance of the development is assessed, including but not limited to actual versus predicted impacts.	Section 3.11 of the audit report
A high level assessment of the environmental management plans is included	Section 3.6 above
<b>Matters considered relevant to this audit:</b> <ul style="list-style-type: none"><li>• Communication of compliance obligations to relevant contractors</li><li>• Provision of required information on the project website</li><li>• Ongoing consultation with affected community</li><li>• Notification of incidents and non-compliances to the Department</li></ul>	<ul style="list-style-type: none"><li>• Compliance requirements are communicated via inductions and included in contract information</li><li>• A review of the project website found that it's up to date</li><li>• Initial consultation has occurred regarding construction commencement. Project updates will be via letter box drop and the website.</li><li>• There have been no incidents to date.</li></ul>

### 3.10. Complaints

There have been no complaints to date.

### 3.11. Incidents

There have been no incidents reported to date.

### 3.12. Actual vs Predicted Impacts

A review of relevant sections of the EIS was undertaken to ascertain the expected impacts during this construction stage of the project. Additionally, a review of the relevant management plans was undertaken to compare the predicted impacts against the actual impacts.

#### **Vegetation**

The EIS identified 5 trees requiring to be retained and protected during construction.

It was noted during the site assessment that the vegetation to be retained was protected via barrier fence (refer to site photos in Appendix B).

### **Aboriginal Heritage**

An Aboriginal Cultural Heritage Assessment Report (ACHAR) was prepared for the EIS. The ACHAR did not anticipate direct impacts to Aboriginal Heritage but did recommend that an Unexpected Finds Procedure be prepared.

The audit noted the EMP - EIG012-Heritage \Culture Management \Disturbance includes an unexpected finds protocol. There have been no unexpected finds to date.

### **Non Aboriginal Heritage**

A Statement of Heritage Impact (SoHI) has been prepared by Artefact for the proposed development to assess any non-Aboriginal heritage impact to any built heritage items or potential archaeological deposit. The SOHI confirmed that there are no heritage items located in the study area or buffer zone of 250m. The EIS recommended that if any unexpected finds are encountered then the advice a qualified archaeologist should be sought to determine whether they are relics.

The audit notes that there have been no unexpected finds to date. It further notes that the EMP includes an unexpected finds protocol.

### **Landscaping**

The EIS notes that Landscape Plans and a Landscape Public Domain Report have been prepared for the proposed development by Arcadia.

The audit noted that Arcadia have continued their involvement in the construction process and are advising Hindmarsh regarding landscaping requirements. Landscaping is yet to commence.

### **Environmental Amenity**

The EIS covered amenity aspects of the development such as:

- Solar access
- Overshadowing
- View loss

These impacts were considered in the design.

As the construction work have not commenced on the physical structure the audit cannot provide commentary on this aspect.

### **Transport and accessibility**

A Transport and Accessibility Statement was prepared by Taylor Thomson Whitting (TTW). The EIS included a preliminary Construction Traffic and Pedestrian Management Plan. This plan made a number of recommendations regarding construction traffic requirements, parking, haul routes and pedestrian and cyclist impacts.

The audit noted that the requirements of the preliminary Construction Traffic and Pedestrian Management Plan have been wholly carried over to the final Construction Traffic and Pedestrian Management Plan and all requirements being implemented.

### **ESD**

ESD principals have been incorporated into the design. The requirement to carry these principals through to the designs for construction has been included in the conditions of consent for the

project. The project certifier Blackett Maguire Goldsmith have certified that the ESD principals have been carried through.

### **Noise and Vibration**

The noise associated with the construction work is expected to exceed the highly noise affected level from the Interim Construction Noise Guideline (ICNG) at the nearest affected residential receivers, with no acoustic screening and accordingly recommended a Construction Noise and Vibration Management plan be prepared.

Accordingly, a Construction Noise and Vibration Management Sub-Plan 20/10/2021 has been prepared by Pulse White Noise Acoustics. The plan sets noise management levels for the project. Noise and vibration monitoring has occurred for the project in February 2022 and shows that the noise management levels have been met. Furthermore, there have been no complaints regarding noise.

### **Contamination**

An Environmental Site Assessment (ESA) was prepared for the proposed development by JK Environments. The ESA recommended the preparation of a Remediation Action Plan (RAP). This RAP has subsequently been reviewed in JK Environment report on revised Remediation Action Plan (March 2022). The reviewed RAP noted lesser levels of contamination on site that originally anticipated. As required by the RAP and the conditions of consent a contamination site auditor has been engaged to undertake ongoing advice as the works progress. This advice is evident through Phreatic Consulting: Interim Advice 1, AUDIT Sutherland Hospital Part A - Operating Theatre Complex: Review of Remedial Action Plan 1/2/2022 and Phreatic Consulting Interim Advice 2, AUDIT Sutherland Hospital Part A - Operating Theatre Complex: Review of Site Assessment 9/2/2022.

### **Waste**

The EIS identified the volume and waste streams expected during construction.

These findings have been transferred to the Environmental Management & Sustainability Plan (EMP) Prepared by Hindmarsh 14/10/2021. The EMP addresses waste management in Section 16.10. The requirements of the waste management plan including waste and material tracking are being met.

### **Soil and Water**

The EIS notes that the existing site stormwater catchments remain relatively unchanged. The EIS also included a concept a Soil and Erosion Sediment Control Plan. These requirements have been transferred to the construction Soil and Erosion Sediment Control plan – CV-DG-50001.

Implementation of these controls is checked via EIGS (environmental) inspections. The audit found that these inspections are occurring, and any maintenance requirements are being addressed.

## **3.13. Site Inspection**

A site inspection was undertaken on the 17 March 2022. The inspection covered the entrance, external hoarding and a walk over of the entire site.

The works are in the early stage and the main activity occurring on site was erection of scaffolding.

Site entrances and exits were inspected. A bund was observed at the site entrance to prevent mud tracking.

### 3.14. Site Interviews

Site interviews occurred with the following staff:

- Ian White (CBRE Project Manager) – Ian provided information on compliance with conditions that HI were responsible for.
- Gavin Stratham (CBRE)
- Reg Struwig (Hindmarsh Project Manager) – Reg was the primary contact for all construction related documentation
- Sean Ha (Hindmarsh – Design Manager) – Sean was the primary contact for the pre-construction compliance conditions and design related conditions.
- Aivy Le (Hindmarsh Site Engineer)

### 3.15. Actions from Previous Annual Review and Compliance Reports

This is the first audit of the project.

### 3.16. Continual Improvement Opportunities

No continual improvement opportunities were identified during the current audit.

### 3.17. Key Strengths

The auditor notes the following key strengths as observed during the audit:

1. Both CBRE and Hindmarsh were very familiar with the conditions of consent and understood the requirements for compliance
2. Internal compliance tracking made information accessible and easy to find.

## 4. Recommendations

### 4.1. Recommended Actions

Recommended actions for each non-compliance identified during this audit are documented in Table 4-1.

Table 4-1 Recommended Actions

No	Condition	Recommendation
B23	<b>Landscaping</b> Prior to the commencement of construction, the Applicant must prepare a revised Landscape Plan to manage the revegetation and landscaping works on-site to the satisfaction to the Certifier. The plan must:  f) include the provision of nest boxes suitable to native fauna likely to use the site.	The landscape design does not include the provision of nest boxes. If this is deemed unnecessary by an ecologist then DPE should be contacted to discuss options, including modifying the condition.

No	Condition	Recommendation
C39	<b>Independent Environmental Audit</b> Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	Follow up with DPE regarding endorsement from Planning.

## 4.2. Opportunities for Improvement

It was noted that there were no complaints register available on the website as there have been no complaints. It is good to celebrate good performance and therefore an opportunity for improvement would be to display the complaints register, even when there have been no complaints.

## **Appendix A: Audit table**

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
<b>PART A ADMINISTRATIVE CONDITIONS</b>				
A1	<b>Obligation to Minimise Harm to the Environment</b>  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.	Document review and site visit	The audit found that the project is being managed to prevent material harm to the environment.	C
A2	<b>Terms of Consent</b>  The development may only be carried out: <ul style="list-style-type: none"> <li>(a) in compliance with the conditions of this consent;</li> </ul>	Document review and site visit	The audit found that the project is largely being carried out in compliance with the conditions of consent.	C
	<ul style="list-style-type: none"> <li>(b) in accordance with all written directions of the Planning Secretary;</li> </ul>	Document review and site visit	Nil to date	NT
	<ul style="list-style-type: none"> <li>(c) generally in accordance with the EIS and Response to Submissions;</li> </ul>	Document review and site visit	The audit found that the project is largely being carried out in compliance with the EIS and response to submissions	C



Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding																																																																								
	<p>(d) in accordance with the approved plans in the table below:</p> <table><tr><th colspan="4">Architectural plans prepared by HDR</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>HDR-AR-DG-010300</td><td>3</td><td>Proposed Site Plan</td><td>13/11/20</td></tr><tr><td>HDR-AR-DG-010350</td><td>4</td><td>Level 02 Existing Site Plan</td><td>13/11/20</td></tr><tr><td>HDR-AR-DG-010352</td><td>1</td><td>Proposed Landscape Plan</td><td>13/11/20</td></tr><tr><td>HDR-AR-DG-150100</td><td>3</td><td>Building Elevations – North &amp; South</td><td>13/11/20</td></tr><tr><td>HDR-AR-DG-150200</td><td>3</td><td>Building Elevation – West</td><td>13/11/20</td></tr><tr><td>HDR-AR-DG-160100</td><td>3</td><td>Building Sections</td><td>13/11/20</td></tr><tr><td>HDR-AR-DG-160300</td><td>3</td><td>Building Sections</td><td>13/11/20</td></tr><tr><td>HDR-AR-DG-600100</td><td>2</td><td>Materials – Building Finishes and Colours</td><td>13/11/20</td></tr><tr><td>HDR-AR-SSD-111200</td><td>2</td><td>General Arrangement – Level 02 - SSD</td><td>13/11/20</td></tr><tr><td>HDR-AR-SSD-111300</td><td>2</td><td>General Arrangement – Level 03 - SSD</td><td>13/11/20</td></tr><tr><td>HDR-AR-SSD-111400</td><td>2</td><td>General Arrangement – Level – 04 - SSD</td><td>13/11/20</td></tr><tr><td>HDR-AR-SSD-111500</td><td>2</td><td>General Arrangement – Level 05 Roof Plant - SSD</td><td>13/11/20</td></tr><tr><td>HDR-AR-SSD-800101</td><td>2</td><td>Indicative View 01</td><td>13/11/20</td></tr><tr><td>HDR-AR-SSD-800102</td><td>2</td><td>Indicative View 02</td><td>13/11/20</td></tr><tr><td>HDR-AR-DG-030200</td><td>4</td><td>Demolition Plan – Level 02</td><td>22/01/21</td></tr><tr><td>HDR-AR-DG-030300</td><td>4</td><td>Demolition Plan – Level 03</td><td>22/01/21</td></tr></table>	Architectural plans prepared by HDR				Dwg No.	Rev	Name of Plan	Date	HDR-AR-DG-010300	3	Proposed Site Plan	13/11/20	HDR-AR-DG-010350	4	Level 02 Existing Site Plan	13/11/20	HDR-AR-DG-010352	1	Proposed Landscape Plan	13/11/20	HDR-AR-DG-150100	3	Building Elevations – North & South	13/11/20	HDR-AR-DG-150200	3	Building Elevation – West	13/11/20	HDR-AR-DG-160100	3	Building Sections	13/11/20	HDR-AR-DG-160300	3	Building Sections	13/11/20	HDR-AR-DG-600100	2	Materials – Building Finishes and Colours	13/11/20	HDR-AR-SSD-111200	2	General Arrangement – Level 02 - SSD	13/11/20	HDR-AR-SSD-111300	2	General Arrangement – Level 03 - SSD	13/11/20	HDR-AR-SSD-111400	2	General Arrangement – Level – 04 - SSD	13/11/20	HDR-AR-SSD-111500	2	General Arrangement – Level 05 Roof Plant - SSD	13/11/20	HDR-AR-SSD-800101	2	Indicative View 01	13/11/20	HDR-AR-SSD-800102	2	Indicative View 02	13/11/20	HDR-AR-DG-030200	4	Demolition Plan – Level 02	22/01/21	HDR-AR-DG-030300	4	Demolition Plan – Level 03	22/01/21	Document review and site visit	The audit found that the all the plans below are being use dot undertake construction of the project	C
Architectural plans prepared by HDR																																																																												
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HDR-AR-DG-010300	3	Proposed Site Plan	13/11/20																																																																									
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Approval ID	Requirement				Evidence collected	Independent Audit Findings and Recommendations	Finding
	HDR-AR-DG-030400	4	Demolition Plan – Level 04	22/01/21			
	Landscape plans prepared by Arcadia						
	Dwg No.	Rev	Name of Plan	Date			
	L-100	1	Coversheet	23/02/21			
	L-101	1	Masterplan - Ground	23/02/21			
	L-102	1	Masterplan – L03	23/02/21			
	L-201	1	Setout & Grading Plan	23/02/21			
	L-202	1	Setout & Grading Plan	23/02/21			
	L-202	1	Setout & Grading Plan	23/02/21			
	L-204	1	Setout & Grading Plan	23/02/21			
	L-205	1	Setout & Grading Plan	23/02/21			
	L-300	1	Materials Schedule	23/02/21			
	L-301	1	Hardworks	23/02/21			
	L-302	1	Hardworks	23/02/21			
	L-303	1	Hardworks	23/02/21			
	L-304	1	Hardworks	23/02/21			
	L-305	1	Hardworks	23/02/21			
	L-400	1	Softworks Plan	23/02/21			
	L-401	1	Softworks Plan	23/02/21			
	L-402	1	Softworks Plan	23/02/21			
	L-403	1	Softworks Plan	23/02/21			
	L-404	1	Softworks Plan	23/02/21			
	L-405	1	Softworks Plan	23/02/21			
	L-501	1	Section 01	23/02/21			
	L-502	1	Section 02	23/02/21			
	L-600	1	Paving Details	23/02/21			
	L-610	1	Wall + Fence Details	23/02/21			
	L-620	1	Step + Handrail Details	23/02/21			
	L-630	1	Furniture	23/02/21			
	L-631	1	Furniture	23/02/21			
	L-650	1	Softworks Details	23/02/21			
	Civil plans prepared by Acor Consultants						
	Dwg No.	Rev	Name of Plan	Date			
	CV-DG-1001	B	Cover Sheet, Drawing Index and Legend	July 2020			
	CV-DG-1002	B	Notes	July 2020			
	CV-DG-1005	B	Details Sheet 1	July 2020			
	CV-DG-1006	B	Details Sheet 2	July 2020			
	CV-DG-1007	B	Details Sheet 3	July 2020			
	CV-DG-3001	C	Civil Works Plan	July 2020			
	CV-DG-3100	A	Stormwater Management Plan	July 2020			
	CV-DG-5001	B	Soil Erosion and Sediment Control Plan	July 2020			

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:			
	(a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary;		Nil to date	NT
	(b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and		Nil to date	NT
	(c) the implementation of any actions or measures contained in any such document referred to in (a) above.		Nil to date	NT
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 <u>A2(c)</u> . In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition		No conflict	NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	<u>A2(c)</u> , the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.			
A5	<b>Limits of Consent</b> This consent lapses five years after the date of consent unless work is physically commenced.		Noted	NT
A6	<b>Prescribed Conditions</b> The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	CC1 and CC2	It is noted that there is no Part 6, <b>Division 8A</b> of the EP&A Regulation however that this condition is likely referring to Part 6 Division 8 <b>clause 98</b> which relates to compliance with the Building Code of Australia. The Certifier for the project is undertaking progressive assessment of the works for compliance with the BCA as evidenced in CC1 and CC2.	C
A7	<b>Planning Secretary as Moderator</b> In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.		No disputes to date	NT
A8	<b>Evidence of Consultation</b> Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document for information or	Council correspondence: Email dated 6/10/2021 Return email from Council dated 19/1/2021 TFNSW Correspondence 30/11/2021 & 1/12/2021	Email evidence showed that TfNSW & council were consulted and that Hindmarsh addressed comments with regard to the Pedestrian and Traffic Management Plan	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.			
A9	<b>Staging</b> The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).	Construction staging report prepared by Health Infrastructure November 2021	DPIE evidence that the report was lodged on the 22/11/2021. Works commenced on the 4/1/2022 therefore the plan was prepared more than one month prior.	C
A10	A Staging Report prepared in accordance with condition A9 must:	Construction staging report prepared by Health Infrastructure November 2021	The construction staging report addresses all requirements of this condition	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	(a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;	Construction staging report Section 1.2		C
	(b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);	Construction staging report Section 2		C
	(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and	Construction staging report Section 3		C
	(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	Construction staging report Section 4		C
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	CC1 & CC2	Construction Certificate (CC) 1 and 2 show that staging is occurring in accordance with the staging report.	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
A12	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.		Noted	C
A13	<b>Staging, Combining and Updating Strategies, Plans or Programs</b> The Applicant may: <ul style="list-style-type: none"> <li>a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program);</li> <li>b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is</li> </ul>	Construction staging report prepared by Health Infrastructure November 2021	The staging report was prepared concurrently with other plans therefore no updates have been required.	NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	<p>demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and</p> <p>c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).</p>			
A14	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.		Noted	NT
A15	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.		Noted	NT



Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
A16	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.		Noted	NT
A17	<p><b>Structural Adequacy</b></p> <p>All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.</p> <p><i>Notes:</i></p> <ul style="list-style-type: none"> <li>Part 8 of the EP&amp;A Regulation sets out the requirements for the certification of the development.</li> </ul>	<p>Acor consultants Structural engineering certificate for early works 15/12/2021</p> <p>Acor consultants Structural engineering certificate for Main building works and refurbishment of the existing Level 3 Theatre 4/3/2022</p>	Accor have certified that the structural elements of the project for the Early works including bulk earthworks, in ground services, new in-ground structure, new ground floor slab and Main building works and refurbishment of the existing Level 3 Theatre comply with the relevant Australian Standards	C
A18	<p><b>The External Walls and Cladding</b></p> <p>The external walls of all buildings including additions to existing buildings must comply with therelevant requirements of the BCA.</p>	NBRS architecture letter dated 11/2/2022	NBRS Architecture confirm that the alterations and extensions to the South Wing building met the requirements of design of the above has been undertaken to meet the requirements of the Building Code of Australia (BCA 2019)	C
A19	<p><b>External Materials</b></p> <p>The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in condition <u>A2</u>. Any minor changes to the colour and finish of approved externalmaterials may be approved by the Certifier provided:</p>	NBRS architecture letter dated 11/2/2022	NBRS Architecture confirm that the external colours, materials and finishes of the alterations and extensions to the South Wing building are consistent with the approved SSDA, pending final review by façade engineer.	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	<ul style="list-style-type: none"> <li>a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials</li> <li>b) the quality and durability of any alternative material is the same standard as the approved external building materials; and</li> <li>c) a copy of any approved changes to the external colours and/or building materials is provided to the Planning Secretary for information.</li> </ul>			
A20	<b>Applicability of Guidelines</b> 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.		Noted	C
A21	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.		Nil to date	NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
A22	<p><b>Monitoring and Environmental Audits</b></p> <p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&amp;A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.</p> <p><i>Note: For the purposes of this condition, as set out in the EP&amp;A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i></p>	Independent Audit Plan March 2022	Independent Audit Plan prepared and submitted to DPIE on 4/3/2022	C
A23	<p><b>Access to Information</b></p> <p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p>	Email dated 6/212/2022	Email dated 6/212/2022 confirming that the website was live and all documents were uploaded. Construction commenced on the 4 January 2022 so information was uploaded well before the 48 hours.	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	(a) make the following information and documents (as they are obtained or approved) publicly available on its website:			
	(i) the documents referred to in condition <u>A2</u> of this consent;	<a href="https://www.hinfra.health.nsw.gov.au/WWW_Hinfra/media/SiteImages/Team%20Profiles/A2-Approved-Plans.pdf">https://www.hinfra.health.nsw.gov.au/WWW_Hinfra/media/SiteImages/Team%20Profiles/A2-Approved-Plans.pdf</a>	All documents were available at the time of the audit.	C
	(ii) all current statutory approvals for the development;	<a href="https://www.hinfra.health.nsw.gov.au/WWW_Hinfra/media/SiteImages/Team%20Profiles/SSD-11099584-Development-Consent.pdf">https://www.hinfra.health.nsw.gov.au/WWW_Hinfra/media/SiteImages/Team%20Profiles/SSD-11099584-Development-Consent.pdf</a>	The SSD consent is available	C
	(iii) all approved strategies, plans and programs required under the conditions of this consent;	<a href="https://www.hinfra.health.nsw.gov.au/projects/project-search/sutherland-hospital-operating-theatre-complex">https://www.hinfra.health.nsw.gov.au/projects/project-search/sutherland-hospital-operating-theatre-complex</a>	The Environmental Management Plan, Noise and Vibration Management Plan, Construction Traffic and Pedestrian Management Plan, Demolition Work Plan and Staging report are all available on the website.	C
	(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;		The project has been under construction for less than 12 weeks, so regular reporting is yet to commence.	NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	(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;		There is no monitoring specifically required as part of the consent. As the works are in the early stages, there is no meaningful monitoring results available at this stage of the works.	C
	(vi) a summary of the current stage and progress of the development			C
	(vii) contact details to enquire about the development or to make a complaint;	<a href="https://www.hinfra.health.nsw.gov.au/contact/contact">https://www.hinfra.health.nsw.gov.au/contact/contact</a>	There is a generic contacts tab on the website	C
	(viii) a complaints register, updated monthly		There is no complaints register. There have been no complaints to date. An opportunity for improvement would be to report on complaints monthly, regardless if there have been any complaints.	NT
	(ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;		This is the first audit of the project.	NT
	(x) any other matter required by the Planning Secretary; and		Noted	NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	(b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.		Noted	NT
A24	<b>Compliance</b> 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.	Site induction – slide 19 of the induction	Site induction references the conditions of consent and also indicates where conditions can be viewed. Conditions are issued to contractors and subcontractors in the contract.	C
A25	<b>Incident Notification, Reporting and Response</b> The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.		No notifiable incidents to date	NT
A26	Subsequent notification must be given and reports submitted in accordance with the requirements set out in <b>Appendix 2</b> .			NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
A27	<b>Non-Compliance Notification</b> The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.		There have been no non compliances to date	NT
A28	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.		There have been no non compliances to date	NT
A29	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.		Noted	NT
A30	<b>Revision of Strategies, Plans and Programs</b> Within three months of:			
	(a) the submission of a compliance report under condition <u>A33</u> ;		No Compliance reports have been required to date.	NT
	(b) the submission of an incident report under condition <u>A26</u> ;		There have been no incidents to date	NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	(c) the submission of an Independent Audit under condition <u>C42</u> or <u>C43</u> ;		This is the first independent audit report	NT
	(d) the approval of any modification of the conditions of this consent; or		There have been no modifications to date	NT
	(e) the issue of a direction of the Planning Secretary under condition <u>A2</u> which requires a review,  the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.		Nil to date	NT
A31	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of		Nil to date	NT



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	<p>the review.</p> <p><i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i></p>			
A32	<p><b>Compliance Reporting</b></p> <p>Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.</p>		The Compliance Reporting Post Approval Requirements minimum requirements are for the first compliance report to be undertaken within 52 weeks of operation.	NT
A33	Compliance Reports must be submitted to the Department in accordance with the timeframes set out in the Compliance Reporting Post Approval Requirements, unless otherwise agreed by the Planning Secretary.		Nil to date	NT
A34	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.		Nil to date	NT
A35	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, the Planning Secretary may approve a request for ongoing annual operational		Noted	NT

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	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.			
PART B- DURING CONSTRUCTION				
B1	<b>Notification of Commencement</b> The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	Notification letter to DPIE dated 17 December 2021	Construction commencement was on the 4/1/2022, the fore notification was more than 48hr prior.	C
B2	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Notification letter to DPIE dated 17 December 2021	Construction commencement of stage 1 was on the 4/1/2022, the fore notification was more than 48hr prior.	C
B3	<b>Certified Drawings</b> Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed	Acor Construction Certificate (CC)1 15/12/2021 Acor Construction Certificate 2 15/12/2021	CC 1 issued by Acor confirms submission of the structural drawings for Main building works and refurbishment of the existing Level 3 theatres as part of the Sutherland Hospital, Operating Theatre Upgrade. CC2 confirms submission of the structural drawings for Early works including	C

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	by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent		bulk earthworks, in ground services, new in-ground structure, new ground floor slab as part of the Sutherland Hospital, Operating Theatre Upgrade.	
B4	<b>External Walls and Cladding</b> Prior to the commencement of façade construction, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.		Façade construction has not commenced.	NT
B5	<b>Pre-Construction Dilapidation Report – Protection of Public Infrastructure</b> Prior to the commencement of construction, the Applicant must:			
	(a) consult with the relevant owner and provider of services and Infrastructure that are likely to be affected by the development to make suitable arrangements for access to,	Disruption Notice 1 issued 13 October	DN01 showed evidence of consultation regarding access to the hospital	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	diversion, protection and support of the affected infrastructure;			
	(b) prepare a Pre-Construction Dilapidation Report identifying the condition of all public (non-residential) infrastructure and assets in the vicinity of the site (including roads, gutters and footpaths) that have potential to be affected;	Project Solutions Pty Limited Kingsway & Kareena Road, Caringbah The Sutherland Hospital Dilapidation Report 20/9/2021 Project Solutions Pty Limited Kareena Road, Caringbah The Sutherland Hospital Dilapidation Report 20/10/2021	A pre construction dilapidation report was prepared for the hospital and for the adjacent public domain areas on Kareena Road. The report was submitted to Council on the 1/11/2021	C
	(c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and	Email correspondence with Council – 1/11/2021 Aconex documentation providing evidence of submission to Health Infrastructure (Asset owner) 1/11/2021	The report was submitted to Council and HI on the 1/11/2021	c
	(d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary when requested	Noted		NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
B6	<p><b>Pre-Construction Survey – Residential Properties</b></p> <p>Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of residential buildings that are likely to be impacted by the development.</p>	Letter to residents Dated 15/11/2021 and CVNMP	<p>The construction noise and vibration management plan prepared by Pulse White Acoustics states that Vibration –Based on the proximity of the surrounding receivers to the works attended vibration measurements of typical ground works and construction activities are expected to comply with all vibration criteria detailed in this report without additional treatments or mitigations and therefore ongoing vibration measurements or monitoring is not recommended.</p> <p>Based on this information it was determined that there are no residential buildings that are likely to be impacted by the development.</p>	C
B7	Where the offer for a pre-construction survey is accepted (as required by condition B6), the Applicant must arrange for a survey to be undertaken by a suitably qualified and experienced expert prior to the commencement of vibration generating works that could impact on the identified buildings.		Noted	NT
B8	Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition B7, the Applicant must:		No buildings are anticipated to be impacted by vibration.	NT
	(a) provide a copy of the relevant survey to the owner of each residential building surveyed in the form of a Pre-Construction Survey		Letter has been provided but it notes that no vibration impacts are expected as a result of the works	NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	Report;			
	(b) submit a copy of the Pre-Construction Survey Report to the Certifier; and			NT
	(c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary when requested.			NT
B9	<b>Ecologically Sustainable Development</b> Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate to the Certifier that the ESD initiatives recommended by the ESDreport (' <i>The Sutherland Hospital Operating Theatre Upgrade Project (TSHOTUP) ESD SEARS Report (Revision 01)</i> ') prepared by Steensen Varming and dated 18 January 2021) have been incorporated into the design of the development.	JHA Consulting Engineers ESD Services Certificate of DesignforCC#2 28/2/2022	JHA have confirmed that the design is compliant with this condition.	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
B10	The project is to achieve compliance with the Health Infrastructure Engineering Services Guidelines (including Design Guidance Note No. 058) by attaining a minimum of 60 points in accordance with the ESD Evaluation Tool.	JHA Consulting Engineers ESD Services Certificate of DesignforCC#2 28/2/2022		C
B11	<b>Outdoor Lighting</b> Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting to be installed within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	Raston Group design statement 9/11/2021 Submitted to certifier 15/11/2021	Raston Group have confirmed that lighting has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting. Although evidence of compliance has been submitted to certifier this condition is not triggered as this document hasn't been approved by the certifier and lighting is yet to be installed.	NT
B12	<b>Demolition</b> Prior to the commencement of construction, demolition work plans required by AS 2601-2001 <i>The demolition of structures</i> (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the	Demolition work plans Noble Works Australia Pty Ltd 25/11/2021 Evidence of submission to the certifier Blackett MacGuire and Goldsmith dated 28/11/2021 DPIE Submission via planning portal dated 06/12/2021	Demolition work plans completed and provided to the certifier & DPIE.	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	statement of compliance must be submitted to the Certifier and Planning Secretary.			
B13	<p><b>Environmental Management Plan Requirements</b></p> <p>Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the <i>Environmental Management Plan Guideline: Guideline for Infrastructure Projects</i> (DPIE April 2020).</p> <p>Note:</p> <ul style="list-style-type: none"> <li>The Environmental Management Plan Guideline is available on the Planning Portal at: <a href="https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval">https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval</a></li> <li>The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.</li> </ul>	EMP	The EMP broadly complies with this guideline	C
B14	<p><b>Construction Environmental Management Plan</b></p> <p>Prior to the commencement of construction, the Applicant must submit a Construction</p>	Environmental Management & Sustainability Plan(EMP) Prepared by Hindmarsh 14/10/2021 DPIE post approval	Plans have been submitted to the certifier and DPIE	C



Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary for information. The CEMP must include, but not be limited to, the following:  (a) Details of:	forms 6/12/2021, 31/1/2022		
	(i) hours of work;	Project management plan	Hours of work are included in the Project management plan, page 4. The CEMP includes a reference to the Project Management Plan. Contact details and hours of work are also on the site notice, facing the street at the front of the building.	C
	(ii) 24-hour contact details of site manager;	Project Management Plan	24hour contact details are included in the Project management plan, page 4. The CEMP includes a reference to the Project Management Plan. Contact details and hours of work are also on the site notice, facing the street at the front of the building.	C
	(iii) management of dust and odour to protect the amenity of the neighbourhood;	EIG005 Atmospheric Emissions	Environmental Instruction Guidelines (EIG) are referenced in the EMP. The EIGs include specific management measures to address that particular risk.	C
	(iv) stormwater control and discharge;	Soil and Erosion Sediment Control plan – CV-DG-50001 issued 4.2.2021	All water management controls are detailed in the Soil and Erosion Sediment Control plan	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;	EMP & CTPMSP	Appendix A of the construction management plan has a delivery drive code of conduct which references mud tracking. Appendix A of the EMP has a check in the checklist for mud tracking	C
	(vi) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;		There are no night works planned at this stage, therefore no external lighting is being used in construction at this stage.	NT
	(b) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;	EMP - EIG012-Heritage \Culture Management \Disturbance	The unexpected finds protocol is noted in EIG012-Heritage \Culture Management \Disturbance	C
	(c) Construction Traffic and Pedestrian Management Sub-Plan (see condition <u>B15</u> );	B15	Refer B15	C
	(d) Construction Noise and Vibration Management Sub-Plan (see condition <u>B16</u> );	B16	Refer B16	C
	(e) Construction Waste Management Sub-Plan (see condition <u>B17</u> );	B17	Refer B17	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
B15	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:	Construction Traffic and Pedestrian Management Plan The Sutherland Hospital Operating Theatre Complex – Rev04 (Prepared by Emma Clohessy on behalf of Hindmarsh)		
	(a) be prepared by a suitably qualified and experienced person(s);	Emma Clohessy Licence number 0052225057 exp 27/11/22	Plan prepared by Emma Clohessy Licenced Traffic controller and design of TMPs	C
	(b) be prepared in consultation with Council and TfNSW;	Council correspondence: Email dated 6/10/2021 Return email from Council dated 19/1/2021 TFNSW Correspondence 30/11/2021 & 1/12/2021	Email evidence showed that TfNSW & council were consulted and that Hindmarsh addressed comments	C
	(c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; and	Section 2 CTPMSP	Section 2 of the plan covers all these aspects	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	(d) detail heavy vehicle routes, access and parking arrangements.	Appendix D CTPMSP		C
B16	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:	The Sutherland Hospital, Operating Theatre Upgrade – Construction Noise and Vibration Management Sub-Plan 20/10/2021 Prepared by Pulse White Noise Acoustics		C
	(a) be prepared by a suitably qualified and experienced noise expert;		The plan was prepared by Pulse White Noise Acoustics Pty Ltd	C
	(b) describe procedures for achieving the noise management levels in EPA's <i>Interim Construction Noise Guideline</i> (DECC, 2009);		Details of the assessment for the proposed construction activities are including in this report, including Sections 8.	C
	(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;		Included in Section 8.11 of the plan	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	(d) include strategies that have been developed with the community for managing high noisegenerating works;	CNVMSP Section 9	Included in CNVMSP Section 9	C
	(e) describe the community consultation undertaken to develop the strategies in condition <u>B16(d)</u> ;	CNVMSP Section 9	Included in CNVMSP Section 9	C
	(f) include a complaints management system that would be implemented for the duration of the construction; and	CNVMSP Section 9.1 & 9.2	Included in CNVMSP Section 9.1 & 9.2	C
	(g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition <u>B13</u> .	CNVMSP Section 7	Included in CNVMSP Section 7	C
B17	The Construction Waste Management Sub-Plan (CWMSPP) must address, but not be limited to, the procedures for the management of waste including the following:	Environmental Management & Sustainability Plan (EMP) Prepared by Hindmarsh	The EMP addresses waste management in Section 16.10	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
		14/10/2021		
	(a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use; and		Section 16.10 of the EMP identifies the expected streams of waste, Waste generated during construction is recorded via tipping dockets and waste reports from Kamliaroi. Types of waste	C
	(b) information regarding the recycling and disposal locations.		Section 16.10 of the EMP identifies the waste facility location for the project.	C
B18	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:	CTPMP Section 2.15 &– Appendix A Induction material Aconex records of management plans issued to sub contractors.	Induction material includes components of code. CTPMP is issued to subcontractors.	C
	(a) minimise the impacts of earthworks and construction on the local and regional road network;	Section 2.15		C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	(b) minimise conflicts with other road users;	Section 2.15		C
	(c) minimise road traffic noise; and	Section 2.15		C
	(d) ensure truck drivers use specified routes.	Appendix D		C
B19	<b>Construction Parking</b> Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be provided to the Planning Secretary for information.	CTMP Section 2.4, 2.5 and 2.6 DPIE communication dated 06/12/2021	The CTMP addresses these requirements in Section 2. A copy was provided to DPIE on 06/12/2021	c
B20	<b>Soil and Water</b> Prior to the commencement of construction, the Applicant must:			
	(a) install erosion and sediment controls on the site to manage wet weather events;	Site visit and Soil and Erosion Sediment Control plan – CV-DG-50001 issued 4.2.2021	The site visit noted that erosion controls were installed in accordance with the Erosion Sediment Control plan	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	(b) divert existing clean surface water around operational areas of the site;	Site visit and Soil and Erosion Sediment Control plan – CV-DG-50001 issued 4.2.2021	The site visit noted that erosion controls were installed in accordance with the Erosion Sediment Control plan	C
B21	Prior to the commencement of construction, erosion and sediment controls must be installed and maintained, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4 <sup>th</sup> edition, Landcom 2004) commonly referred to as the 'Blue Book'.	Site visit and Soil and Erosion Sediment Control plan – CV-DG-50001 issued 4.2.2021	The site visit noted that erosion controls were installed in accordance with the Erosion Sediment Control plan	C
B22	<b>Operational Noise – Design of Mechanical Plant and Equipment</b>  Prior to installation of mechanical plant and equipment:	JEC Air conditioning Design Certificate-Mechanical Services		
	(a) a detailed assessment of mechanical plant and equipment with compliance with the relevant project noise trigger levels as recommended in the ' <i>Noise &amp; Vibration Impact Assessment for SSDA (SSD-11099584) (Revision G)</i> ' dated 10 August 2021 and prepared by JHA Services must be undertaken by a suitably qualified person; and		Mechanical plant and equipment has not been installed at this stage.	NT



Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	(b) evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under (a) have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the 'Noise & Vibration Impact Assessment for SSDA (SSD-1099584) (Revision G)' dated 10 August 2021 and prepared by JHA Services.			NT
B23	<b>Landscaping</b> Prior to the commencement of construction, the Applicant must prepare a revised Landscape Plan to manage the revegetation and landscaping works on-site, to the satisfaction to the Certifier. The plan must:	Plant Schedule prepared by Arcadia 13/4/2021 Arcadia L-401 to 405 landscape plans		
	(a) provide for the planting of 19 trees on-site;	Plant Schedule prepared by Arcadia 13/4/2021 Arcadia L-401 to 405 landscape plans	Planting schedule includes 19 trees	C
	(b) detail the location, species, maturity and height at maturity of plants to be planted on-site;	Plant Schedule prepared by Arcadia 13/4/2021 Arcadia L-401 to 405 landscape plans	The associated landscape design drawings include the location and the Plant schedule includes species, maturity and height at maturity	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	(c) include species (trees, shrubs and groundcovers) indigenous to the local area, including: <i>Eucalyptus paniculata</i> (Grey Ironbark), <i>Eucalyptus globoidea</i> (White Stringybark), <i>Eucalyptus racemosa</i> (Narrow Leaved Scribbly), <i>Syncarpia glomulifera</i> (Turpentine) and <i>Backhousia myrtifolia</i> (Grey Myrtle);	Plant Schedule prepared by Arcadia 13/4/2021	Planting Schedule includes these species	C
	(d) include the planting of trees with a pot container of 100 litres or greater;		Pot sizes are included in the planting Schedule	C
	(e) provide details of any landscape retaining walls and planter boxes, which must be constructed in masonry, stone or gabions; and	Arcadia L-401 to 405 landscape plans	Included in the design drawings L-401 - 405	C
	(f) include the provision of nest boxes suitable to native fauna likely to use the site.  <i>Note: Street tree planting must be in accordance with the "Street Tree Planting Specifications" which are located on Council's website through 'search'. These specifications include the provision of a timber border, tree cage, staked with star pickets and</i>	Arcadia Landscape Architecture letter re B23 21/3/2022	It is noted that the Landscape architect notes that the planted vegetation once mature will provide a nesting resource for native fauna. This is not the intent of the condition. The condition clearly states that the design should include the provision of nest boxes. If this is deemed unnecessary by an ecologist then DPIE should	NC

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	<i>mulching of the trees.</i>		be contacted to discuss options, including modifying the condition.	
B24	<b>Construction Access Arrangements</b> Prior to the commencement of construction, evidence of compliance of construction parking and access arrangements with the following requirements must be submitted to the Certifier	Construction Traffic and Pedestrian Management Plan Rev 4 CTPMP		
	(a) all vehicles must enter and leave the Site in a forward direction;	Section 2.11 CTPMP	This requirement is included in the CTPMP.	C
	(b) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, is in accordance with the latest version of AS 2890.2; and	Swept Path analysis Kontro 5/10/21	Swept path analysis has been undertaken by Kontro	C
	(c) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, has been addressed, applying best practice in road design and traffic management as considered in Austroads,	Section 2.7 CTPMP	This requirement is included in the CTPMP.	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	Transport for NSW Guidelines and the Australian Standards.			
B25	<b>Operational Access, Car Parking and Service Vehicle Arrangements</b> Prior to the commencement of construction of operational parking and access facilities, evidence of compliance of the design of operational parking and access arrangements with the following requirements must be submitted to the Certifier: (a) a minimum of 841 on-site car parking spaces for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6;	Aconex correspondence and letter to certifier dated 1/12/2021 Blackett Maguire, Goldsmith (Certifier) letter 1/12/2021	CC1 documentation confirms that the car park is design for 841 spaces and in accordance with the latest versions of AS 2890.1 and AS 2890.6;	C
	(b) the swept path of the largest service vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the site, must be in accordance with the latest version of AS 2890.2;	Swept Path analysis Kontro 5/10/21	Swept path analysis has been undertaken by Kontro	C
	(c) the ingress and egress crossings must be clearly identified by signage;		CC1 Confirms that the design is compliant with this part of the condition however, it is yet to be constructed	NT
	(d) the internal driveway and car parking area must be concrete or asphalt; and		CC1 Confirms that the design is compliant with this part of the condition however, it is yet to be constructed	NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	(e) the maximum longitudinal grade of the driveway must not exceed 12.5%.		CC1 Confirms that the design is compliant with this part of the condition however, it is yet to be constructed	NT
B26	<b>Site Contamination</b> Prior to the commencement of construction, the Applicant must engage a NSW EPA-accredited Site Auditor to provide advice throughout the duration of works to ensure that any work required in relation to soil or groundwater contamination is appropriately managed.	CBRE correspondence dated 15/12/2021	Phreac consulting engaged as the EPA accredited site auditor in December 2021, prior to commencement of construction in January 2022	C
PART C DURING CONSTRUCTION				
C1	<b>Site Notice</b> A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements:	Site Visit	The site visit confirmed that the site notice is compliant with this condition.	C
	(a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size;	Site Visit	The site visit confirmed that the site notice is compliant with this condition.	C
	(b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works	Site Visit	The site visit confirmed that the site notice is compliant with this condition.	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	period;			
	(c) the approved hours of work, the name of the builder, Certifier, structural engineer, site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice(s); and	Site Visit	The site visit confirmed that the site notice is compliant with this condition.	C
	(d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.	Site Visit	The site visit confirmed that the site notice is compliant with this condition.	C
C2	<b>Operation of Plant and Equipment</b> All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	Onsite verification system Plant verification register	All new plant is added to the system. Maintenance and service history and future requirements is recorded in this system. Plant verification register is required to be updated weekly to check maintenance requirements. A review of the register found that this is occurring.	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
C3	<b>Demolition</b> Demolition work must comply with the demolition work plans required by <i>Australian Standard AS2601-2001 The demolition of structures</i> (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition <u>B12</u> .	Demolition work plans (DWP) Noble Works Australia Pty Ltd 25/11/2021 Clear safe Asbestos clearance certificate 10/12/2021	Noble works prepared the DWP – Clearsafe confirmed that asbestos work was undertaken in accordance with all requirements and a clearance certificate issued. This shows that this component of the works was undertaken in accordance with the DWP.	C
C4	<b>Construction Hours</b> Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	Induction Working hours on site notices	Site notice board, there are lockable gates that prevent out of hours access. Working hours are included in the induction	C
C5	Notwithstanding condition <u>C4</u> , provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours: (a) between 6pm and 7pm, Mondays to Fridays inclusive; and (b) between 1pm and 4pm, Saturdays.		There have been no out of normal hours works to date.	NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
C6	<p>Construction activities may be undertaken outside of the hours in condition <u>C4</u> and <u>C5</u> if required:</p> <ul style="list-style-type: none"> <li>a. by the Police or a public authority for the delivery of vehicles, plant or materials; or</li> <li>b. in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or</li> <li>c. where the works are inaudible at the nearest sensitive receivers; or</li> <li>d. for the delivery, set-up and removal of construction cranes, where notice of the crane- related works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or</li> <li>e. where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.</li> </ul>		There have been no out of normal hours works to date.	NT
C7	Notification of such construction activities as referenced in condition <u>C6</u> must be given to affected residents before undertaking the activities or as soon as is practical afterwards.		There have been no out of normal hours works to date.	NT
C8	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:		None of these activities have occurred to date.	NT



Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	(a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.			
C9	<b>Implementation of Management Plans</b> The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	EIG Checklist 23/12, 23/1 24/2 Weekly SEQ inspection 1/2, 8/2, 15/2, 22/2, 1/3, 8/3 and 15/3	EIGS (environmental) inspections are undertaken monthly and completed checklist show that these are occurring. The SEQ inspections cover waste, mud tracking, erosion and sediment controls and spills. The audit found that these are being completed weekly. Issues raised in the checks are raised as hazards. A review of raised hazards shows that they are being closed out in the required time frame.	C
C10	<b>Construction Traffic</b> All construction vehicles (excluding site personnel vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping unless directed by traffic control.	Code of conduct Site visit CTPMP	The site visit found that all construction vehicles (excluding site personnel vehicles) were contained wholly within the site.	C
C11	<b>Hoarding Requirements</b> The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject	Site Visit	The site visit noted that the hoarding was compliant with this aspect of the condition.	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	hoarding/ fencing; and			
	(b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.	Site Visit	The site visit noted that the hoarding was compliant with this aspect of the condition	C
C12	<b>No Obstruction of Public Way</b> The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	Site Visit	There was no evidence of any obstruction of Public Ways	C
C13	<b>Construction Noise Limits</b> The development must be constructed to achieve the construction noise management levels detailed in <i>the Interim Construction Noise Guideline</i> (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	Noise and Vibration monitoring register	A review of noise monitoring undertaken on the 9/2/2022 and 14/02/2022 found that the noise levels were within the noise management levels defined in the CNVMP.	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
C14	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition <u>C4</u> unless allowed by condition <u>C5</u> .	Induction Driver code of conduct	Gates are locked prior to approved working hours. This is noted in the driver code of conduct	C
C15	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	Site visit		C
C16	<p><b>Vibration Criteria</b></p> <p>Vibration caused by construction at any residence or structure outside the site must be limited to:</p> <p>(a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and</p> <p>(b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).</p>	Noise and Vibration monitoring register	A review of vibration monitoring undertaken on the 9/2/2022 and 14/02/2022 found that the vibration levels were well below this criteria and the criteria set in the Noise and Vibration Management Plan.	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
C17	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 <u>C16</u> .		There are no works within 30m of residential buildings	NT
C18	The limits in conditions <u>C16</u> and <u>C17</u> apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition <u>B16</u> of this consent.		Noted	NT
C19	<b>Tree Protection</b> For the duration of the construction works: <ul style="list-style-type: none"> <li>(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;</li> </ul>	Photos and Site visit	There is no evidence that trees have been trimmed.	C
	<ul style="list-style-type: none"> <li>(b) all street trees immediately adjacent to the property boundary must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction</li> </ul>	Photos and Site visit	Fencing is in place to protect trees	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	of Council;			
	(c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the <i>'Aboriginal Impact Assessment Report(Reference: D4222.1)'</i> prepared by Allied Tree Consultancy and dated January 2021; and	Photos and Site visit	Fencing is in place to protect trees	C
	(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,		The audit found no evidence that these areas had been accessed.	NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	whichever is the greater.			
C20	<b>Air Quality</b> The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Site visit	Left the concrete slab down while preliminary works are underway limit exposed surfaces.	C
C21	During construction, the Applicant must ensure that: (a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust;	Site visit and presence of water cart	Left the concrete slab down while preliminary works are underway limit exposed surfaces. There is a water cart on site to manage dust	C
	(b) all trucks entering or leaving the site with loads have their loads covered;	Code of conduct	Included in the code of conduct and observed on site	C
	(c) trucks associated with the development do not track dirt onto the public road network;	Site visit	There was no evidence of mud tracking. There is a small street sweeper on site.	C
	(d) public roads used by these trucks are kept clean; and	Site visit	Street sweeper on site through Urban Sweepers	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Site visit	There has been no progressive works to date due the early stage of works	C
C22	<b>Imported Fill</b> The Applicant must:			
	(a) ensure that only VENM, ENM, or other material considered suitable for beneficial reuse via a general or specific resource recovery exemption issued by NSW EPA is brought onto the site;	JK Environments letter report 10/1/2022	JK Environments were commissioned to undertake a contamination screening of imported material sourced from Albion Park Quarry, East West Link, Albion Park Rail, NSW and imported onto Sutherland Hospital. The report found that the Blue metal screening material imported to the site is considered to be suitable for placement as backfill in service trenches at the site.	C
	(b) keep accurate records of the volume and type of fill to be used; and	Imported material register	All material is tracked in the imported materials register.	C
	(c) make these records available to the Certifier upon request.	Imported material register	Noted	NT
C23	<b>Disposal of Seepage and Stormwater</b> Adequate provisions must be made to collect and discharge stormwater drainage during construction to the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.		No discharge of stormwater from the site. Much of the site is still surfaced with concrete. Pits are covered with geofabric material. Stormwater is contained wholly within the site and filtered through sediment fences.	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
C24	<b>Emergency Management</b> The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.	Assembly point notice Toolbox Induction – slide 4	Notices are provided around the site. Emergency information including assembly points and evacuation routes are in the induction.	C
C25	<b>Stormwater Management System</b> Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must: <ul style="list-style-type: none"> <li>(a) be designed by a suitably qualified and experienced person(s);</li> <li>(b) be generally in accordance with the conceptual design in the 'Civil Engineering (Document number: ACR-CV-RPT-003, Revision B)' report prepared by ACOR Consultants and dated 18 January 2021;</li> <li>(c) be in accordance with applicable Australian Standards;</li> <li>(d) be in accordance with Sutherland Shire Specification – Stormwater Management (Sutherland Shire Council, 2009); and</li> <li>(e) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.</li> </ul>	Acor CC2 documentation dated 2/3/2022 Soil and Erosion Sediment Control plan – CV-DG-50001 issued 4.2.2021	The Operational stormwater management system has been designed in compliance with this condition and certified in CC2. The soil and erosion plan includes all stormwater infrastructure for both construction and operation.	C



Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
C26	<p><b>Unexpected Finds Protocol – Aboriginal Heritage</b></p> <p>In the event that surface disturbance identifies a new Aboriginal object:</p> <p>(a) all works must halt in the immediate area to prevent any further impacts to the object(s);</p> <p>(b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects</p> <p>(c) the site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW under Department of Premier and Cabinet and the management outcome for the site included in the information provided to AHIMS</p> <p>(d) the Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites; and</p> <p>(e) works shall only recommence with the written approval of the Planning Secretary.</p>		There have been no unexpected finds	NT
C27	<p><b>Unexpected Finds Protocol – Historic Heritage</b></p> <p>If any unexpected archaeological relics are uncovered during the work, then:</p> <p>(a) all works must cease immediately in that area</p>		There have been no unexpected finds	NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	and notice is to be given to Heritage NSW and the Planning Secretary; (b) depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area as determined in consultation with Heritage NSW; and (c) works may only recommence with the written approval of the Planning Secretary			
C28	<b>Waste Storage and Processing</b> All waste generated during construction must be secured and maintained within designated wastestorage areas at all times and must not leave the site onto neighbouring public or private properties.	Site Visit	Skip bins are provided	C
C29	All waste generated during construction must be assess, classified and managed in accordancewith the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	JK environment report 17/12/2021	JK environment undertake testing of material to conform waste classification prior to material leaving the site.	C
C30	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	Site visit	Limited concreting has occurred, the concrete contractor supplies portable contained washout bins. There was no concreting work underway at the time of the site audit.	C
C31	The Applicant must record the quantities of each waste type generated during construction andthe proposed reuse, recycling and disposal locations for the duration of construction.	Tipping dockets 18/1/2022 Waste & recycling report Kamliaroi February 2022	Tipping dockets are used to record the volume and type of waste and where they are disposed/reused. The Kamilaroi report records the type of all	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
		report	waste removed from site, by weight or volume and gives summaries on reuse/recycling	
C32	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	Asbestos removal control plan 25/11/2021 prepared by Serve Group PTY LTD – asbestos licence holder	The only hazardous material to date that has been removed from site to date is asbestos and ACM in two Telstra pits. The asbestos removed by a licenced contractor – Serve group in accordance with all requirements.	C
C33	<b>Outdoor Lighting</b> The Applicant must ensure that all external lighting is constructed and maintained in in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.			NT
C34	<b>Site Contamination</b> The Applicant must conduct site investigations to confirm the full nature and extent of the contamination at the project area and comply with the following requirements:	JK Environments report on revised remediation Action Plan March 2022		
	(a) the site investigations must be undertaken, and the subsequent report(s), must be prepared in accordance with relevant guidelines made or approved by the EPA undersection 105 of the <i>Contaminated Land</i>		Site investigations have been undertaken by JK Environment have prepared an updated RAP and undertaken site investigations. The work has been undertaken by an approved site auditor.	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	<i>Management Act 1997;</i>			
	(b) the reports must be prepared, or reviewed and approved, by consultants certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme; and		The report has been reviewed and signed off by Brendan Page CEnvP SC (No. SC40059)	C
	(c) the recommendations of the 'Remediation Action Plan' prepared by JK Environments and dated 8 February 2021.		The report considers and updates the requirements of this report.	C
C35	The unexpected finds procedure within the 'Remediation Action Plan' prepared by JK Environments and dated 8 February 2021 must be updated following results of further site investigations undertaken in accordance with condition <u>C34</u> and implemented throughout	JK Environment report on revised Remediation Action Plan March 2022	JK Environment report on revised Remediation Action Plan (March 2022) Section 8.1 includes an updated unexpected finds procedure.	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	duration of project work.			
C36	Remediation of the site must be carried out in accordance with the ' <i>Remediation Action Plan</i> ' prepared by JK Environments and dated 8 February 2021 and any variations to the Remediation Action Plan approved by an NSW EPA-accredited Site Auditor.	Phreatic Consulting Interim Advice 1, AUDIT Sutherland Hospital Part A - Operating Theatre Complex: Review of Remedial Action Plan 1/2/2022 Phreatic Consulting Interim Advice 2, AUDIT Sutherland Hospital Part A - Operating Theatre Complex: Review of Site Assessment 9/2/2022	Interim advice 2 notes that one location (BH3) was found to contain unacceptably high concentration of PAH compounds and requires remediation. No other contamination was reported in the site soils at concentrations in excess of the screening criteria, but vertical and lateral delineation of fill quality was not able to be completed due to the extent of services present and the presence of site structures. Accordingly, sampling locations are not evenly distributed across the site and relatively large potential hotspots may be present in under-sampled areas. Impacts in fill are notoriously heterogeneous and are not necessarily consistent across the site. This uncertainty is enhanced by limited quality control data available from the original assessment, which is relied on in determining the extent of contamination present. Accordingly, the Auditor will require validation of remaining site soils at the completion of excavation, and where such soils are exposed during the redevelopment. The report further notes that given the commercial and fully paved use of the site only human health based criteria are required to drive remediation, and the Auditor is satisfied that soils with contaminants present at concentrations exceeding ESLs do not require	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
			remediation.	
C37	Where remediation is carried out / completed in stages, a NSW EPA-accredited Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s).	Phreatic Consulting	Tim Chambers (Phreatic Consultant) is a NSW EPA Accredited Site Auditor (#10) and is undertaking ongoing advice at the site	C
C38	The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site that would result in significant contamination.	Phreatic Consulting	Phreatic Consulting have been engaged to provide ongoing advice and actions regarding updated contamination risks in line with the RAP	C
C39	<b>Independent Environmental Audit</b> Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.		The nomination of the proposed auditor was provided to DPE on the 4 March 2022. At the time of writing DPE had not provided a written response with endorsement.	NC
C40	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.		This audit has been conducted in accordance with the Independent Audit Post Approval Requirement (DPIE 2020)	C
C41	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those agreed to above, upon		Noted	NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	giving at least 4 week's notice to the Applicant of the date or timing upon which the audit must be commenced.			
C42	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must:			
	(a) review and respond to each Independent Audit Report prepared under condition <u>C40</u> of this consent, or condition <u>C41</u> where notice is given;		This is the first audit and the response document had not been prepared at the time of the audit	NT
	(b) submit the response to the Planning Secretary; and		This is the first audit and the response document had not been prepared at the time of the audit	NT
	(c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.		This is the first audit and the response document had not been prepared at the time of the audit	NT
C43	Independent Audit Reports and the applicant/proponent's response to audit findings must be submitted to the Planning Secretary within two months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the		This is the first audit and therefore this requirement was not triggered at the time of the audit.	NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	Planning Secretary.			
C44	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.			NT
Part D Prior to commencement of operation				
D1	<b>Notification of Occupation</b>  At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.			NT



Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
D2	<b>External Walls and Cladding</b>  Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.			NT
D3	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.			NT
D4	<b>Works as Executed Plans</b>  Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.			NT
D5	<b>Warm Water Systems and Cooling Systems</b>  The installation of warm water systems and water cooling systems (as defined under the <i>Public Health Act 2010</i> ) must comply with the			NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	<i>Public Health Act 2010, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.</i>			
D6	<b>Outdoor Lighting</b>  Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:			NT
	(a) complies with the latest version of AS 4282-2019 - <i>Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997); and			NT
	(b) has been mounted, screened and directed in such a manner that it does not create a			NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	nuisance to surrounding properties or the public road network.			
D7	<b>Mechanical Ventilation</b> Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with:			NT
	(a) <i>AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and other relevant codes; and			NT
	(b) any dispensation granted by Fire and Rescue NSW.			NT
D8	<b>Operational Noise – Design of Mechanical Plant and Equipment</b> Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the assessment undertaken under condition <u>B22</u> have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the project noise trigger levels identified in the 'Noise & Vibration Impact Assessment for			NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	SSDA (SSD-11099584) (Revision G)' prepared by JHA Consulting Engineers and dated 10 August 2021.			
D9	<b>Fire Safety Certification</b> Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.			NT
D10	<b>Structural Inspection Certificate</b> Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:			NT
	(a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and			

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.			NT
D11	<b>Post-Construction Dilapidation Report – Protection of Public Infrastructure</b> Prior to the commencement of operation, the Applicant must engage a suitably qualified and experienced expert to prepare a Post-Construction Dilapidation Report. This Report must:			NT
	(a) ascertain whether the construction works created any structural damage to public infrastructure by comparing the results of the Post-Construction Dilapidation Report with the Pre-Construction Dilapidation Report required by condition B5 of this consent;			NT
	(b) have, if it is decided that there is no structural damage to public infrastructure, the written confirmation from the relevant public authority that there is no adverse structural damage to their infrastructure (including roads).			NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	(c) be submitted to the Certifier;			NT
	(d) be forwarded to Council for information; and			NT
	(e) be provided to the Planning Secretary when requested.			NT
D12	<b>Repair of Public Infrastructure</b> Unless the Applicant and the relevant public authority agree otherwise, the Applicant must:			NT
	(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or			NT
	(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development; and/or			NT
	(c) pay compensation for the damage as agreed with the owner of the public infrastructure.  <i>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise</i>			NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	<i>addressed by contributions of this consent.</i>			
D13	<b>Road Damage</b> Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.			NT
D14	<b>Post-Construction Survey – Residential Properties</b> Where a pre-construction survey has been undertaken in accordance with condition B7, prior to the commencement of operation the Applicant must engage a suitably qualified and experienced expert to undertake a post-construction survey and prepare a Post-Construction Survey Report. This Report must:			NT
	(a) document the results of the post-construction survey and compare it with the pre-construction survey to ascertain whether the construction works caused any damage to buildings surveyed in accordance with condition B7;			NT
	(b) be provided to the owner of the relevant buildings surveyed;			NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	(c) be provider to the Certifier; and			NT
	(d) be provided to the Planning Secretary when requested.			NT
D15	Where the Post-Construction Survey Report determines that damage to the identified property occurred as a result of the construction works, the Applicant must repair, or pay the full costs associated with repairing the damaged buildings, within an agreed timeline between the owner of the identified property and the Planning Secretary. Alternatively, the Applicant may pay compensation for the damage as agreed with the property owner.			NT
D16	<b>Bicycle Parking and End-of-Trip Facilities</b> Prior to the commencement of operation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier:			NT
	(a) the provision of a minimum 11 additional bicycle parking spaces;			NT
	(b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 <i>Parking facilities - Bicycle parking</i> ,			NT



Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	and be located in easy to access, well-lit areas that incorporate passive surveillance;			
	(c) the provision of end-of-trip facilities for staff; and			NT
	(d) appropriate pedestrian and cyclist advisory signs are to be provided. <i>Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.</i>			NT
D17	<b>Green Travel Plan</b> Prior to the commencement of operation, a Green Travel Plan (GTP), must be submitted to the Certifier to promote the use of active and sustainable transport modes and a copy be provided to the Planning Secretary for information. The plan must:			NT
	(a) be prepared by a suitably qualified traffic consultant in consultation with TfNSW;			NT
	(b) incorporate data from available sources including surveys of staff and visitors;			NT
	(c) include objectives and aspirational, achievable and specific modes share targets (i.e. Site and land use specific,			NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP			
	(d) include specific tools and actions to help achieve the objectives and mode share targets			NT
	(e) address potential to reduce and manage car parking spaces for staff with the ability to travel to the site by public and active transport, and prioritising car parking for the use of patients and visitors			NT
	(f) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP			NT
	(g) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development; and			NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	(h) identifies an appropriate mechanism for the transfer and delivery of ongoing actions from Health Infrastructure to the Local Health District, post occupancy			NT
D18	<b>Utilities and Services</b> Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the <i>Sydney Water Act 1994</i> .			NT
D19	<b>Stormwater Operation and Maintenance</b> Prior to commencement of operation, a Works-As-Executed drawing (WAED) of the stormwater drainage system must be prepared by a Registered Surveyor and an original colour copy must be submitted to Council. The drawing must detail the alignment of pipelines, pits, the rainwater tanks and the detention facilities.			NT
D20	Prior to the commencement of operation, a letter of certification for the WAED required by condition <u>D19</u> , must be submitted to Council. The letter must be certified by the supervising engineer to demonstrate that the stormwater drainage works, rainwater harvesting facility and rainwater reuse systems were constructed to their satisfaction and in accordance with the operational stormwater management system approved under condition			NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	<u>C25</u> and Sutherland Shire Public Domain Technical Manual (Sutherland Shire Council, 2017).			
D21	Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the Certifier. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following:			NT
	(a) maintenance schedule of all stormwater quality treatment devices;			NT
	(b) record and reporting details;			NT
	(c) relevant contact information; and			NT
	(d) Work Health and Safety requirements.			NT
D22	<b>Signage</b> Signage must be installed in accordance with the specifications of the signage drawings listed at condition <u>A2</u> .			NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
D23	Prior to the commencement of operation, way-finding signage must be installed.			NT
D24	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.			NT
D25	<b>Operational Waste Management Plan</b> Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:			NT
	(a) detail the type and quantity of waste to be generated during operation of the development;			NT
	(b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the <i>Protection of the Environment Operations Act 1997</i> , <i>Protection of the Environment Operations (Waste) Regulation 2014</i> and the <i>Waste Classification Guideline</i> (Department of Environment, Climate Change and Water, 2009);			NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	(c) detail the materials to be reused or recycled, either on or off site; and			NT
	(d) include the Management and Mitigation Measures included in 'Waste Management Input for Environmental Impact Statement (Issue number 3)' prepared by Ricardo Energy Environment and Planning and dated 25 February 2021			NT
D26	<b>Site Contamination</b> Prior to the commencement of operation, the Applicant must submit a Section A1 Site Audit Statement or a Section A2 Site Audit Statement accompanied by an Environmental Management Plan prepared by a NSW EPA accredited Site Auditor. The Section A1 or A2 Site Audit Statement must verify the relevant part of the site is suitable for the intended land use and be provided, along with any Environmental Management Plan to the Planning Secretary and the Certifier.			NT
D27	<b>Landscaping</b> Prior to the commencement of operation, landscaping of the site must be completed in accordance with landscape plan(s) approved under condition <u>B23</u> .			NT
D28	Prior to the commencement of operation, the Applicant is required to enter into a Deed of			NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	<p>Agreement with Council for the planting of 64 off-site trees.</p> <p><i>Note: The costs for off-site planting under the Deed of Agreement are outlined in Council's Schedule of Fees and Charges. Deed of Agreement forms can be downloaded from Council's website at: <a href="http://www.sutherlandshire.nsw.gov.au/Development/Development-Applications/Off-Site-TreeReplacement-and-Deed-of-Agreement">www.sutherlandshire.nsw.gov.au/Development/Development-Applications/Off-Site-TreeReplacement-and-Deed-of-Agreement</a></i></p>			
D29	<p>Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping on-site and submit it to the Certifier. The plan must describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping.</p>			NT
PART E POST OCCUPATION				
E1	<p><b>Operation of Plant and Equipment</b></p> <p>All plant and equipment used on site must be maintained in a proper and efficient condition operated in a proper and efficient manner.</p>			NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
E2	<b>Warm Water Systems and Cooling Systems</b> The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.			NT
E3	<b>Environmental Management Plan</b> Upon completion of remediation works, the Applicant must manage the site in accordance with the Environmental Management Plan approved by the Site Auditor (if any) under condition <u>D26</u> and any on-going maintenance of remediation notice issued by EPA under <i>the Contaminated Land Management Act 1997</i> .			NT
E4	<b>Operational Noise Limits</b> The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the ' <i>Noise &amp; Vibration Impact</i>			NT



Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	<i>Assessment for SSDA (SSD-11099584) (Revision G)</i> dated 10 August 2021 and prepared by JHA Services.			
E5	<p>The Applicant must undertake short term noise monitoring in accordance with the <i>Noise Policy for Industry</i> where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development or other timeframe agreed to by the Planning Secretary to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in the '<i>Noise &amp; Vibration Impact Assessment for SSDA (SSD-11099584) (Revision G)</i>' dated 10 August 2021 and prepared by JHA Services. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise</p>			NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	sensitive receivers.			
E6	<b>Unobstructed Driveways and Parking Areas</b> All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.			NT
E7	<b>Green Travel Plan</b> The Green Travel Plan required by condition <u>D17</u> of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.			NT
E8	<b>Ecologically Sustainable Development</b> Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation the Certifier and Planning Secretary are to be provided with a report from the Applicant by a suitably qualified and experienced expert demonstrating that the project attains the minimum			NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	number of ESD points as required by condition <u>B10</u> of this consent.			
E9	<b>Outdoor Lighting</b> Notwithstanding condition <u>D6</u> , should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.			NT
E10	<b>Landscaping</b> The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition <u>D29</u> for the duration of occupation of the development.			NT
E11	<b>Hazards and Risk</b> The Applicant must store all chemicals, fuels and oils used on-site in accordance with:			NT
	(a) the requirements of all relevant Australian Standards; and			NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	(b) the EPA's <i>Storing and Handling of Liquids: Environmental Protection – Participants Manual</i> if the chemicals are liquids.			NT
E12	In the event of an inconsistency between the requirements of condition <u>E11(a)</u> and <u>E11(b)</u> , the most stringent requirement must prevail to the extent of the inconsistency.			NT
E13	<b>Dangerous Goods</b> The quantities of dangerous goods stored and handled and transported at the site must be below the threshold quantities listed in the Department of Planning's <i>Hazardous and Offensive Development Application Guidelines – Applying SEPP 33</i> at all times.			NT
E14	Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with all relevant Australian Standards.			NT
E15	<b>Discharge Limits</b> The development must comply with section 120 of the POEO Act, which prohibits the			NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	pollution of waters.			



## **Appendix B: Planning secretary audit team agreement**

Not confirmed at the time of writing



# NGH

## KEY PROJECTS

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### **Key Road Infrastructure**

- Albion Park Rail Bypass
- Heathcote Road
- Empire Bay Road Upgrade
- M7 Motorway & M2 Motorway
- Bringelly Road Upgrade
- Camden Valley Way Upgrade
- Schofields Road Upgrade
- Bega Bypass
- Conjola Mountain – Princes Highway
- Karuah to Bulahdelah Bypass
- Bonville Bypass
- Nabiac Bypass
- Nepean River Green Bridge
- Karuah Bypass
- Liverpool to Parramatta Transitway
- Princes Highway Nowra
- Bangor Bypass
- Northern Hum Alliance
- Woomargama Bypass
- Albury Bypass

### **Marina's and Wharves**

- Elizabeth Bay Marina
- Manly Ferry Wharf
- HMAS Platypus
- National Maritime Museum Wharf
- Balls Head Coal Loader Wharf – historic site
- Church Point Cargo and Ferry wharves
- Stockton Boat Harbour and Swing Mooring

### **Department of Planning approved independent auditor for:**

- St Marys Intermodal
- Bowral Hospital
- New Maitland Hospital (SSI)
- Campbelltown Hospital redevelopment
- Albury Bypass Post approval
- Bangor Bypass Post approval

## Natascha Arens

BAppSc, MB&EnvMgt

CEnvP, MEIANZ

### Director - Sydney Office

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Natascha launched the Sydney Branch of NGH in 2006. She has around 25 years of professional experience in environmental management and impact assessment and began her career as an ecologist in South Eastern NSW.

She has worked in both the public and private sector in a number of senior management and policy roles. Natascha has a wealth of experience in environmental impact assessment for large infrastructure projects. She is an Exemplar Global Principal Environmental Auditor and has extensive auditing experience across a range of industries, with a focus on infrastructure. She has worked across a diverse range of environments from dry arid areas to alpine environments and subtropical areas.

The diversity of her planning experience coupled with her onsite and project management experience has equipped her with an excellent understanding of environmental issues, legislation and planning in regional and urban environments. As a Director Natascha gives clients assurance that NGH will use innovation and breadth of company history to drive sustainable outcomes for projects.

As a Director at NGH Natascha has a leading role in the operational performance of the company. Instigating improved environmental performance is something Natascha pursues with enthusiasm.

### Tertiary Qualification

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#### **Southern Cross University, Lismore**

Bachelor of Applied Science (Conservation Technology and Management) (1991)

#### **University of Newcastle**

Master of Business and Environmental Management (2006)

### Professional Experience

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#### **Director – NGH Pty Ltd**

- Maintenance and compliance with the company Quality & OHS&R System
- Review and monitor major projects, including large Pacific Highway Upgrades, Princes Highway Upgrades, Water and energy infrastructure, M2 and M7 upgrades and maintenance, recreation spaces and masterplans, renewable energy projects and Biodiversity Strategies



## ***Biodiversity Projects***

- Central and Waterloo Station Vermin Management Strategy
- Camden Biodiversity Strategy
- Fairfield Biodiversity Strategy
- The Northern Road Stages 2 & 3
- Foxground to Berry Bypass (construction & operation)
- South East Forest Threatened Species Unit, Long-footed Potoroo & Smoky mouse research
- Albury Bypass Squirrel Glider Monitoring
- Albury Bypass Fish Monitoring Renewables
- Dunedoo Solar Farm
- Wollar Solar Farm
- Sunraysia Solar Farm
- Woodlawn Windfarm

## ***RMS Audit Panel***

Natascha has been a lead environmental auditor on the RMS audit panel for over ten years. Some examples of Road construction audits include:

- Mulgoa Rd – Penrith
- Campbelltown Road Upgrade
- M1- Weakleys Drive
- Wentworth Ave East
- Narellan Rd
- Showground Road
- Nambucca Heads to Urunga
- Northconnex
- Oxley Highway to Kundabung
- Woolgoolga to Halfway Creek
- Ballina Bypass - Pimlico to Teven
- Tintenbar to Ewingsdale
- Hunter Expressway
- Kempsey Bypass
- Third Hunter Crossing
- John Renshaw Drive

## **Additional Qualifications and Skills**

- Exemplar Global Certified Environmental Management Systems Auditor (ISO 14001)
- Soil and water and erosion and sediment control training
- Certified Environmental Practitioner
- EIANZ Member
- Certificate II in Bush Regeneration
- Senior First Aid Certificate

## ***Manager Environmental Technology Branch – RTA***

- Management of the three sections within the branch (up to 18 full time staff)
- Facilitate improvement of environmental management within the RTA
- Reviewing and monitoring of major projects, including Liverpool – M7 Motorway

## ***Biodiversity and Sustainability Policy Officer – RTA***

- Respond to ministerial enquiries.
- Comment on state and federal legislation changes
- Prepare policy on biodiversity and sustainability
- Prepare and implement RTAs Sustainability Action Plan
- Manage funding for Roadside Environment Committee
- Manage biodiversity related research projects

## ***Environmental Officer, Environmental Projects Section – RTA***

- Environmental Management Systems (EMS) auditing
- Preparation of Environmental Management Plans (EMP)
- Review of RTA environmental G specifications and procedures. Update the RMS EMS

## ***Manager Environmental Projects Section (secondment) – RTA***

- Maintain registers of projects, financial performance and provide reporting to the branch manager
- Marketing and promotions of services
- Expert Advisor for environmental assessments, management and planning including Pacific Highway Upgrades, and M7 Motorway

## ***Environmental Officer, Environmental Assessments – RTA***

- Management and Preparation of Environmental Impact Assessments including Review of Environmental Factors and EIS, including Robinvale Murray River Bridge replacement REF
- Preparation of Representation Reports, proposals and briefing documents, major projects included Liverpool to Parramatta Transitway and Karuah – Bulahdelah EIS and representations report

## ***Environmental Consultant – NGH Pty Ltd***

- Species impact statements, design and implementation of fauna and flora survey; Preparation of environmental assessment documents in areas where development may impact on the natural environment

## ***Eden District Technical Officer, Threatened Species Unit – NSW NPWS***

- Update Eden District Incident Action Plan; Implement and maintain fauna databases, TSU GIS management; Process data from field surveys, targeting endangered and locally significant fauna; Liaison and negotiation with NSW State Forest regarding data collection and exchange; Provide technical and professional advice to 33 landholders in preparing a Plan of Management for a Voluntary Conservation Agreement (VCA). Flora and fauna surveys

## **Appendix C: Consultation**

Good Afternoon Natascha,

Thank you for consulting with the Department of Planning and Environment on the scope of the Sutherland Hospital Operating Theatre Independent Audit.

Please ensure the audit is conducted in accordance with Condition C40 of the Development Consent SSD- 11099584, which requires the audit to be carried out in accordance with the Independent Audit Post Approval Requirements. Consistent with Section 3.3 of those requirements, please ensure:

- The environmental performance of the development is assessed, including but not limited to actual versus predicted impacts
- A high level assessment of the environmental management plans is included
- Matters considered relevant to this audit:
  - Communication of compliance obligations to relevant contractors
  - Provision of required information on the project website
  - Ongoing consultation with affected community
  - Notification of incidents and non-compliances to the Department.

Thank you.

Kind regards,

**Ania Dorocińska**

Senior Compliance Officer – Government Projects

Planning & Assessments | Department of Planning and Environment

M | E

4 Parramatta Square, 12 Darcy St, Parramatta, NSW 2150.

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



*The Department of Planning and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.*

**From:** Natascha Arens <

**Sent:** Tuesday, 22 March 2022 4:24 PM

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

**Subject:** Sutherland Hospital Operating Theatre Independent Audit SSD 11099584

Hello

I am currently in the process of undertaking an Independent audit of the above project.

The scope of the audit includes:

- Conditions of consent applicable to the pre construction and construction phase of the project
- All post approval documents required by the conditions of consent (e.g. Environmental management plans and sub plans)
- All environmental licences and approvals applicable to the development
- An assessment of the environmental performance of the development
- A high-level review of the project's EMS
- A high-level assessment of whether Environmental Management Plans and Sub-plans are adequate and implementation of the plans

Is there any particular aspect of the project that the post approval team would like the audit to focus on? Your earliest response would be appreciated

Kind regards

Natascha

**NATASCHA ARENS**  
**GENERAL MANAGER OPERATIONS**

M.  
E.

17/21 Mary St Surry Hills NSW 2010

NSW · ACT · QLD · VIC

[WWW.NGHCONSULTING.COM.AU](http://WWW.NGHCONSULTING.COM.AU)



*NGH acknowledges that we work on the traditional lands of First Nations people across Australia and recognises the enduring connection to the land. We pay our respects to elders, past present and emerging.*

## **Appendix D: Declaration of independence**

Independent Audit Report Declaration Form

Project Name: Sutherland Hospital Operating Theatre

Consent Number: 110990584

Description of Project: Construction of a new Clinical Services Building. The Sutherland Hospital Operating Theatres Project will be delivered as a combination of new build and refurbishment in a 'live' hospital environment.

Project Address: Kareena Rd, Caringbah NSW 2229

Proponent: health Infrastructure

Title of Audit: Sutherland Hospital Independent Audit 1

Date: 31 March 2022

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

- i. the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Compliance Requirements (Department 2019)*;
- ii. the findings of the audit are reported truthfully, accurately and completely;
- iii. I have exercised due diligence and professional judgement in conducting the audit;
- iv. I have acted professionally, objectively and in an unbiased manner;
- v. I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- vi. 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;
- vii. neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- viii. I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

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

Name of Auditor: Natascha Arens



Signature

Qualification: BApp Sc MEBM, Exemplar Global Lead Auditor

Company: NGH Pty Ltd

Company Address: 17/21 Mary Street Surry Hills

## **Appendix E: Site photos**





Figure 1: Hoarding



Figure 2: Site signage



Figure 3: Asbestos kit for unexpected finds



Figure 4: Exposed areas & covered pit



Figure 5: limited area of exposed surface through retention of hardstand



