



## Mudgee Hospital Redevelopment Independent Environmental Audit



Above: Artist Impression of the new Mudgee Hospital main entry. Taken from Mudgee Hospital website.

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

Audit Reference:	<b>AQ1244.02</b>
Audit Organisation:	<b>Hutchinson Builders</b>
Auditors:	<b>Annabelle Reyes, Lead Auditor, AQUAS Ana Maria Munoz, Auditor, AQUAS</b>
Date of Audit:	<b>19 March 2020</b>
Draft Report Submitted:	<b>3 April 2020</b>
Final Report Submitted:	<b>9 April 2020</b>

# Amendment, Distribution & Authorisation Record

## Version Control and Distribution

Revision No.	Date	Reasons for Revision	Issued to
Draft	3/4/2020	Draft Report	CWPM – Brianna Sawyer-Crawford
Rev.0	9/4/2020	Final Report	CWPM – Brianna Sawyer-Crawford

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

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

This report has been prepared by:

**ANA MARIA MUNOZ**  
Environmental Auditor

Date: 09/04/2020

Reviewed by:

**ANNABELLE TUNGOL**  
Lead Environmental Auditor

Date: 09/04/2020

© Copyright AQUAS Pty Ltd  
ABN: 40 050 539 010

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

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

**AQUAS Pty Ltd**  
www.aquas.com.au

<b>1. Executive Summary</b>	<b>4</b>
<b>2. Introduction</b>	<b>5</b>
2.1 Background	5
2.2 Project Details	5
2.3 Audit Team	5
2.4 Audit Objectives	5
2.5 . Audit Scope	6
2.6 Audit Period	6
<b>3. Audit Methodology</b>	<b>7</b>
3.1 Approval of Auditors	7
3.2 Audit scope development	7
3.3 Audit Process	7
3.3.1 Opening Meeting	7
3.3.2 Conduct of Audit	7
3.3.3 Closing Meeting	7
3.4 Interviewed Persons	7
3.5 Details of Site Inspection	8
3.6 Consultation	8
3.7 Audit Compliance Status Descriptors	8
<b>4. Document Review</b>	<b>9</b>
<b>5. Audit Findings</b>	<b>10</b>
5.1 Assessment of Compliance	10
5.2 Notices, Incidents and Complaints	10
5.3 Previous Audit (June 2019) Findings	11
5.4 Audit Site Inspection	13
5.5 Suitability of Plans and the EMS	13
5.6 Development Past Performance	13
5.7 Actual and Predicted Impacts	13
5.8 Key Strengths	14
<b>6. Recommendations</b>	<b>15</b>
<b>Appendices</b>	
<b>Appendix A. Auditors Approval</b>	<b>16</b>
<b>Appendix B. Audit Attendance Sheet</b>	<b>18</b>
<b>Appendix C. Independent Audit Declaration Form</b>	<b>19</b>
<b>Appendix D. Audit Checklist and Audit Findings</b>	<b>20</b>
<b>Appendix E. Audit Photos</b>	<b>51</b>
<b>Appendix F. Consultation Records</b>	<b>54</b>

## 1. Executive Summary

This audit was completed to assess the compliance of Mudgee Hospital Redevelopment project with the requirements of Development Consent State Significant Development (SSD) 9211 Condition C38. The audit was conducted by AQUAS (Annabelle Tungol – Lead Auditor and Ana Maria Munoz – Auditor) on 19 March 2020.

There were three (3) modifications to the Development Consent that has been approved by the Department of Planning, Industry and Environment (DPIE):

- Modification 1 (29 May 2019) for deletion of condition B14 relating to unexpected contamination procedures);
- Modification 2 (29 October 2019) was to amend conditions); and
- Modification 3 inserted the conditions for staging report. The Staging Report was prepared by the proponent to allow for a staged approach during the project lifetime. The report addressed the conditions required to be met prior the commencement of construction. The report was initially submitted to DPIE on 5 December 2019 and the modification was approved on 19 December 2019. A second update of the staging report was made on 16 January 2020 and approval granted by DPIE on 28 January 2020. Consequently, the non-compliances raised in the previous audit regarding the 'Prior to Commencement of Construction' conditions were all addressed and closed.

This second audit was focused on the review of the SSD requirements for Modification 3 during construction (with a total of 84 conditions), including implementation of the EMP and mitigation measures which comprised of document and records review, interview with key personnel and site inspection.

There were no non-compliances raised during this audit. Two opportunities for improvement were raised i.e. testing and tagging of equipment under the safety requirement and inclusion of heritage aspect in the inspection checklist; implementation of those will continuously improve the environmental performance of the contractor. Details can be found in section 6.0 of this report.

Overall, the project environmental performance has improved in relation to the compliance with Development Consent SSD 9211 compared to the previously conducted audit with the following key strengths noted:

- Environmental resources allocated to the project had a good sense of commitment.
- The Environmental Management Plan (EMP), environmental sub-plans and EWMS have been reviewed, updated and implemented to comply with the Development Consent Conditions;
- Environmental inspections continue been carried out on a weekly basis;
- Internal and external communication with the Hospital and stakeholders were continuously undertaken;
- Consultation with the community and sensitive receivers have been managed well;
- The process for reporting incidents, complaints and non-conformances was well implemented and recorded;
- There were no reportable incidents to date;
- Non-conformances raised in the previous independent environmental audit have been addressed with appropriate corrective actions implemented; and
- Environmental controls on site have been implemented including: dust controls, traffic management, waste management, erosion and sedimentation controls, parking and tree protection.

General feedback made during this audit should be considered as an opportunity to improve the environmental performance on the implementation of the Mudgee Hospital Redevelopment project's Environmental Management Plan.

## 2. Introduction

### 2.1 Background

Hutchinson Builders (HB) have been appointed by Health Infrastructure through Central West Project Management (CWPM) for the construction of a new two storey acute clinical services building as part of the Mudgee Hospital Redevelopment Project.

Health Infrastructure (HI) through CWPM has engaged AQUAS to undertake the second independent environmental audit on 19<sup>th</sup> of March 2020 during construction phase of the Mudgee Hospital Redevelopment project in compliance with the SSD 9211 condition C38.

### 2.2 Project Details

Project Name	Mudgee Hospital Redevelopment
Project Application Number	Modification 3 SSD 9211
Project Address	Meares Street, Mudgee NSW
Project Phase	Construction
Project Activity Summary	Building structure was completed. Current site works included glazing, internal fit-out works, installing ceiling tiles and door frames, internal painting, commission and testing.

### 2.3 Audit Team

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

Name	Company	Position	Certification
Annabelle Tungol	AQUAS	Lead Environmental Auditor	Exemplar Global Lead Environmental Auditor – Certificate No. 119536
Ana Maria Munoz	AQUAS	Environmental Auditor	SAI Global Lead Auditor; Exemplar Global Environmental Auditor - Certificate No. 115421

Independent Audit declaration form is attached as **Appendix C**.

### 2.4 Audit Objectives

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

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

## 2.5 . Audit Scope

The scope of this audit comprised of the following:

- Review of implementation of HB Environmental Management Plan (EMP) Revision F dated 21 January 2020 and the following appendices:
  - Appendix C – Environmental Work Method Statements:
    - EWMS 7 - Air Quality (Dust and Odour)
    - EWMS 8 – Noise and Vibration
    - EWMS 9 – Dangerous Goods & Substances
    - Waste Management Environmental Control Plan
    - Site Contamination & Hazardous Substances Environmental Control Plan
  - Appendix F – Emergency Response Procedure (Environmental)
  - Appendix G – Erosion and Sediment Control Plan
    - EWMS 1 - Erosion and Sediment Control (Stormwater Management)
  - Appendix H – Remedial Action Plan and Waste Management Plan
    - EWMS 2 - Waste Management
  - Appendix I – Asbestos Control Plan
  - Appendix K – Traffic Management Plan
- Site inspection conducted on 19<sup>th</sup> of March 2020, review of environmental site controls;
- Review of environmental records;
- Interview of site personnel; and
- Consultation with stakeholders.

## 2.6 Audit Period

This was the second independent environmental audit carried out by AQUAS on the project which covers the review of environmental documentation and records for the construction from June 2019 up to 19 March 2020 only.

It should be noted that this report is based on the result of sampling and supplied documentation/records, as well as site activities on the day of audit (19 March 2020).

## 3. Audit Methodology

### 3.1 Approval of Auditors

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

### 3.2 Audit scope development

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

### 3.3 Audit Process

#### 3.3.1 Opening Meeting

An opening meeting was held on 19 March 2020 at 8:40am with HB and CWPM Project Managers, HI project representative and AQUAS auditors as per the Audit Attendance Sheet. Refer to **Appendix B** of this report.

Key items were discussed, including:

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

#### 3.3.2 Conduct of Audit

Audit activities included the following:

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

#### 3.3.3 Closing Meeting

The closing meeting was held on 19 March 2020 at 1:00pm with representatives of HB, CWPM, HI and AQUAS. General feedback and the findings of the audit were discussed during the closing meeting.

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

### 3.4 Interviewed Persons

Name and position of persons interviewed:

Name	Organisation	Position
Brianna Sawyer-Crawford	CWPM	Project Manager
Sam Bandy	Hutchinson Builders	Project Manager
Paul Schuster	Hutchinson Builders	HSE Officer

### 3.5 Details of Site Inspection

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

- Erosion and sedimentation controls including sediment fences and controls around pits.
- Traffic management and roads surrounding for dust/mud tracking;
- Stabilised access/egress;
- Dust and waste management;
- Site fence/screening;
- Site signage; and
- General housekeeping.

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

### 3.6 Consultation

Communications were sent to the Department of Planning, Industry and Environment (DPIE), Health Infrastructure (HI) Representative, Mudgee Hospital Redevelopment Project Officer and Mudgee Council Representative (Manager Health and Building) to request feedback about the project and highlight any areas for review by AQUAS during the audit.

The feedback provided by HI was generally positive indicating that there had been minimal impact on the operations of the existing hospital and minor items raised have been resolved collaboratively with the health service.

The DPIE requested a focus on the management of noise, dust, operating hours, truck movements, erosion and sediment, including dirt tracking onto public roads, community consultation, complaints management, including complaints register. Review of these areas were undertaken as part of the audit and were noted to be satisfied with the implementation of mitigation measures. Refer to **Appendix F** for consultation records

### 3.7 Audit Compliance Status Descriptors

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

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

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



## 4. Document Review

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

- Environmental Management Plan (EMP) Rev. F – 21/01/2020
- EWMS 7 - Air Quality (Dust and Odour) Version 1.1 – 18/02/2019
- Construction Noise and Vibration Management Plan by Acoustic Logic – 2/09/2019
- EWMS 8 - Noise & Vibration Version 1.1 – 18/02/2019
- EWMS 1 - Erosion and Sediment Control (Stormwater Management) Version 1.1 – 18/02/19
- Erosion and Sedimentation Control Plan (ESCP) – 19/02/2020
- EWMS 2 - Waste Management Version 1.1 – 6/6/2019
- Asbestos Control Plan Rev. A – 21/1/19
- Traffic Management Plan (TMP) Version 4.0 – 12/2/19
- Compliance Reporting Table Rev.12 – 01/03/2020
- Mudgee Hospital Redevelopment Contract Program Rev.8 – 05/03/2020
- BCA Crown Certificate – Stage 3 from BMG – 14/08/2019
- BCA Crown Certificate – Stage 4 from BMG – 23/10/2019
- Modification 1 - 29/5/19, Modification - 29/10/19 and Modification 3 - 18/12/19
- Project Staging Report Draft 1 - 5/12/19 and Draft 4 - 16/01/2020
- Construction Compliance Report Rev. D – 14/11/19
- Letter of Acceptance from Certifying Authority – 8/10/2019
- HB HSEQ Weekly HSE Inspection-BIG 10 - 12/03/2020
- Semi-annual Environmental Inspection by CWPM – 13/02/2020
- Environmental Monthly Report January 2020 – 5/2/2020
- NSW Government Long Service Corporation Levy Receipt No 00368411 dated 7/2/19
- Complaints Register – 31/01/2020
- Completion Zone Mark-up Plans for Ground Floor and Lower Ground
- Design Statement Certificate by STH – 9/7/2019
- Statement of Electrical Adequacy dated 9/7/2019 from GHD
- Landscape Management Plan Draft – 13/03/2020
- Waste Tracking Register with Docket - 28/02/2020
- Acoustic Design Statement by Acoustic Logic – 18/7/2019
- Certificate of Design for Mechanical Services by BMG – 21/5/19
- Compliance Certificate for Design for Mechanical Engineering – 17/10/19

## 5. Audit Findings

This audit was completed to assess the implementation of the EMP and environmental controls established by the proponent against the requirements of Development Consent SSD 9211. The audit confirmed that the proponent has implemented its Environmental Management Plan and mitigation measures to a satisfactory level.

The following table summarises the audit findings by rating category:

Findings Rating	Findings
Compliant	55
Non-Compliant	0
Not Triggered	29
Total Requirements	84

### 5.1 Assessment of Compliance

The audit determined that the proponent has generally implemented the controls for environmental management within the construction activities that are currently being undertaken. The comparison of audit requirements against the compliance ratings is as follows:

SSD Requirements	Requirements	Findings
Part A – Administrative Controls	21	Compliant – 16
		Non-Compliant – 0
		Not Triggered – 5
Part B – Prior to commencement of Construction	19	Compliant – 15
		Non-Compliant – 0
		Not Triggered – 4
Part C – During Construction Appendix 1 – Incident Notification	44	Compliant – 31
		Non-Compliant – 0
		Not Triggered – 13

### 5.2 Notices, Incidents and Complaints

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

Complaints Register was available, complaints have been recorded including resolution reached. A total of four (4) complaints have been received for the project, 3 of these were about parking on Meares Street. A series of toolbox talks were carried out with the contractors to reiterate the parking areas and exclusion zones. Frequency of monitoring with the parking compliance was increased and additional subcontractor spot checking was conducted to address and prevent the complaints.

### 5.3 Previous Audit (June 2019) Findings

The audit noted that Modification 3, Staging Report, was prepared by the proponent to allow for a staged approach during the project milestones. The report addressed the conditions required to be met prior to the commencement of construction. The report was initially submitted to DPIE on 5 December 2019 and the modification was approved on 19 December 2019. A second update was made to the staging report on 16 January 2020 and approval granted by DPIE on 28 January 2020. Consequently, the non-compliances raised in the previous audit regarding the 'prior to commencement of construction' conditions were addressed have been closed appropriately.

AQUAS confirmed that the responses and actions noted on the following table were appropriate to close out all the non-compliances raised during the initial audit conducted in June 2019.

Finding No.	SSD Condition	Audit Findings	Follow-up Comments	Status
Non-Compliance 01	A2: Terms of Consent	A non-compliant against condition A2 (a) was raised based on the number of identified non-compliances raised during this audit.	Modification (MOD 3) linking the construction works activities to a Staging Report was sighted. Report was submitted to DPIE on the 5/12/19 and MOD 3 was approved on 19/12/19.	<b>Closed</b> 19/03/20
Non-Compliance 02	B2: Certified Drawings	Structural design statement and structural drawings by RMA Engineers dated 05.04.19 were approved by Certifier 12.04.19. Submission was not completed prior commencement of construction (22.03.19).	The required certification was submitted to the Certifier (BMG) on the 5/4/19. Staging report approved by DPIE on the 19/12/19 indicates this was addressed during the Stage 2 and Stage 3.	<b>Closed</b> 19/03/20
Non-Compliance 03	B3: External Walls and Cladding	External walls and cladding information not submitted to the Certifying Authority prior commencement of construction. Copy of the documentation is yet to be issued to the Planning Secretary.	External Walls and Cladding submission (Rev.1 - 1/6/19) was made to Certifying Authority on 13/6/19. Letter of Acceptance from Certifier received on 8/10/19.	<b>Closed</b> 19/03/20
Non-Compliance 04	B4: Reflectivity	Building materials used on the facades were not submitted to the Certifying Authority prior commencement of above ground works. Design Statement by STH dated 9.7.19.	STH design certificate dated 9/7/19 was submitted to Certifying Authority on 13/8/19. Letter of Acceptance from Certifier received on 8/10/19.	<b>Closed</b> 19/03/20
Non-Compliance 05	B9: Ecologically Sustainable Development	Ecologically sustainable development initiatives were not submitted to the Certifying Authority prior commencement of construction.	Letter of Acceptance from Certifying Authority received on 8/10/19 indicates that ecologically sustainable development initiatives were submitted on the 29/7/19 to the satisfaction of the Certifier.	<b>Closed</b> 19/03/20
Non-Compliance 06	B10: Bicycle Parking and End-of-trip Facilities	The details of the requirements listed in this condition B10 were not provided to the satisfaction of the Certifying Authority prior to the commencement of construction.	Letter of Acceptance from Certifying Authority received on 8/10/19 indicates that design statement from STH was submitted on the 13/8/19 to the satisfaction of the Certifier.	<b>Closed</b> 19/03/20
Non-Compliance 07	B11: Outdoor Lighting	Outdoor lighting requirements were not submitted to the Certifying Authority prior commencement of construction.	Statement of Electrical Adequacy dated 9/7/19 from GHD was submitted to Certifier on 29/7/19 and approved in Crown Certificate No.4 dated 23/10/19	<b>Closed</b> 19/03/20
Non-Compliance 08	B12: Access for People with Disabilities	BCA Access Report provided on the 27.09.19 (Rev. B) by iAccess Consultants includes provisions of the Disability (Access to Premises)	Letter from Certifying Authority received on 8/10/19 indicates that Access Consultant has been engaged since the beginning of	<b>Closed</b> 19/03/20

Finding No.	SSD Condition	Audit Findings	Follow-up Comments	Status
		Standard 2010 as well as the provisions of the relevant Australian Standards. However, this was report not provided to the Certifying Authority prior to commencement of construction.	the project and provided Reports at specific design milestones dating back to May 2018. A Final Access Report and Design Certification was submitted to the satisfaction of the Certifying Authority 29/9/19.	
Non-Compliance 09	B16: Demolition and Remediation	Site Audit Report and Section A Site Audit Statement was not provided to the satisfaction of the Certifying Authority to verify the relevant part of the site was suitable for the hospital land use.	Modification (MOD 2) was approved by DPIE on 29/10/19 to modify Condition B16. Works will be approved as part of Stage 5 of the project.	<b>Closed</b> 19/03/20
Non-Compliance 10	B20: Construction Noise and Vibration Management Sub-Plan	The Noise and Vibration Environmental Work Method Statement (EWMS) prepared by Hutchinson Builders Version 1.1, does not include the noise levels requirements for the project and how noise will be monitored during construction activities.	A Construction Noise and Vibration Management Plan was prepared by Acoustic Logic on the 2/9/19 which includes noise level requirements and monitoring methodology.	<b>Closed</b> 19/03/20
Non-Compliance 11	B21: Construction Waste Management Sub-Plan	The Waste Management Environmental Work Method Statement (EWMS) does not include details of the quantities for each waste type generated during the construction and the proposed reuse, recycle and disposal locations.	EWMS 2 – Waste Management (6/6/19) was updated detailing disposal locations. Note: It is not feasible to recycle in the surrounding rural area. Waste Register has been developed and attached to the EWMS 2.	<b>Closed</b> 19/03/20
Non-Compliance 12	B26: Operational Noise - Design of Mechanical Plant and Equipment	Noise mitigation recommendations of mechanical plant & equipment into the design was not provided to the satisfaction of the Certifying Authority prior to commencement of construction.	Letter of Acceptance from Certifying Authority received on 8/10/19 indicates that noise mitigation measures were incorporated in the design and were submitted on the 4/10/19 to the satisfaction of the Certifier. Crown Certificate 4 from BMG dated 23/10/19 certifies this.	<b>Closed</b> 19/03/20
Non-Compliance 13	B28: Mechanical Ventilation	Design of mechanical ventilation systems was not provided to the satisfaction of the Certifying Authority prior to commencement of construction.	Letter of Acceptance from Certifying Authority received on 8/10/19. Compliance Certificate for Design for Mechanical Engineering dated 17/10/19 was approved by the Certifier through the Crown Certificate No.4 dated 23/10/19.	<b>Closed</b> 19/03/20
Non-Compliance 14	C2: Site Notice	Site notice is missing the details of the Certifier Authority, Structural Engineer and approved hours of work.	Details of the Certifying Authority, Structural Engineer and approved working hours were added to the site notice.	<b>Closed</b> 19/03/20
Non-Compliance 15	C14: Construction Noise Limits	Not all the required noise limits, monitoring and mitigation measures have been defined in the presented Construction Noise and Vibration Management EWMS.	Construction Noise and Vibration Management Plan (Ref. No. 20190902SNA_R0) prepared by Acoustic Logic on the 2/9/19 includes noise level requirements and monitoring methodology.	<b>Closed</b> 19/03/20
Non-Compliance 16	C29: Waste Storage and Processing	Assessment, classification and management of construction waste has not been completely defined. EWMS for Waste Management needs to be updated to include	EWMS 2 – Waste Management was updated (6/6/19) detailing disposal locations. Note: It is not feasible to recycle in the surrounding rural area,	<b>Closed</b> 19/03/20

Finding No.	SSD Condition	Audit Findings	Follow-up Comments	Status
		quantities, classification and disposal location of waste generated during the construction works. Refer to NC-12 condition B21.	construction waste assessment report presented 25/03/2020. Waste Register has been developed and attached to the EWMS 2.	

#### 5.4 Audit Site Inspection

The site inspection was conducted at 9:00am on 19<sup>th</sup> of March 2020. AQUAS auditors, CWPM project manager and HB project staff walked through the construction site, where environmental controls were observed, including:

- No parking at Meares St;
- Site signage was in place;
- Silt fence was installed at the lowest point area of the site;
- Stormwater pits were all covered with mesh screen;
- Stockpiles covered;
- Traffic signage well implemented;
- No generation of dust;
- No noise works;
- Chemical stored in bunded area;
- Boom lift and scissor lift work platforms had their log books completed; and
- Skip bins for waste placed in various locations.

There were few observations raised during the site inspection regarding general housekeeping and sweeping all the entrances and adjacent roads which were rectified immediately after the audit. Please refer to photos of the site inspection in **Appendix E**.

#### 5.5 Suitability of Plans and the EMS

The EMP, sub-plans and EWMS were generally compliant with the requirements of the Development Consent SSD 9211 and were reviewed and maintained.

The contractor Environmental Management System (EMS) was noted to be robust on communication processes, documentation and record keeping, induction, training and competence, environmental controls and non-conformance/corrective action processes.

#### 5.6 Development Past Performance

The audit indicated that the proponent project's performance has improved significantly. This can be determined due to the following aspects:

- All of the Development Consent Conditions SSD 9211 have been tracked and monitored;
- The Compliance Reports have been prepared, as required;
- The Staging Report was approved on 19/12/19 aligning the project conditions with the Certifying Authority approvals based on the Crown Certificates timelines;
- No incidents or disputes have been raised;
- All previous non-compliances were addressed; and
- No non-compliances were raised during this audit.

#### 5.7 Actual and Predicted Impacts

There are no significant changes or additional impacts noted on the actual construction works based on the monitoring results. The predicted impacts as stated in the Environmental Impact Assessment (EIA) remain the same and have not been exceeded.

### 5.8 Key Strengths

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

- ✓ Environmental resources allocated to the project had a good sense of commitment.
- ✓ The Environmental Management Plan (EMP), environmental sub-plans and EWMS have been reviewed, updated and implemented to comply with the Development Consent Conditions;
- ✓ Environmental inspections continued been carried out on a weekly basis;
- ✓ Internal and external communication with the Hospital and stakeholders were continuously undertaken;
- ✓ Consultation with the community and sensitive receivers have been managed well;
- ✓ The process for reporting incidents, complaints and non-conformances was well implemented and recorded;
- ✓ There were no reportable incidents to date;
- ✓ Non-conformances raised in the previous independent environmental audit have been addressed with appropriate corrective actions implemented; and
- ✓ Environmental controls on site have been implemented including: dust controls, traffic management, waste management, erosion and sedimentation controls, parking and tree protection.

## 6. Recommendations

There were no non-compliances were raised during this audit.

The following table presents the two opportunities for improvement that were raised for the continual improvement of the environmental performance of the contractor:

OFI Number	Consent Condition Description	Audit Findings	Recommendations
Opportunity for Improvement-01	<u>C8 – Implementation of Management Plans</u> The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including sub-plans).	The weekly HSE Inspection-BIG 10 does not include heritage as one of the aspects. Although there were no heritage items noted onsite, it is recommended to include this aspect for future consideration.	It is recommended to update the Weekly HSE Inspection-BIG 10 to include heritage as one of the aspects in the checklist to be used for the next stage of work (demolition of the old hospital).
Opportunity for Improvement -02	<u>C11 – SafeWork Requirements</u> To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant Safe Work requirements.	The vacuum cleaner that was sighted during the site inspection did not have a testing and tagging sticker.	It is recommended that all electrical equipment is to be tested and tagged prior to use on site.

Refer to the attached **Appendix D** for full details including auditor notes and other opportunities for improvement.



## Appendix A. Auditors Approval



Planning &  
Environment

Contact: Georgia Dragicevic  
Phone: 4247 1852  
Fax: 4224 9470  
Email: [Georgia.Dragicevic@planning.nsw.gov.au](mailto:Georgia.Dragicevic@planning.nsw.gov.au)

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

Dear Ms Mitchell

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

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

Independent Audit Program, including the audit team

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

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

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

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

Compliance Monitoring and Reporting Program

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

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





Planning,  
Industry &  
Environment

Contact: Georgia Dragicevic  
Phone: 4247 1852  
Fax: 4224 9470  
Email: [Georgia.Dragicevic@planning.nsw.gov.au](mailto:Georgia.Dragicevic@planning.nsw.gov.au)

Ms Rachel Mitchell  
A/Manager, Planning | Health Infrastructure  
PO Box 1060  
NORTH SYDNEY NSW 2059

Email: [rachel.mitchell@health.nsw.gov.au](mailto:rachel.mitchell@health.nsw.gov.au)

2 March 2020

Dear Ms Mitchell

**Mudgee Hospital Redevelopment (SSD 9211)  
Independent Auditor**

I refer to your email letter dated 28 February 2020, seeking the agreement of the Planning Secretary of the Department of Planning, Industry and Environment ("the Department") of the suitability of the Auditor's qualifications, experience and independence to undertake an independent audit of the Mudgee Hospital Redevelopment Project ("the Project"), in accordance with Schedule 2, Condition C38 (b) of the SSD 9211, as modified ("the approval").

Having considered the qualifications and experience of Ms Annabelle Tungol, the Secretary endorses the appointment of Ms Tungol to undertake the audit in accordance with Condition C38 (b) of the approval. This approval is conditional on Ms Tungol being independent of the development.

The audit is to be conducted in accordance with the Department's Independent Audit Post Approval Requirements (June 2018). A copy of the requirements can be located at <https://www.planning.nsw.gov.au/Assess-and-Regulate/About-compliance/Compliance-policy-and-guidelines/Independent-audit-post-approval-requirements>. Auditors may wish to have regard to AS/NZS ISO 19011 Australian/New Zealand Standard: Guidelines for quality and/or environmental management systems auditing.

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

Should you have any enquiries in relation to this matter, please contact Georgia Dragicevic, Senior Compliance Officer, on 4247 1852 or by email to [Georgia.Dragicevic@planning.nsw.gov.au](mailto:Georgia.Dragicevic@planning.nsw.gov.au)

Yours sincerely

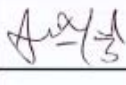
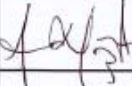


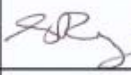

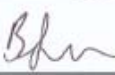



Katrina O'Reilly  
Team Leader Compliance  
as nominee of the Secretary

## Appendix B. Audit Attendance Sheet

### AUDIT ATTENDANCE SHEET

PROJECT: Mudgee Hospital Redevelopment AUDIT No.: 1244.02  
 AUDITEE: CWPM & HB LEAD AUDITOR: Annabelle Tunjoi  
 MEETING LOCATION: Mudgee Hospital Site office → corner of Merrens and Church St  
 OPENING MEETING DATE AND TIME: 19/3/2020 8:40am  
 CLOSING MEETING DATE AND TIME: 19/3/2020 1:00pm

NAME	ORGANISATION	POSITION	SIGNATURE	
			OPENING MEETING	CLOSING MEETING
Arac Munoz	AQUAS	Auditor		
ANNABELLE TUNJOI	AQUAS	Lead Auditor		
Sam Samy	HB	PM		
Brianna Samyem Crawford	CWPM	PM		
John O'Connell	CWPM	PM	Videocon Telecon	Videocon
Katie Babula	HI	Project Director	Videocon	Videocon

## Appendix C. Independent Audit Declaration Form


Independent Audit Declaration Form	
Project Name:	Mudgee Hospital Redevelopment
Consent Number:	SSD 9211
Description of Project:	Construction of a new Mudgee Hospital, demolition of the existing buildings and remediation of areas including new roads and carparks.
Project Address:	Corner Meares and Lewis Street, Mudgee, 2850, NSW
Proponent:	Health Administration Corporation
Title of Audit:	Independent Environmental Audit
Date:	31 March 2020

I declare that I have undertaken the Independent Audits and prepare the contents of the Independent Audit Reports and to the best of my knowledge:

- The audit has been undertaken in accordance with the relevant condition(s) of consent and the *Independent Audit Post Approval Requirements (Department 2018)*;
- The findings of the audit are reported truthfully, accurately and completely;
- I have exercised due diligence and professional judgement in conducting the audit;
- I have acted professionally, objectively and in an unbiased manner;
- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit;
- neither I nor any technical specialist that may take part in the Independent Audits are an Environmental Representative for the project; and
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

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

Name of Auditor:	Annabelle Tungol
Signature:	
Qualification:	Lead Environmental Auditor – Exemplar Global Certificate No. 119536
Company:	AQUAS
Company Address:	Level 7 / 116 Miller Street, North Sydney, NSW, 2060

## Appendix D. Audit Checklist and Audit Findings

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence 2020	Audit Findings/ Recommendations	Compliance Rating
1.0			<b>PART A - ADMINISTRATIVE CONDITIONS</b>			
1.1	A	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.	Sighted weekly inspection: HB-HSEQ_F-048 Weekly HSE Inspection-BIG 10 dated 12/03/2020. Weekly site inspection by CWPM – sighted site inspection no. 41 - 19/2/2020 Semi-annual environmental inspection 13/02/2020 and 10/07/2019. HB monthly report sighted for January 2020 dated 5/2/2020 goes to HI and CWPM. Sighted reports in the website: 31/10/19, 1/12/19 and 20/12/19.		Compliant
1.2	A	A2	<b>Terms of Consent</b> The development may only be carried out:	Development has been carried out in accordance with the SSD 9211 Conditions (including Mod 1 - 29/5/19, Mod 2 - 29/10/19 and Mod 3 - 18/12/19), Staging report approved by DPIE on the 28/1/2020 and the approved plans posted in the website.		Compliant
1.3	A	A2 (a)	in compliance with the conditions of this consent;			
1.4	A	A2 (b)	in accordance with all written directions of the Planning Secretary;			
1.5	A	A2 (c)	generally, in accordance with the EIS and Response to Submissions;			
1.6	A	A2 (d)	in accordance with the approved plans in the table below: - Architectural Plans prepared by Silver Thomas Hanley - Landscape Plans prepared by Taylor Brammer			
1.7	A	A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:	Modification 1 – deletion of condition B14 approved by DPIE 29/5/19.		Complaint
1.8	A	A3 (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	Modification 2 – amendments to condition B15 and B16 (remedial works to be undertaken in stages) also		

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

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence 2020	Audit Findings/ Recommendations	Compliance Rating
			required to be, and have been, approved by the Planning Secretary; and	amendment to condition B22; approved by DPIE on 29/10/19 sighted email from DPIE 30/10/19.		
1.9	A	A3 (b)	the implementation of any actions or measures contained in any such document referred to in (a).	Modification 3 – staging of construction, conditions A21 to A24 were added; approved by DPIE on 19/12/19.		
1.10	A	A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	No inconsistencies, ambiguity or conflict have been identified.		Not Triggered
1.11	A	A7	<b>Planning Secretary as Moderator</b> In the event of a dispute between the Applicant and a public parking authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Noted. No disputes to date.		Not Triggered
1.12	A	A8	<b>Long Service Levy</b> For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.	NSW Government Long Service Corporation Levy Receipt No 00368411 dated 07.02.19		Compliant
1.13	A	A9	<b>Legal Notices</b> Any advice or notice to the consent authority must be served on the Planning Secretary.	No legal notices received.		Not Triggered
1.14	A	A10	<b>Evidence of Consultation</b> Where conditions of this consent require consultation with an identified party, the Applicant must:	Consultation for carparking re. 60-degree parking at Mereas street and construction zone on the north side of Meares St was made with Mid-Western Regional Council 7/2/2020 then comments provided 10/2/2020 updated 11/2/2020 and Traffic Committee 24/2/2020		Compliant
1.15	A	A10 (a)	consult with the relevant party prior to submitting the subject document for information or approval; and	Last correspondence made on 13/3/2020.		
1.16	A	A10 (b)	provide details of the consultation undertaken including:			

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



ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence 2020	Audit Findings/ Recommendations	Compliance Rating
			(i) the outcome of that consultation, matters resolved and unresolved; and			
1.17	A	A10 (b) (ii)	details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.			
1.18	A	A11	<b>Staging, Combining and Updating Strategies, Plans and Programs</b> With the approval of the Planning Secretary, the Applicant may:	Modification 3 sought to establish a staging of construction for the project. Staging report was sent to DPIE on 5/12/19 and was approved by DPIE on 19/12/19 where Conditions A21 to A24 were added to the SSD Conditions. Staging Report MHR was updated 16/01/2020. Letter DPIE received on 28/1/2020 approval of staging report 16/1/2020		Compliant
1.19	A	A11 (a)	prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);			
1.20	A	A11 (b)	combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and			
1.21	A	A11 (c)	update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).			
1.22	A	A12	If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Staging report submitted to DPIE 5/12/19 (Draft 1). Consultation was carried out with HI on the 10/12/19 – email indicated draft in progress with track changes and comments. Emails sent to HB on 11/12/19 about draft 1 of the report.		Compliant
1.23	A	A13	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in	Staging report was sent to DPIE on 5/12/19 and was approved by DPIE on 19/12/19. Modification 3 was approved by DPIE on 19/12/19. Conditions will be monitored and implemented at each stage, as per the Staging Report.		Compliant

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

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence 2020	Audit Findings/ Recommendations	Compliance Rating
			accordance with the condition that requires the strategy, plan or program.			
1.24	A	A14	<b>Demolition</b> Demolition work must comply with AS 2601-2001 The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.	No demolition works to date. Demolition of old hospital will start in April 2020 and be completed as part of CC5.		Not Triggered
1.25	A	A16	<b>External Walls and Cladding</b> The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	External Walls and Cladding submission (Rev.1 1/6/19) was made to BMG on 13/6/19. This was listed in the BCA Crown Certificate No.4 from BMG dated 23.10.19. Letter of Acceptance from Certifying Authority received on 8.10.19		Compliant
1.26	A	A17	<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. However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	No updates of guideline, protocol, Standard or policy that affects the current development. No new directions received from the Planning Secretary. Sighted: - Stage 3 BCA Crown Certificate 14.08.19 BMG - Stage 4 BCA Crown Certificate 23.10.19 BMG		Not Triggered
1.27	A	A18	<b>Monitoring and Environmental Audits</b> Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident	Semi-annual environmental inspection for the project conducted by CWPM, sighted No. 1 conducted on 10/07/2019 and No.2 on the 13/02/2020, both completed by the Project Manager. Presented reports for both. EMP reviewed every 3 months, and site inspection conducted weekly.		Compliant

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

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence 2020	Audit Findings/ Recommendations	Compliance Rating
			notification, reporting and response, noncompliance notification, compliance reporting and independent auditing.	Environmental Management Monthly report sighted for Q4 of 2019 including information reviews, audits, inspections and incidents.		
1.28	A	A19	<b>Access to Information</b> At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:	Website for Mudgee included all of the required documents, sighted:		Complaint
1.29	A	A19 (a)	make the following information and documents (as they are obtained or approved) publicly available on its website:	<ul style="list-style-type: none"> <li>- SSD 9211 MOD 3 Consolidated Consent</li> <li>- Modification 1, 2 and 3</li> <li>- Environmental Management Plan (EMP)</li> <li>- Stage 3 BCA Crown Certificate 14.08.19 BMG</li> <li>- Stage 4 BCA Crown Certificate 23.10.19 BMG</li> <li>- Complaints Register Q4 2019</li> <li>- Pre-Construction Compliance Report</li> <li>- Construction Compliance Report</li> <li>- Environmental Management Quarterly Report sighted for Oct 2019 to Dec 2019.</li> <li>- Independent Audit Report</li> </ul>		
1.30	A	A19 (a) (i)	the documents referred to in condition A2 of this consent;			
1.31	A	A19 (a) (ii)	all current statutory approvals for the development;			
1.32	A	A19 (a) (iii)	all approved strategies, plans and programs required under the conditions of this consent;			
1.33	A	A19 (a) (iv)	regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;			
1.34	A	A19 (a) (v)	a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;			
1.35	A	A19 (a) (vi)	a summary of the current stage and progress of the development;			
1.36	A	A19 (a) (vii)	contact details to enquire about the development or to make a complaint;			
1.37	A	A19 (a) (viii)	a complaints register, updated monthly;			
1.38	A	A19 (a) (ix)	audit reports prepared as part of any independent environmental audit of the development and the Applicant's response to the recommendations in any audit report;			

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



ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence 2020	Audit Findings/ Recommendations	Compliance Rating
1.39	A	A19 (a) (x)	any other matter required by the Planning Secretary; and			
1.40	A	A19 (b)	keep such information up to date, to the satisfaction of the Planning Secretary.			
1.41	A	A20	<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.	HB on-site induction power-point presentation now references SSD Conditions locations and copy of critical EMP section is attached to presentation.		Compliant
1.42	A	A21 <b>NEW</b>	<b>Staging</b> The project may be constructed and operated in stages. Where staged construction or operation is proposed (to the extent to which it relates to the requirements set out in this instrument), a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted for the approval of the Planning Secretary.	Staging report (part pf MOD 3) was sent to DPIE on 5/12/19 and was approved on 19/12/19. Report was updated 16/01/2020 and it was approved 28/01/20.		Compliant
1.43	A	A22 <b>NEW</b>	A Staging Report prepared in accordance with condition A21 must:	Section 2.0 includes a table that indicates the stage, the stage activities, an indicative commencement dates and indicative completion dates.		Compliant
1.44	A	A22 (a) <b>NEW</b>	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;	Additionally, Appendix A includes a staging matrix for relevant Part A, Part B and Part C conditions.		
1.45	A	A22 (b) <b>NEW</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);	Stages have been defined for construction activities only.		
1.46	A	A22 (c) <b>NEW</b>	specify how compliance with conditions will be achieved across and between each of the stages of the project; and	Section 3.0 of the report includes the process to manage compliance which will be achieved through the implementation of the CEMP, sub-plans, compliance monitoring and reporting and IAPAR audits.		

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

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence 2020	Audit Findings/ Recommendations	Compliance Rating
1.47	A	A22 (d) <b>NEW</b>	set out mechanisms for managing any cumulative impacts arising from the proposed staging.	Section 3.0 of the report includes the process to manage potential impacts through the implementation of management plans, strategies and protocols.		
1.48	A	A23 <b>NEW</b>	Where staging is proposed, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	Project is currently in accordance with Staging report approved under MOD 3 by DPIE on the 19/12/19.		Compliant
1.49	A	A24 <b>NEW</b>	Where staging is proposed, the terms of this approval 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.	Project is progressing in accordance with Staging report approved by DPIE on the 19/12/19 and the Crown Certificates.		Compliant
<b>2.0</b>			<b>PART B – PRIOR TO CONSTRUCTION CONDITIONS</b>			
2.1	B	B2	<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 by a suitably qualified practising Structural Engineer that demonstrates compliance with:	Structural Design Statement (RMA Engineers) was submitted to the Certifier (BMG) on the 5/4/19. This was then subsequently approved with BCA Crown Certificate No.2 CRO-18115 dated 12.4.19 for Stage 2.		Compliant
2.2	B	B2 (a)	the relevant clauses of the BCA; and	Staging report approved under MOD 3 by DPIE on the 19/12/19 indicates this was addressed during the Stage 2 and Stage 3 (Q2-Q4 2019)		
2.3	B	B2 (b)	this development consent.			
2.4	B	B3	<b>External Walls and Cladding</b> Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	External Walls and Cladding submission (Rev.1 1/6/19) was made to BMG on 13/6/19. This was listed in the BCA Crown Certificate No.4 from BMG dated 23.10.19. Letter of Acceptance from Certifying Authority received on 8.10.19 indicates works will be approved as part of the Stage 4 (Q4 2019 – Q2 2020) Sighted email sent to DPIE 10.10.19 from HI.		Compliant
2.5	B	B4	<b>Reflectivity</b> The building materials used on the facades of all buildings will be designed so as not to result in glare that causes discomfort or threatens the safety of pedestrians or drivers. A report/statement demonstrating	STH design certificate dated 9/7/19, submitted to BMG 13/8/19. Letter of Acceptance from Certifying Authority (BMG) received on 8.10.19. Works approved as part of CC4 Stage 4 dated 23.10.19 (Q4		Compliant

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

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence 2020	Audit Findings/ Recommendations	Compliance Rating
			consistency with this requirement will be submitted to the satisfaction of the Certifying Authority prior to the commencement of above ground works.	2019 – Q2 2020)		
2.6	B	B6	<b>Utility and Services</b> Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	<ul style="list-style-type: none"> <li>- GAS: BOC – Gas provider sighted correspondence 11/3/2020 about layout of the oxygen storage compound – design finalisation.</li> <li>- WATER: Communication with Mid-Western Regional Council about water mains connection (fire hydrant booster 16/3/2020)</li> </ul>		Compliant
2.7	B	B7	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	TELCO: Letter from Telstra 16/1/2020 regarding land access and activity notice (installing the leading cable) Telstra project no. 11458292, access date 5/2/2020 finish date 27/2/2020		Compliant
2.8	B	B9	<b>Ecologically Sustainable Development</b> Prior to the commencement of construction, the Applicant must submit details of all design measures to the satisfaction the Certifying Authority demonstrating the proposal incorporates ecologically sustainable development initiatives as outlined in NSW Health Infrastructure Engineering Services Guidelines and Section J of the National Construction Code 2012 to target the equivalent of a minimum 4 Star Green Star rating.	<p>Letter of Acceptance from Certifying Authority received on 8.10.19 indicates that ecologically sustainable development initiatives were submitted on the 29.7.19 to the satisfaction of the Certifying Authority.</p> <p>Crown Certificate 4 – Stage 4: JV3 Assessment report &amp; energy target comparison 15/5/19 Rev. 5 CC4 date 23/10/19.</p> <p>Works approved as part of Stage 4 (Q4 2019 – Q2 2020) and Stage 5 (Q1 2020 – Q4 2020)</p>		Compliant
2.9	B	B10	<b>Bicycle Parking and End-of-trip Facilities</b> Compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction:	<p>Letter of Acceptance from Certifying Authority received on 8.10.19 indicates that Condition B10 was submitted on the 13.8.19 to the satisfaction of the Certifying Authority.</p> <p>Sighted STH design statement 13/8/19 for bicycle parking and end of trip facilities.</p> <p>CC4 – dated 23.10.19</p> <p>Crown Certificate 4 from BMG dated 23.10.19 certifies this.</p> <p>Works were approved as part of Stage 4 (Q4 2019 – Q2 2020) and Stage 5 (Q1 2020 – Q4 2020)</p> <p><b>Note:</b> It was noted that the dates in the letter from the</p>		Compliant
2.10	B	B10 (a)	the provision of a minimum five staff and four public bicycle parking spaces;			
2.11	B	B10 (b)	the layout, design and security of bicycle facilities must comply with the minimum requirements of AS 2890.3:2015 <i>Parking facilities - Bicycle parking</i> ; and be			

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

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence 2020	Audit Findings/ Recommendations	Compliance Rating
			located in easy to access, well-lit areas that incorporate passive surveillance;	Certifier were mixed up with the design statement		
2.12	B	B10 (c)	the provision of end-of-trip facilities for staff in accordance with the ESD Design & As Built rating tool;			
2.13	B	B10 (d)	appropriate pedestrian and cyclist advisory signs are to be provided; and			
2.14	B	B10 (e)	all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.			
2.15	B	B11	<b>Outdoor Lighting</b> Prior to commencement of construction, all outdoor lighting within the site must comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirement and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority.	Statement of Electrical Adequacy dated 9/7/19 from GHD was submitted to BMG on 29/7/19 and approved by Certifier in CC4 23/10/19 Letter of Acceptance from Certifying Authority received on 8.10.19 indicates that outdoor lighting was submitted on the 29.7.19 to the satisfaction of the Certifying Authority. Works were approved as part of Stage 4 (Q4 2019 – Q2 2020).		Compliant
2.16	B	B12	<b>Access for People with Disabilities</b> The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	iAccess consultant's report dated 27/9/19 submitted to BMG on 29/9/19. Letter from Certifying Authority received on 8.10.19 indicates that Access Consultant has been engaged since the beginning of the project and provided Reports at specific design milestones dating back to May 2018. A Final Access Report and Design Certification was submitted to the satisfaction of the Certifying Authority 29.9.19. Works were approved as part of BCA Crown Certificate 4 from BMG dated 23.10.19.		Compliant
2.17	B	B16 <b>Amd</b>	Upon completion of remedial works, <b>in accordance with the MHR Site Staging Plan (dated 4 October 2019)</b> , the Applicant must submit a Site Audit Report and Section A Site Audit Statement for the relevant part of the site prepared by a NSW EPA accredited Site Auditor. The Site Audit Report and Section A Site Audit Statement must verify the relevant part of the site is suitable for the	SSD 9211 Modification (MOD 2) approved by DPIE on 29.10.19 to modify this condition. Works will be approved as part of Stage 5 (Q1-Q4 2020). This will be completed once sign posting and hard stand (pavements, full encapsulated) is done. Will be addressed as part of the CC5.		Not triggered

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

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence 2020	Audit Findings/ Recommendations	Compliance Rating
			hospital land use and be provided to the satisfaction of the Certifying Authority.			
2.18	B	B17	<b>Construction Environmental Management Plan</b> Prior to commencement of construction, the Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following: a) Details of:	Latest version of EMP is Revision F dated 21.01.2020. Revision numbers are consistent, and Plan has been reviewed every 3 months		Compliant
2.19	B	B20	<b>Construction Noise and Vibration Management Sub-Plan</b> The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: a) be prepared by a suitably qualified and experienced noise expert; b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; d) include strategies that have been developed with the community for managing high noise generating works; e) describe the community consultation undertaken to develop the strategies in condition B20(d); and f) include a complaints management system that would be implemented for the duration of the construction.	A Construction Noise and Vibration Management Plan (Ref. No. 20190902SNA_R0) was prepared by Acoustic Logic on the 2.9.19 which includes noise level requirements and monitoring methodology. Section 6 - Noise and Vibration Management Levels. Section 9 - Ameliorative Measure. Section 12.1 - Establishment of Direct Communication with Affected Parties.		Compliant
2.20	B	B21	<b>Construction Waste Management Sub-Plan</b> The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:	EWMS 2 (version 1.1.) review as part of the EMP date 6/6/19. – Waste Management was updated including estimate 230 tonne construction waste: 2t cardboard, 17t gyprock 211t general tone.		Compliant
2.21	B	B21 (a)	detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;	Disposal location: All waste to be combined and disposed of into land fill at the Whylanda Waste & Recycling Centre. It is not feasible to recycle in the surrounding rural area. Waste Tracking Register has been developed and attached to the EWMS 2. Sighted Waste Register with latest dockets entered e.g. 28/2/2020.		

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

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence 2020	Audit Findings/ Recommendations	Compliance Rating
2.22	B	B23	<b>Landscaping</b> Prior to commencement of the relevant work, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Certifying Authority. The plan must: <ul style="list-style-type: none"> <li>a) be generally in accordance with the Landscape Plans prepared by Taylor Brammer, dated 17 October 2018;</li> <li>b) amend the 65 trees to be species endemic to the area;</li> <li>c) detail the species to be planted on-site;</li> <li>d) describe the monitoring and maintenance measures to manage revegetation and landscaping works; and</li> <li>e) be consistent with the Applicant's Management and Mitigation Measures in the EIS and RtS.</li> </ul>	Design in progress. Landscape Management Plan is currently in draft (submitted to BMG on 13.3.20) waiting for approval as part of CC5 - Stage 5 (Q1-Q4 2020) as indicated in the staging report dated 16.01.2020 as part of modification 3 (MOD 3).		Not triggered
2.23	B	B24	The Applicant must not commence the relevant work until the Landscape Management Plan is submitted to the Certifying Authority.	As above		Not triggered
2.25	B	B26	<b>Operational Noise - Design of Mechanical Plant and Equipment</b> Prior to commencement of construction, the Applicant must incorporate the noise mitigation recommendations in the Noise Impact Assessment, into the detailed design drawings. The Certifying Authority must verify that all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Noise Impact Assessment.	Letter of Acceptance from Certifying Authority received on 8.10.19 indicates that noise mitigation measures were incorporated in the design and were submitted on the 4.10.19 to the satisfaction of the Certifying Authority. Crown Certificate 4 from BMG dated 23.10.19 certifies this. Sighted: Acoustic Design Statement prepared by Acoustic Logic 18/7/19. Ref. No. 20190567.1/1807A/RO/SN Works were approved as part of Stage 4 (Q4 2019 – Q2 2020).		Compliant
2.26	B	B28	<b>Mechanical Ventilation</b> All mechanical ventilation systems must be designed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 <i>The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and AS/NZS 3666.1:2011 <i>Air handling and water systems of</i>	Sighted: <ul style="list-style-type: none"> <li>- Certificate of design – mechanical services 21/5/19 from Blackett Maguire + Goldsmith</li> <li>- Compliance Certificate for Design for Mechanical Engineering 17/10/19.</li> </ul> Letter of Acceptance from Certifying Authority received on		Compliant

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

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence 2020	Audit Findings/ Recommendations	Compliance Rating
			<i>buildings– Microbial control to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction.</i>	8.10.19 indicates that mechanical ventilation systems were designed and provided to the satisfaction of the Certifying Authority. Works were approved as part of Stage 4 (Q4 2019 – Q2 2020). Crown Certificate 4 from BMG dated 23.10.19 certifies this.		
2.26	B	B29	<b>Compliance Reporting</b> No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority. Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018). The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.	Sighted: - Pre-Construction Compliance Report dated 15/2/19 submitted to BMG and DPIE on the 21/3/19. Email from HI to DPIE dated 23/5/19 indicated report will be published. - Construction Compliance Report Rev. B 12/9/19 was submitted to DPIE on 20/9/19. - Construction Compliance Report Rev. D dated 14/11/19 submitted to DPIE on 18/11/19 sent to certifier 27/11/19. Email from HI asking to upload document on the 17/01/2020 was sighted and report was uploaded 20/1/2020.		Compliant
2.	B	B30	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	No approved requests to date.		Not Triggered
<b>3.0</b>			<b>PART C - DURING CONSTRUCTION</b>			
3.1	C	C1	<b>Approved Plans on Site</b> A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.	OmTrak continue to be used as the system to access all plans and specifications. Approved plans are electronically available on OmTrak. EMP and relevant subplans are available in Hutchinson Share Drive.		Compliant

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



ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence 2020	Audit Findings/ Recommendations	Compliance Rating
3.2	C	C2	<b>Site Notice</b> A site notice(s):	Site notice with information from Hutchinson is displayed at site entrance. Refer to photo in Appendix E.		Compliant
3.3	C	C2 (a)	must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer.			
3.4	C	C2 (b)	is to satisfy all but not be limited to, the following requirements:			
3.5	C	C2 (b) (i)	minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;			
3.6	C	C2 (b) (ii)	the notice is to be durable and weatherproof and is to be displayed throughout the works period;			
3.7	C	C2 (b) (iii)	the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and			
3.8	C	C2 (b) (iv)	the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.	Sighted Boom lift log book completed 19/3/2020; Sighted site induction for Mudgee Engineering & Fab dated 10/10/19 and white card sighted CGI0228903SEQ01 issued 11/09/2012.		Complaint
3.9	C	C3	<b>Operation of Plant and Equipment</b> All plant and equipment used on site, or to monitor the performance of the development must be:			
3.10	C	C3 (a)	maintained in a proper and efficient condition; and			
3.11	C	C3 (b)	operated in a proper and efficient manner.			
3.12	C	C4	<b>Demolition</b> Demolition work must comply with <i>Australian Standard AS 2601-2001</i> The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of	No demolition works to date. Demolition of old hospital will start in April 2020 and be completed as part of CC5.		Not Triggered

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



ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence 2020	Audit Findings/ Recommendations	Compliance Rating
			compliance must be submitted to the Certifying Authority before the commencement of works.			
3.13	C	C5	<b>Construction Hours</b> Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:	Working hours continue to be Mon-Fri 7am-6pm and Sat 8am-1pm as indicated in the EMP Section 2.2 Table 1.		Complaint
3.14	C	C5 (a)	between 7am and 6pm, Mondays to Fridays inclusive and			
3.15	C	C5 (b)	between 8am and 1pm, Saturdays.			
3.16	C	C5	No work may be carried out on Sundays or public holidays.			
3.17	C	C6	Activities may be undertaken outside of the hours in condition C5 if required:	Out of hours was conducted on 20 June 2019 for concrete pour. Letter of approval from DPIE was granted on 19 July 2019.		Compliant
3.18	C	C6 (a)	by the Police or a public authority for the delivery of vehicles, plant or materials; or			
3.19	C	C6 (b)	in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or			
3.2	C	C6 (c)	where the works are inaudible at the nearest sensitive receivers; or			
3.21	C	C6 (d)	where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works.			
3.22	C	C6	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.			
3.23	C	C7	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:	These types of works have not been carried out.		Not Triggered
3.24	C	C7 (a)	9am to 12pm, Monday to Friday;			
3.25	C	C7 (b)	2pm to 5pm Monday to Friday; and			
3.26	C	C7 (c)	9am to 12pm, Saturday.			
3.27	C	C8	<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).	Working under the latest version of the EMP (Ref. F – 21/01/20). Revised EMP was submitted to the Certifier.	Opportunity for Improvement 01: It is recommended to update the Weekly HSE inspection	Compliant

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

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence 2020	Audit Findings/ Recommendations	Compliance Rating
				HB-HSEQ_F-048 Weekly HSE Inspection-BIG 10 - weekly inspections conducted records sighted onsite (e.g. 12/03/2020).	-BIG 10 to include heritage as one of the aspects in the checklist to be used for the next stage of work (demolition of the old hospital).	
3.28	C	C9	<b>Construction Traffic</b> All construction vehicles (excluding worker vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping.	Traffic visual monitoring daily. Workers parking available onsite (refer to TCP). All construction trucks enter via gate 2, 3 and 4. Note: Toolbox talks have been carried out with subcontractors to reiterate not to park on Meares street (3 complaints have been received and recorded in the complaints register).		Compliant
3.29	C	C10	<b>Road Occupancy Licence</b> A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	A ROL has not been required to date. ROL required in the future for landscaping works which will happen in April 2020.		Not Triggered
3.30	C	C11	<b>SafeWork Requirements</b> To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant Safe Work requirements.	Safety on site appears appropriate. Site is locked up each day and 2 security cameras are in place. Some observations were made during the site inspection as follows: 1. Sweeping of all entrances and roads. 2. General housekeeping Also, the vacuum cleaner sighted during the site inspection did not have a testing and tagging sticker.	<b>Opportunity for Improvement 02:</b> It is recommended that all electrical equipment is to be tested and tagged prior to use on site.	Compliant
3.31	C	C12	<b>Hoarding Requirements</b> The following hoarding requirements must be complied with:	No hoarding required. Site fence in place around the perimeter of the site. No graffities present.		Not Triggered
3.32	C	C12 (a)	no third-party advertising is permitted to be displayed on the subject hoarding/ fencing;			
3.33	C	C12 (b)	the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application; and			

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

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence 2020	Audit Findings/ Recommendations	Compliance Rating
3.34	C	C12 (c)	the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.			
3.35	C	C13	<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 and circumstances, unless prior approval has been obtained from the relevant authority. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.	Public way is not obstructed. All materials and construction works are contained within the construction site boundary.		Compliant
3.36	C	C14	<b>Construction Noise Limits</b> The development must be constructed to achieve the construction noise management levels detailed in the <i>Interim Construction Noise Guideline</i> (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	No works generating excessive noise. A Construction Noise and Vibration Management Plan (CNVMP) was developed on the 2/09/2019 by Acoustic Logic. Plan was submitted to the Certifier in September 2019. <b>Note:</b> EWMS for Noise & Vibration (Part of the EMP Rev. F) were not updated to reflect the correct construction working hours.		Compliant
3.37	C	C15	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C5.	Subcontractors are inducted, and during induction hours of work are indicated. No noise complaints received.		Compliant
3.38	C	C16	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	Use of audible movement alarms i.e. reverse beepers were noted on all site mobile plants.		Compliant
3.39	C	C17	Any noise generated during construction of the development must not be offensive noise within the meaning of the <i>Protection of the Environment Operations Act 1997</i> or exceed approved noise limits for the site.	During this audit the construction stage is at fit outs and completion works, commission and testing which do not generate offensive noise. No works outside normal hours.		Compliant

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

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence 2020	Audit Findings/ Recommendations	Compliance Rating
3.40	C	C18	<b>Vibration Criteria</b> Vibration caused by construction at any residence or structure outside the site must be limited to:	As per the CNVMP by Acoustic Logistic, given the distance between the site and nearest development, exceedances of vibration criteria (building damage or amenity) is not expected.		Compliant
3.41	C	C18 (a)	for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and			
3.42	C	C18 (b)	for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> (DEC, 2006) (as may be updated or replaced from time to time).			
3.43	C	C19	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C18	No residential buildings within 30m.		Not Triggered
3.44	C	C20	The limits in conditions C18 and C19 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B18 of this consent.	CNVMP by Acoustic Logistics has defined the construction vibration criteria in accordance with ICNG.		Compliant
3.45	C	C21	<b>Tree Protection</b> For the duration of the construction works:	Trees Assessment report 17/10/17. Removal of 32 trees was approved by Council.  Street trees not affected by current on-site activities (milestone 1).  There were no trees within the construction perimeter to be protected.		Compliant
3.46	C	C21 (a)	street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;			
3.47	C	C21 (b)	all street trees must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;			
3.48	C	C21 (c)	all trees on the site that are not approved for removal must be suitably protected during construction as per recommendations of the Tree Assessment Report prepared for the EIS;			

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

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence 2020	Audit Findings/ Recommendations	Compliance Rating
3.49	C	C21 (d)	if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.	Not required at this stage.		
3.50	C	C22	<b>Dust Minimisation</b> The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	The construction stage is nearly completion exposed areas will be landscaped by April 2020. Minimal ground disturbance at this stage. Site access were being swept at the end of the day. Visual inspections conducted daily by site manager, HSE Manager.		Compliant
3.51	C	C23	During construction, the Applicant must ensure that:	Stockpiles visual observations, using the water cat and also hydro mulch.		Compliant
3.52	C	C23 (a)	exposed surfaces and stockpiles are suppressed by regular watering;			
3.53	C	C23 (b)	all trucks entering or leaving the site with loads have their loads covered;	No truck entered/leaving the site during this inspection.		
3.54	C	C23 (c)	trucks associated with the development do not track dirt onto the public road network;	Dust at the access are regularly maintained and swept at the end of the day.		
3.55	C	C23 (d)	public roads used by these trucks are kept clean; and	No dirt on public streets noted during this inspection; but it was suggested sweeping all entrances to be conducted to avoid tracking the dirt on the roads.		
3.56	C	C23 (e)	land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Landscaping will be happening soon in April 2020. All disturbed ground will be covered with landscape and bitumen.		
3.57	C	C24	<b>Erosion and Sediment Control</b> All erosion and sediment control measures, must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment.	Erosion and Sediment controls were sighted during the site inspection. Hutchinson presented the current Erosion and Sedimentation Control Plan (ESCP) dated 19/02/2020 which is being implemented onsite. Sediment fence maintained at the lowest point area of the site, all stormwater pits were covered with mesh screen and stockpile was covered.		Compliant

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

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence 2020	Audit Findings/ Recommendations	Compliance Rating
				Ongoing construction swale was noted, and controls were installed at the end of the swale and all pits were covered with mesh screen. Refer to photos in Appendix E.		
3.58	C	C25	<b>Disposal of Seepage and Stormwater</b> Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the <i>Protection of the Environment Operations Act 1997</i> .	Stormwater run-off was contained on site. Stormwater pits were all covered with mesh screen.		Compliant
3.59	C	C26	<b>Unexpected Finds Protocol - Aboriginal Heritage</b> In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and OEH to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of OEH.	EWMS No. 11 Cultural and Natural Heritage in place for guidance if that happens.  No unexpected finds to date.		Not Triggered
3.60	C	C27	<b>Unexpected Finds Protocol - Historic Heritage</b> If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the OEH Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of the Heritage Division of the OEH.	EWMS No. 11 Cultural and Natural Heritage in place for guidance if that happens.  No unexpected finds to date.		Not Triggered
3.61	C	C28	<b>Waste Storage and Processing</b> Waste must be secured and maintained within designated waste storage areas at all times and must not	Waste (Blue) skips maintained for construction waste around the site.		Compliant

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

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence 2020	Audit Findings/ Recommendations	Compliance Rating
			leave the site onto neighbouring public or private properties.	It was noted that no recycling facilities are available in the area of Dubbo. Recycling is not viable on this project.		
3.62	C	C29	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014)	Waste Register was up to date latest dockets entered 28/02/2020. Waste facility – Whylanda Waste & Recycling Centre EPL 6058. EWMS for Waste Management was updated (version 1.1.) as part of the EMP date 6/6/19. Hutchinson did a due diligence in assessing if recycling waste was viable to be delivered in Sydney or retained the current regional practice of no recycling. Construction Waste assessment report was provided after the audit 25/03/2020. The assessment indicated that it was not viable for recycle waste to be delivered to Sydney as it is very expensive and not sustainable.		Compliant
3.63	C	C30	The body of any vehicle or trailer used to transport waste or excavation spoil must be covered before leaving the premises to prevent any spillage or escape of any dust, waste of spoil. Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises.	No haulage has been conducted during the audit. Process in place noted in the EWMS for Waste Management.		Compliant
3.64	C	C31	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	During this audit there was no concrete pouring to check further compliance with this requirement. Hutchinson fixed the concrete wash out bay that it was noted in the audit in June 2019 to address the previous OFI-05.		Compliant
3.65	C	C32	<b>Handling Asbestos</b> The Applicant is to consult with Safe Work NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – ‘Transportation and management of asbestos waste’ must also be complied with.	Letter from EnviroScience dated 20/5/19 indicates that removal of asbestos or remediation of the material found is to be undertaken by a licensed asbestos removal contractor. Asbestos Control Plan Version 4 dated 21/01/2019 part of EMP. Visual Asbestos Removal Clearance from EnviroScience 27/3/18 asbestos successfully removed and remediated 2/4/19 (east side of site). Asbestos Removal Clearance Certification – 16/5/19.		Compliant

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

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence 2020	Audit Findings/ Recommendations	Compliance Rating
3.66	C	C33	<b>Incident Notification, Reporting and Response</b> The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident. Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 1.	No reportable environmental incidents to date.		Not Triggered
3.67	C	C34	<b>Non-compliance Notification</b> The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance. The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	There were 16 non-compliances raised during the initial audit conducted in June 2019. The audit report was submitted to DPIE 20/6/2019 and revised on the 9/10/2019. Notification to DPIE was sent on 10/10/2019 including the corrective actions for each one of the non-compliances. Email of notification sighted.		Compliant
3.68	C	C35	<b>Revision of Strategies, Plans and Programs</b> Within three months of:	Construction Compliance report sent to DPIE on 15/11/19. Modification 3 - Staging Report was approved by DPIE 19/12/19 and Conditions of Consent were modified, and CEMP was updated to Revision F. Notification of review was submitted to the DPIE on 20/01/2020 and the Certifier Authority on 28/01/2020.		Compliant
3.69	C	C35 (a)	the submission of a compliance report under condition B29;			
3.70	C	C35 (b)	the submission of an incident report under condition C33;			
3.71	C	C35 (c)	the submission of an Independent Audit under condition C38;			

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



ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence 2020	Audit Findings/ Recommendations	Compliance Rating
3.72	C	C35 (d)	the issue of a direction of the Planning Secretary under condition A2 which requires a review,			
3.73	C	C35	the strategies, plans and programs required under this consent must be reviewed, and the Department and the Certifying Authority must be notified in writing that a review is being carried out.			
3.74	C	C36	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Certifying Authority. Where revisions are required, the revised document must be submitted to the Certifying Authority for approval within six weeks of the review. <i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i>	CEMP was revised to Revision F - 20/01/2020		Compliant
3.75	C	C37	<b>Independent Environmental Audit</b> No later than two months after the date notified for the commencement of construction, an Independent Audit Program prepared in accordance with the independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	Audit Program was sent to HI on 22/3/19.		Compliant
3.76	C	C38	Independent Audits of the development must be carried out in accordance with:	This is the second independent environmental audit conducted by AQUAS – 19/3/2020 and was conducted in accordance with IAPAR document.		Compliant
3.77	C	C38 (a)	the independent Audit Program submitted to the Department and the Certifying Authority under condition C37 of this consent; and			
3.78	C	C38 (b)	the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018)			

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

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence 2020	Audit Findings/ Recommendations	Compliance Rating
3.79	C	C39	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must:	Responses to the previous audit report were carried out in accordance IAPAR Document 2018. Response to the audit findings and audit report were sent to DPIE on 10 October 2019.  The audit report is posted on the website.		Compliant
3.80	C	C39 (a)	review and respond to each Independent Audit Report prepared under condition C38 of this consent;			
3.81	C	C39 (b)	submit the response to the Department and the Certifying Authority; and			
3.82	C	C39 (c)	make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done			
3.83	C	C40	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational audits to cease, where it has been demonstrated to the Planning Secretary's satisfaction that ongoing operational audits are no longer required.	No request to cease the ongoing annual operational audits received to date.		Not Triggered
4.0			<b>APPENDIX A - WRITTEN NOTIFICATION AND REPORTING</b>			
4.1	Appx	1	A written incident notification addressing the requirements set out below must be emailed to the Department at the following address: compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition C32 or, having given such notification, subsequently forms the view that an incident has not occurred.	No reportable environmental incidents.  WHS Management Plan Section 11 includes details on how to report incidents.		Not Triggered
4.2	Appx	2	Written notification of an incident must: a) identify the development and application number; b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);	This has not been required yet.		Not Triggered

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

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence 2020	Audit Findings/ Recommendations	Compliance Rating
			<ul style="list-style-type: none"> <li>c) identify how the incident was detected;</li> <li>d) identify when the applicant became aware of the incident;</li> <li>e) identify any actual or potential non-compliance with conditions of consent;</li> <li>f) describe what immediate steps were taken in relation to the incident;</li> <li>g) identify further action(s) that will be taken in relation to the incident; and</li> <li>h) identify a project contact for further communication regarding the incident.</li> </ul>			
4.3	Appx	3	Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.	This has not been required yet.		Not Triggered
4.4	Appx	4	<p>The Incident Report must include:</p> <ul style="list-style-type: none"> <li>a) a summary of the incident;</li> <li>b) outcomes of an incident investigation, including identification of the cause of the incident;</li> <li>c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and</li> <li>d) details of any communication with other stakeholders regarding the incident.</li> </ul>	This has not been required yet.		Not Triggered
<b>5.0</b>			<b>EIS MITIGATION MEASURES (TABLE 31)</b>			
5.1	General		<p>The development will be undertaken in accordance with the Environmental Impact Statement prepared by City Plan Strategy &amp; Development (including relevant accompanying Appendices) and drawings prepared by Silver Thomas Hanley at Appendix 14.</p> <p>All construction documentation and building work will be certified in accordance with Section 6.28 of the EP&amp;A Act.</p>	All drawings were certified refer to Part A and B for Certifying Authority certification for all the required drawings.		Compliant

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

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence 2020	Audit Findings/ Recommendations	Compliance Rating
5.2	Reflectivity		The building materials used on the facades of all buildings will be designed so as not to result in glare that causes discomfort or threatens the safety of pedestrians or drivers. A report/statement demonstrating consistency with this requirement will be submitted to the satisfaction of the Certifying Authority prior to the commencement of above ground works.	<a href="#">Refer to Condition B4.</a>		Compliant
5.3	Road Closures and maintenance of vehicular access		Construction vehicle access to the site will be provided from Meares Street. Should partial road closures be required the necessary approvals will be obtained by the approved Contractor.	<a href="#">Refer to Traffic Management Plan and Condition C9.</a>		Compliant
5.4	Traffic		The development is to implement all recommendations outlined in the Parking and Traffic Assessment prepared by PTC (dated 12 June 2018), including (but not limited to): ▪ Implementation of the Green Travel Plan prepared by PTC (dated 26 June 2018); and ▪ The formation of a Transport Advisory Committee.	<a href="#">Refer to Traffic Management Plan and Condition C9.</a>		Compliant
5.5	Hours of Work		The proposed working hours are as follows: Monday to Friday: 7am to 6pm Saturday: 8am to 1pm Sundays and public holidays: No work. No work will be carried out outside of standard construction hours, due to the nature of the Hospital services and the surrounding residential properties, unless works are required in accordance with the Interim Construction Noise Guidelines, extracted below. "The five categories of works that might be undertaken outside the recommended standard hours are: 1. The delivery of oversized plant or structures that police or other authorities determine require special arrangements to transport along public roads 2. Emergency work to avoid the loss of life or damage to property, or to prevent environmental harm	<a href="#">Refer to Conditions C2 and C15.</a>		Compliant

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

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence 2020	Audit Findings/ Recommendations	Compliance Rating
			3. Maintenance and repair of public infrastructure where disruption to essential services and/or considerations of worker safety do not allow work within standard hours			
5.6	Building Code of Australia		The development is to comply with the statutory energy efficiency requirements of Section J of the BCA. The development will also generally comply with the "deemed to satisfy" (DTS) provisions of the BCA and where required, 'alternative solutions' complying with the performance objectives and requirements of the BCA will be employed to address any deviations from DTS provisions.	<a href="#">Refer to Condition A17</a>		<a href="#">Compliant</a>
5.7	Approvals		The Proponent will obtain all necessary approvals required by State and Commonwealth legislation in undertaking the development. The Proponent will continue to liaise with Mid-Western Council during the development process, particularly with regard to any proposed road closure or impact on Council infrastructure.	<a href="#">Refer to Condition A19 (a) (ii).</a>		<a href="#">Compliant</a>
5.8	Erosion and Sediment Control		A detailed soil and sedimentation plan is to be prepared in accordance with The Blue Book prior to construction and will be included in the Construction Management Plan. The plan is to be prepared in accordance with the preliminary erosion and sediment control plan prepared by Enstruct and accompanying this EIS.	<a href="#">Refer to Condition C24.</a> <a href="#">Appendix G – Erosion and Sediment Control Plan</a> <a href="#">EWMS 1 - Erosion and Sediment Control (Stormwater Management)</a>		<a href="#">Compliant</a>
5.9	Geotechnical		The recommendations of the Geotechnical Investigation prepared by Douglas Partners (dated 27 April 2018) will be satisfied.	<a href="#">Structural Design Statement (RMA Engineers) was submitted to the Certifier (BMG) on the 5/4/19. This was then subsequently approved with BCA Crown Certificate No.2 CRO-18115 dated 12.4.19 for Stage 2.</a>		<a href="#">Compliant</a>
5.10	Structural		The detailed structural design of the development is to comply with the Structural Certification (dated 30 April 2018) prepared by Enstruct.	<a href="#">Structural Design Statement (RMA Engineers) was submitted to the Certifier (BMG) on the 5/4/19. This was then subsequently approved with BCA Crown Certificate No.2 CRO-18115 dated 12.4.19 for Stage 2.</a>		<a href="#">Compliant</a>
5.11	Contamination		The recommendations and management procedures of the Remediation Action Plan and Waste Management Plan prepared by Regional Enviroscience Pty Ltd (dated August 2018) will be implemented.	<a href="#">Site Contamination &amp; Hazardous Substances Environmental Control Plan</a> <a href="#">Appendix H – Remedial Action Plan and Waste Management Plan</a>		<a href="#">Compliant</a>

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

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence 2020	Audit Findings/ Recommendations	Compliance Rating
5.12	Hazardous Materials		The recommendations of the Hazardous Building Materials Assessment prepared by Environmental Investigation Services (dated 6 September 2017) will be implemented.	<a href="#">Site Contamination &amp; Hazardous Substances Environmental Control Plan</a>		Compliant
5.13	Hazardous Waste		The Proponent commits to the continued implementation of the existing MHS management processes for hazardous waste.	<a href="#">Appendix H – Remedial Action Plan and Waste Management Plan</a>		Compliant
5.14	Waste Management		The development is to implement all recommendations outlined in the Waste Management Plan prepared by TSA Management (dated 31 May 2018), including (but not limited to): <ul style="list-style-type: none"> <li>▪ A Hazardous Materials Management Plan will be prepared in accordance with the requirements of the relevant standards prior to the commencement of any demolition works.</li> <li>▪ An Asbestos Removal Control Plan will be prepared prior to the commencement of any demolition works.</li> </ul>	<a href="#">Refer to Condition B21.</a>		Compliant
5.15	Services		The Proponent will comply with the requirements of the relevant public authorities in regard to the connection to, relocation and/or adjustment of services affected by the construction of the proposed development.	<a href="#">Refer to Condition B6.</a>		Compliant
5.16	Accessibility		The design of the facilities will permit effective, appropriate, safe and dignified use by all people, including those with disabilities and will be in accordance with the relevant NSW Health Facility Guidelines for access and mobility and relevant accessibility standards. All of the recommendations of the Access Report prepared by iAccess (dated 13 June 2018) accompanying this EIS are to be satisfied and implemented.	<a href="#">Refer to Condition B12: Access for People with Disabilities</a>		Compliant
5.17	Drainage		All of the recommendations of the Civil Engineering Report prepared by Enstruct (dated 30 May 2018) accompanying this EIS are to be satisfied and all final civil documentation will be	<a href="#">Certified under Stage 1 works Crown certificate 1 and 2.</a>		Compliant

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

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence 2020	Audit Findings/ Recommendations	Compliance Rating
5.18	Structural		All of the recommendations of the Structural Certification prepared by Enstruct (dated 30 April 2018) are to be satisfied.	Structural Design Statement (RMA Engineers) was submitted to the Certifier (BMG) on the 5/4/19. This was then subsequently approved with BCA Crown Certificate No.2 CRO-18115 dated 12.4.19 for Stage 2.		Compliant
5.19	Tree protection		The protective measures contained in the Tree Assessment Report prepared by McArdle and Sons Pro Tree Services will be adopted and implemented.	Refer to condition C21 Tree Protection.		Compliant
5.20	Ecology		The development is to implement all recommendations outlined in the Biodiversity Assessment, prepared by Niche Environment and Heritage (dated 12 June 2018), including (but not limited to): <ul style="list-style-type: none"> <li>Only trees that require removal to facilitate the development will be removed.</li> <li>Trees to be retained should be appropriately demarcated, prior to clearing works, with tree protection measures outlined in the Tree Assessment Report prepared by McArdle and Sons Prop Tree Services.</li> <li>Sedimentation works and barriers to be placed around the disturbance areas, to ensure no indirect water flow, erosion or sedimentation leaves the MHS site.</li> <li>If nests or fauna are located in the trees to be removed, they should be removed by a specialised fauna ecologist.</li> </ul>	Refer to condition C21 Tree Protection.		Compliant
5.21	Parking and Transport		The development will implement all recommendations outlined in the Parking and Traffic Assessment prepared by PTC (dated 31 May 2018), including (but not limited to): <ul style="list-style-type: none"> <li>The implementation of the Green Travel Plan prepared by PTC (dated 26 June 2018); and</li> <li>The formation of a Transport Advisory Committee.</li> </ul>	Refer to Condition C9.		Compliant
5.22	Construction Traffic Management Plan		Prior to the commencement of construction, a Final Construction Traffic Management Plan will be prepared.	Traffic Management Plan (TMP) Version 4.0 – 12/2/19		Compliant

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



ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence 2020	Audit Findings/ Recommendations	Compliance Rating
5.23	Noise and Vibration		The recommendations of the Noise Impact Assessment prepared by Acoustic Logic (dated 28 May 2018) will be implemented to ensure that any potential adverse construction and operational noise and vibration impacts are adequately managed and mitigated.	<a href="#">Construction Noise and Vibration Management Plan by Acoustic Logic – 2/09/2019</a>		Compliant
5.24	Heritage		The development is to implement all recommendations outlined in the Statement of Heritage Impact prepared by Eric Martin and Associates (dated 12 June 2018), including (but not limited to): <ul style="list-style-type: none"> <li>▪ A photographic archival recording of the buildings (excluding 1970s residence) to NSW Heritage Council's guidelines should be prepared prior to demolition if proposed;</li> <li>▪ The existing plaques and lift equipment in the main tower of the hospital should be offered to the local museum/ or collectors for interpretation purposes.</li> </ul>	<a href="#">Refer to C26 and C27.</a>		Compliant
5.25	Aboriginal Heritage		If unforeseen Aboriginal objects are uncovered during development, work should cease and a heritage consultant and OEH should be informed. If human remains are found, work should cease, the site should be secured and the NSW Police and the OEH should be notified.	<a href="#">Refer to C26</a> <a href="#">EWMS No. 11 Cultural and Natural Heritage in place for guidance if that happens.</a>		Compliant
5.26	Ecologically Sustainable Development		The detailed design of the development is to incorporate all of the ESD principles and measures set out in the ESD Statement prepared by WGE (dated 12 June 2018), including (but not limited to): <ul style="list-style-type: none"> <li>▪ The proposal is to demonstrate compliance/consistency with the targets identified in NSWHI Engineering Services Guidelines, specifically those relating to: ▪ NSWHI Principle 2.5.10; ▪ NSWHI Principle 2.5.9; and</li> <li>▪ NSWHI Principle 2.5.8 – Sustainability &amp; Energy.</li> <li>▪ The preparation of an Environmental Management Plan.</li> </ul> The development is to comply with the energy efficiency requirements of Section J of the National Construction	<a href="#">Refer to B9.</a> <a href="#">Letter of Acceptance from Certifying Authority received on 8/10/19 indicates that ecologically sustainable development initiatives were submitted on the 29/7/19 to the satisfaction of the Certifier.</a>		Compliant

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

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence 2020	Audit Findings/ Recommendations	Compliance Rating
			Code (NCC 2012, previously known as the Building Code of Australia).			
5.27	External Lighting		External lighting is to be installed to meet the minimum Australian and New Zealand Lighting Standards that will not only provide wide and even spread of illumination but will also be adequate to meet operational requirements. In addition, appropriate signage is to be installed to reinforce the building's main entrance and other secondary entrances. External lighting will be installed so as to not result in any light spill or other lighting-related impacts on the surrounding locality.	<a href="#">Refer to Condition B11.</a>		<a href="#">Compliant</a>
5.28	CPTED		Lighting, way finding (signage) and CCTV should be provided to ensure safety and security for the patients and visitors to the site once operational.	<a href="#">Lightning yet to be completed.</a>		<a href="#">Not Triggered</a>
5.29	Construction Management		<p>Prior to commencement of construction, a detailed Construction Management Plan (CMP) will be prepared which addresses (but is not limited to) the following:</p> <ul style="list-style-type: none"> <li>▪ Construction noise and vibration;</li> <li>▪ Construction traffic management;</li> <li>▪ Dust management and air pollution monitoring;</li> <li>▪ Odour control;</li> <li>▪ Removal and management of hazardous materials;</li> <li>▪ Soil and erosion control;</li> <li>▪ Tree protection (where relevant);</li> <li>▪ Site management in accordance with legislative requirements;</li> <li>▪ House of construction work;</li> <li>▪ Waste management;</li> <li>▪ Implementation of Groundwater Policy Framework and Groundwater Quality Protection Policies;</li> <li>▪ Community safety plan;</li> <li>▪ Arrangements for temporary pedestrian and vehicular access; and</li> <li>▪ Contact and complaints handling procedures.</li> </ul>	<a href="#">Environmental Management Plan (EMP) Rev. F – 21/01/2020</a>		<a href="#">Compliant</a>

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

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence 2020	Audit Findings/ Recommendations	Compliance Rating
			The detailed CMP is to be generally in accordance with the preliminary CMP prepared by TSA and accompanying this EIS (dated 31 May 2018).			
5.30	Helicopter Landing Site (HLS) Operation		During construction, the arrival and departure procedures outlined in the letter dated 15 May 2018 prepared by AviPrio, must be implemented.	Not Triggered.		Not Triggered
5.31	Infrastructure		All of the recommendations of the Infrastructure Management Report prepared by JHA (dated 18 May 2018) and the Integrated Water Management Plan prepared by JHA (dated 28 May 2018) are to be implemented and satisfied.	Managed in Environmental Management Plan (EMP) Rev. F – 21/01/2020.		Compliant

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

## Appendix E. Audit Photos



Photo 1 – Site notice at project entrance



Photo 2 – Construction and Traffic Control signs in place



Photo 3 – Sedimentation fence in place at lowest point of the site



Photo 4 – Site fencing around the perimeter of site





**Photo 5 – Crane Operations conducted safely**



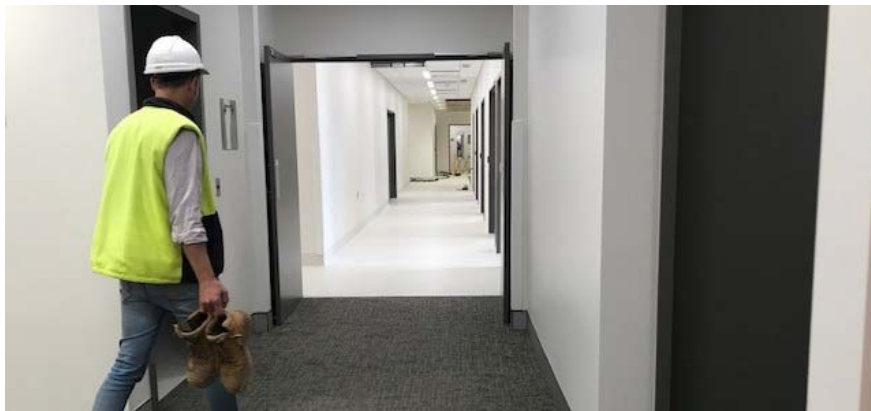
**Photo 6 – Pits were covered with mesh screen**



**Photo 7 – Site Entrance (Gate 2) free of dust**



**Photo 8 – Main Site Entrance free of dust**



**Photo 5 – Fit outs and finishing works**



**Photo 6 – Fit outs and finishing works**



**Photo 7 – Swale was being formed and landscaping will be conducted.**



**Photo 8 – General housekeeping to be implemented.**

## Appendix F. Consultation Records

### Munoz, Ana-Maria

**From:** Georgia Dragicevic <Georgia.Dragicevic@planning.nsw.gov.au>  
**Sent:** Tuesday, 10 March 2020 10:10 AM  
**To:** Munoz, Ana-Maria  
**Cc:** Katrina O'Reilly  
**Subject:** RE: Mudgee Hospital Redevelopment (SSD 9211) Second Independent Environmental Audit - Consultation

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Ana Maria,

Thank you for consulting on the IEAR. We'd like you to focus on the management of noise, dust, operating hours, truck movements, erosion and sediment, including dirt tracking onto public roads, community consultation, complaints management, including complaints register.

Kind Regards,  
 Georgia

**Georgia Dragicevic**  
 Senior Compliance Officer

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



**Planning,  
 Industry &  
 Environment**

*The Department of Planning, Industry 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.*

### Munoz, Ana-Maria

**From:** Katie Babula (Health Infrastructure) <Katie.Babula@health.nsw.gov.au>  
**Sent:** Wednesday, 11 March 2020 9:13 AM  
**To:** Munoz, Ana-Maria  
**Cc:** Brianna Sawyer-Crawford; Tungol, Annabelle  
**Subject:** RE: Mudgee Hospital Redevelopment (SSD 9211) Second Independent Environmental Audit - Consultation

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi Ana-Maria,

To date the construction activities have been generally well managed, with minimal impact on the operations of the existing hospital. Any minor items raised have been resolved collaboratively with the health service.

I will join the introduction and close out meetings via teleconference on 19 March.

Kind regards

**Katie Babula**  
 Project Director | Health Infrastructure  
 0476 826 265 | [Katie.Babula@health.nsw.gov.au](mailto:Katie.Babula@health.nsw.gov.au)  
 Level 14, 77 Pacific Highway, North Sydney NSW 2060 | PO Box 1060, North Sydney NSW 2059



**Health  
 Infrastructure**

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



**Safety first, a commitment to our integrated teams.**

Disclaimer: This message is intended for the addressee named and may contain confidential information. If you are not the intended recipient, please delete it and notify the sender. Views expressed in this message are those of the individual sender, and are not necessarily the views of Health Infrastructure. This email has been scanned for Health Infrastructure by the MessageLabs Email Security System. Emails and attachments are regularly monitored to ensure compliance with NSW Health's Electronic Messaging Policy.



17 April 2020

Department of Planning, Industry and Environment  
GPO Box 39  
SYDNEY NSW 2001

To whom it may concern,

**RE: Mudgee Hospital Redevelopment SSD 9211 – Independent Audit Report  
AQ1244.02 (Rev 0)**

I refer to the Independent Audit Report (Rev 0, dated 9 April 2020) prepared for Mudgee Hospital Redevelopment by AQUAS.

In accordance with Section 4.3.2 of the Independent Audit Post Approval Requirements and SSD 9211 Condition C39 (a), the Independent Audit Report has been reviewed by the Applicant.

Based on our review, the results from the Independent Audit are generally satisfactory and in accordance with conditions set out by the SSD 9211 Consent. The independent audit found 0 non-compliances with the Development Conditions.

Please contact the undersigned if you require further information.

Yours sincerely



Amanda Bock  
**Director, Rural & Regional**

No.	Consent Condition Description	Audit findings	Recommendations	Proponent's response
Opportunity for Improvement 1	<p>C8 – Implementation of Management Plans</p> <p>The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including sub-plans).</p>	<p>The weekly HSE Inspection BIG 10 does not include heritage as one of the aspects. Although there were no heritage items noted onsite, it is recommended to include this aspect for future consideration.</p>	<p>It is recommended to update the Weekly HSE Inspection – BIG10 to include heritage as one of the aspects in the checklist to be used for the next stage of work (demolition of the old hospital).</p>	<p>Heritage item will be included in the demo works BIG10 inspections.</p>
Opportunity for Improvement 2	<p>C11 – SafeWork Requirements</p> <p>To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant Safe Work requirements.</p>	<p>The vacuum cleaner that was sighted during the site inspection did not have a testing and tagging sticker.</p>	<p>It is recommended that all electrical equipment is to be tested and tagged prior to use on site.</p>	<p>All electrical equipment has been confirmed as tested and tagged. Daily contractor and PM inspections of equipment tags.</p>