



NGH

INDEPENDENT AUDIT REPORT

Campbelltown Hospital Redevelopment

September 2019

Project Number: 19-243



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1. Introduction

1.1. Background

The Campbelltown Hospital Redevelopment project involves the construction of a new Clinical Services Building. The project includes:

- a new clinical services building with modern wards and patient facilities
- a new and expanded emergency department
- operating theatres and intensive care unit
- new women's health services including birthing suites and maternity ward
- enhanced paediatric services
- modern, centrally located mental health units
- increased access to outpatient and ambulatory care services
- upgraded medical imaging equipment.

The project is subject to a State Significant Development (SSD 9241) was obtained from the then NSW Minister for Planning for the construction and operation of Stage 2 of the Campbelltown Hospital Redevelopment.

1.2. Audit Team

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

1.3. Objectives

The objectives of the audit were to conduct an independent review of compliance with the Conditions of Approval SSD 9241 issued by the Minister for Planning on the 18th February 2019, and in accordance with the requirements of the Independent Audit Post Approval Requirements, June 2018 (DPE 2018).

1.4. Audit Scope

The scope of the audit was generally in accordance with Section 3.3 of the Independent Audit Post Approval Requirements (June 2018). The scope in general included:

- Conditions of consent applicable to the construction phase of Stage 3 of the redevelopment project
- All post approval documents required by the conditions of consent (e.g. EMPs)
- All environmental licences and approvals applicable to the development (excluding EPL)
- An assessment of the environmental performance of the development
- A high-level review of the project's EMS
- A high-level assessment of whether Environmental Management Plans and Sub-plans are adequate

1.5. Audit Period

The audit period for this audit was from the issuing of conditions on 18th February 2019 to the date of the site audit, 29th August 2019. It is noted that Physical works commenced on the 1 July 2019 and the audit is required to be completed within eight weeks of commencement.

2. Audit Methodology

2.1. Auditor Approval

The Department Planning and Environment (the Department) agreed to the nomination of Natascha Arens as the Auditor for the project on 27th May 2019 (Appendix B:).

2.2. Scope Development

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

1. Reviewing the SSD 9241 Conditions
2. Reviewing the DPE Independent Audit – Post Approval requirements (June 2018)
3. Undertaking a desktop review of the approved Environmental Management Plan and sub plans (CPB 11/6/19)
4. Preparing the Audit Table.

2.3. Audit Process

A document review was undertaken prior to the audit and off site. The document review included a review of the Conditions of Approval, all management plans and sub plans and available desktop information showing evidence of compliance.

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

An Opening Meeting was held on 29 August at 9am on site. Present at the opening meeting was Anthony Armstrong, CPB Project Director.

A closing meeting was held on 29th August at 4pm at the site office. Present at the closing meeting was Anthony Armstrong, CPB Project Director.

On site document review occurred throughout the one-day site audit.

2.4. Site Inspection

A site inspection was conducted on 29th August 12.30 pm. The purpose of site visits was to undertake an inspection of works on site, view the site and access arrangements and gain an understanding of the current scope of the works. No restrictions to access occurred during the site visit.

2.5. Consultation

Email consultation was undertaken with:

- Department of Planning, Industry and Environment

A response was received (Appendix C:).

2.6. Compliance Status Descriptors Used in this Report

The compliance descriptors used in this report are:

Compliant Requirement has been met

Non-Compliant Requirement has not been met

Not Triggered Requirement not relevant to the current stage of work

3. Audit Findings

3.1. Approval and Document List

EIS and Planning Consent documentation

- Notice of Decision Section 2.22 and Clause 20 of Schedule 1 of the Environmental Planning and Assessment Act 1979, 18 February 2019
- Secretary's Environmental Assessment Requirements, 18 April 2018
- Development Consent – Section 4.38 of the Environmental Planning and Assessment Act 1979, 18 February 2019
- Campbelltown Hospital Redevelopment, Environmental Impact Statement, August 2018
- Campbelltown Hospital Redevelopment Stage 2 Statement of Heritage Impact, 26 July 2018, Final Report
- Biosis Campbelltown Hospital Redevelopment, Stage 2, Aboriginal Cultural Heritage Archaeological Survey Report, 6 August 2018
- Campbelltown Hospital Redevelopment Stage 2 Biodiversity Development Assessment Report, 26 July 2018
- Ecological Australia Proposed Development - Campbelltown Hospital Arboricultural Impact Assessment, 26 July 2018
- Health Infrastructure Environmental Wind Assessment, 31 July 2018
- Traffic Impact Assessment, 30 July 2018 – Campbelltown Hospital Main Works
- Campbelltown Hospital Green Travel Plan, 30 July 2018
- Douglas Partners Report on Preliminary Geotechnical Investigation Campbelltown Hospital, Stage 2 Redevelopment, Therry Road, Campbelltown, July 2018 Geotechnical Report
- Douglas Partners Report on Preliminary Geotechnical Investigation Campbelltown Hospital Stage 2 Redevelopment, Therry Road, Campbelltown, July 2018 Detailed Site Investigation
- Campbelltown Hospital Redevelopment Capital Investment Value Report, 10 August 2018
- Consultation Summary – Clinical Services Building and Associated Works – August 2018
- Campbelltown Hospital Redevelopment, Stage 2 SSD Architectural Report, 18 June 2018
- Campbelltown Hospital Redevelopment Waste Management Plan, July 2018
- Campbelltown Hospital Redevelopment, Stage 2 Integrated Water Management Plan, 6 June 2018
- Campbelltown Hospital Redevelopment, Stage 2 SSDA Acoustic Assessment Report
- Ethos Urban Campbelltown Hospital, Stage 2 SSD – Response to Submissions, 12 November 2018

Correspondence including:

- Letter of Award regarding Campbelltown Hospital Redevelopment – Early Works Contract Number: HI 18467EW (28 February 2019)
- Letter re: Campbelltown Hospital Redevelopment Stage 2 Structural Certification for SSD 9241 from Enstruct Group Pty Ltd for Anthony Armstrong 21 June 2019
- Letter re; Campbelltown Hospital Redevelopment Stage 2 - SSDA Development Consent – Condition A16_ External Walls and Cladding dated 21 June 2019 from RENYi, Allan Ang Director
- Letter re: Bushfire Assessment Requirements from Ecological Australia- dated 26 July 2018 – re: Campbelltown Hospital
- Letter re: Campbelltown Hospital Stage 2 Redevelopment - SSDA Condition A17 - Hydraulic and Fire Services 23 May 2019 from Northrop
- Letter re: Campbelltown Hospital – Stage 2 Redevelopment Planning Fire Engineering 26 July 2018 from Root Partnerships
- Letter re: Aviation Sears Response: Campbelltown Hospital Redevelopment (CHR) V1.2 from AviPro
- Letter re: Campbelltown Hospital Redevelopment Stage 2 – SSD 9241 - Secretary's Environmental Assessment Requirements dated 19 August 2018 from Ethos Urban

- Letter re: Campbelltown Hospital – Bushfire Assessment Requirements 26 July 2018 from Root Partnerships
- Letter re: Campbelltown Hospital Redevelopment BCA Compliance Capability Statement for EIS/SSD Application 27 July 2018 from Blackett Maguire Goldsmith
- Letter re: Access Review – EW – Enabling Works Scope 3 August 2018 Campbelltown Hospital Redevelopment Stage 2 from iAccess Consultants
- Letter re: Campbelltown Hospital Stage 2 Redevelopment EIS Structural Statement 18 May 2018 from Enstruct Group Pty Ltd
- Letter re: Campbelltown Hospital Redevelopment Stage 2 Ecologically Sustainable Development Statement for EIS 31 May 2018 from Arup
- Letter re: Campbelltown Hospital Stage 2 – SSD 9241 Response to Submissions from Ethos Urban
- Letter re: Notification of Commencement – Condition B1 19 June 2018 from CPB Contractors
- Email correspondence regarding Notice of Commencement – Campbelltown 17 June 2019
- Letter re: Campbelltown Hospital Redevelopment Stage 2 – Package DDR1 Structural Certification for SSD 9241 from Enstruct Group Pty Ltd
- Letter re: Campbelltown Hospital Redevelopment Stage 2 - SSDA Development Consent – Condition B4_ External Walls and Cladding – Products and Finishes from RENYi
- Email regarding Issue of documents to Council 11 June 2019
- Email re: Fee for Feasibility Study – 7951 to Alex Ross Infrastructure Report Hydraulic and Fire Services from Stuart Johnstone
- Email regarding Appendix A Endeavour Correspondence Infrastructure Report Electrical Services
- Letter re: Unexpected Finds Protocol 12 March 2019 from Douglas Partners
- Letter re: Condition 811 Community Communication Strategy for Campbelltown Hospital Redevelopment Stage 2, Campbelltown (SSD 9241) from NSW Government
- Letter re: Campbelltown Hospital Redevelopment Stage 2 - Certification of SSDA Condition 813 21 June 2019 from CPB Contractors Pty Ltd
- Letter re: Campbelltown Hospital Re-development – Stage 2 Accessibility Compliance 20 June 2019 from BCA Logic
- Letter re: Campbelltown Hospital Redevelopment Stage 2 – Packages DDR1 & DDR2 Civil Certification for SSD 9241 12 June 2019 from Enstruct
- Letter re: Campbelltown Hospital Stage 2 Redevelopment Application Number: SSD 9241 Development Consent Condition B21 20 June 2019 from Billard Leece Partnership
- Letter re: Campbelltown Hospital Redevelopment Stage 2 – Packages DDR1 & DDR2 Civil Certification for SSD 9241, 12 June 2019 from Enstruct
- Letter re: SSD 9241 - Campbelltown Hospital Redevelopment Stage 2, 20 June 2019 from Arup
- Email re: Campbelltown Hospital Redevelopment with the Construction Traffic and Pedestrian Management Sub Plan for the Campbelltown Hospital Redevelopment from Anthony Armstrong CPB Contractors
- Email re FW: Campbelltown SSD 9241 transmission of SSD/CC documents sent to DPE. 13 June 2019
- Email re: Campbelltown Hospital Redevelopment from Anthony Armstrong 18 June 2019 re Construction Traffic and Pedestrian Management Sub Plan
- Email re: FW: Nepean Hospital - SSDA Condition C31 - Water Discharge re: correspondence from the EPA regarding water discharge
- Email re: Issue of documents to Council 11/6/19 re: section 138 application for Therry Rd Intersection works
- Email re: Condition C31 - Disposal of Seepage and Stormwater
- Letter from NSW Government - Campbelltown Hospital Stage 2 (SSD 9241) Condition C35
- Email re: Campbelltown Independent Environmental Audit program, 17 May 2019, Campbelltown Hospital SSD9241, Condition 36, attached the Independent Audit Program
- Email re: FW: SSD 9241 - Independent auditor, 22 May 2019 attached Audit Program for Campbelltown Hospital Expansion SSD 18_9241) Condition C36) to DPIE
- Letter re: BCA Logic Crown certification, section 6.28(2), environmental planning & assessment act, 1979 - crown BCA certificate Campbelltown Hospital Redevelopment – stage 2, 27 June 2019
- Letter re: Campbelltown Hospital Redevelopment Stage 2 – Packages DDR1, DDR2, DDR3 Structural Certification for SSD 9241 from Enstruct dated 23 May 2019

- Letter re: Campbelltown Hospital Redevelopment Stage 2 – Packages DDR1 & DDR2 Structural Certification for SSD 9241 from Enstruct dated 23 May 2019
- Letter re: Campbelltown Hospital Redevelopment Stage 2 – Package DDR1 Civil Certification for SSD 9241 from Enstruct dated 26 June 2019
- Letter re: Campbelltown Hospital Redevelopment Stage 2 – Package DDR1 Structural Certification for SSD 9241 dated 26 June 2019
- Email Correspondence re: Issue of documents to Council 11/6/19 from CPB Contractors to Campbelltown City Council dated 12 June 2019
- Letter re: Condition B11 Community Communication Strategy for Campbelltown Hospital Redevelopment Stage 2, Campbelltown (SSD 9241) from NSW Gov dated 11 June 2018
- Letter re: Campbelltown Hospital Redevelopment Stage 2 - Certification of SSDA Condition 813 dated 21 June 2019 from Star Group
- Letter re: Campbelltown Hospital Redevelopment Stage 2 – Packages DDR1 & DDR2 Civil Certification for SSD 9241 from Enstruct Group dated 12 June 2019
- Letter re: Campbelltown Hospital Re-development – Stage 2 Accessibility Compliance from BCA Logic dated 20 June 2019
- Letter re: Campbelltown Hospital Stage 2 Redevelopment Application Number: SSD 9241 Development Consent Condition B21, dated 20 June 2019 from Billard Leece Partnership
- Letter re: Campbelltown Hospital Redevelopment Stage 2 – Packages DDR1 & DDR2 Civil Certification for SSD 9241 from Enstruct Group dated 12 June 2019
- Email correspondence re: Issue of documents to Council 11/6/19 re confirmation containing the Construction Environmental Management Plan and dilapidation report.

Project plans, sub plans and reports including:

- CPB Contractors Construction Environmental Management Plan Campbelltown Hospital Redevelopment Stage 2 dated 11 June 2019
- Douglas Partners Unexpected Finds Protocol Campbelltown Hospital Redevelopment Therry Road, Campbelltown NSW, dated 12 March 2019
- NSW Government Community Communication Strategy Campbelltown Hospital Redevelopment Stage 2 SSD 9241, 18 February 2019
- Modification of Development Consent, dated 8 May 2019
- Construction Traffic and Pedestrian Management Sub Plan; Campbelltown Hospital Development – Main Works 10 April 2019
- Campbelltown Campus Redevelopment Construction Soil and Water Management Plan May 2019
- Campbelltown Campus Redevelopment Construction Flood Emergency Response Sub Plan May 2019
- CPB Contractors Construction Environmental Management Plan Campbelltown Hospital Redevelopment Stage 2 dated 1 May 2019
- Campbelltown Hospital Redevelopment CHR – Clinical Services Building and Associated Works – Preliminary Construction Management Plan August 2018
- Infrastructure Report Hydraulic and Fire Services, 21 June 2018
- JHA Consulting Engineers Utilities Sears Report – Campbelltown Hospital Electrical Infrastructure Services
- Billard Leece Partnerships Architectural Design Access and Circulation
- Billard Leece Partnerships Scale and Materials, Part 1 and 2
- Minale Tattersfield Parts 1-3 Planning – Wayfinding, signage and graphics part 1,2,3,4,5 and 6
- Billard Leece Partnership, Campbelltown Hospital Redevelopment Art Strategy Objectives
- Enstruct Group Pty Ltd, Campbelltown Campus Redevelopment Flood Mitigation, 7 September 2018
- Arcadia Amended Landscape Plans, Stage 2
- CPB Campbelltown Hospital Site Induction, 11 September 2019
- Sure Search (10 May 2019) Underground Services Legend of Classification
- Stormwater Pit Layout for CCTV Investigation – Central Road – Campbelltown Hospital
- NSW Government Health Infrastructure Community Communication Strategy, approved 18 February 2019
- CPB - Site plan, 13 June 2019 CHR-ENS-DWG-CIV-STE-BA18 (1)
- CTPMSP Campbelltown Hospital Development – Main Works, 10 April 2019

- CHR CTPMSP Campbelltown Hospital Development – Main Works, 10 April 2019
- Enstruct Campbelltown Campus Redevelopment Construction Soil and Water Management, May 2019
- Enstruct Campbelltown Campus Redevelopment Flood Emergency Response Sub Plan, May 2019
- AviPro Report – Development Consent SSD 9241 Requirement B39, 28 March 2019
- AviPro Report – Development Consent SSD 9241 Requirement B40, 28 March 2019
- AviPro Aviation SSD Report Campbelltown Hospital Redevelopment, 15 April 2019, Rooftop Helicopter Landing Site
- CPB Contractors Construction Worker Transportation Strategy
- CTMP for Main Hospital Development – Site Establishment Plan Post Loop Road Completion (Main Works Construction)
- AviPro Aviation SSD Report: Campbelltown Hospital Redevelopment, 15 April 2019 re: Rooftop Helicopter Landing Site
- AviPro Report – Development Consent SSD 9241 Requirement B39, 28 March 2019
- Campbelltown Hospital PCC Report - Wolf Peak Pre-Construction Compliance Report (August 2019)
- BCA Logic Crown Certification, Section 6.28(2), Environmental Planning and Assessment Act 1979 – Crown BCA Certificate Campbelltown Hospital Redevelopment – Stage 2, 27 June 2019
- RENYi Facades Consultancy dated 21 June 2019 re: Campbelltown Hospital Redevelopment Stage 2 - SSDA Development Consent – Condition B4, External Walls and Cladding – Products and Finishes
- Dilapidation Survey – Campbelltown Hospital Redevelopment from Enstruct Campbelltown Hospital Stage 2 Redevelopment– Photographic Record, revision dated 2 March 2019
- Aviation SSD Report: Campbelltown Hospital Redevelopment dated 15 April 2019
- AviPro Report – Development Consent SSD 9241 Requirement B39 dated 28 March 2019

Other documentation

- Levy Receipt – CPB Contractors Pty Ltd 9 April 2019 re: Campbelltown Hospital Redevelopment, Therry Street, Campbelltown NSW 2560
- Application for payment into the Biodiversity Conservation Fund for an offset obligation in NSW, 17 July 2018
- Tax Invoice Biodiversity Conservation Trust, 18 June 2019 and Statement confirming payment into the Biodiversity Conservation Fund for an offset obligation and Biodiversity Offset Payment Calculator

3.2. Compliance Performance

A total of 112 Conditions of Approval were found to be relevant to the stage of construction. The project was found to be non-compliant with 7 of these (Table 3-1).

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

Condition C38, which requires this audit to be conducted in accordance with the Audit Plan and the Independent Audit Post Approval Requirements could not be audited. It is not appropriate for an auditor to audit their own work. It should however be noted that for C38 a) a non-compliance has been raised as the audit was not undertaken within 8 weeks of construction commencement as noted in the audit plan.

Table 3-1 Summary of Compliance

	Part A	Part B	Part C	Part D	Part E
Number of Conditions of Approval	21	43	48	33	16
Number of Relevant Conditions	21	42	48	0	0
Number of Non-compliances	0	4	3	0	0

3.3. Notices, Orders or Prosecutions

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

3.4. Non-Compliances

No	Condition	Audit findings	Recommendation
B4	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.	There was no evidence that the documentation in relation to B4 was provided to the planning secretary within seven of the certifying authority accepting it	Documentation should be provided to the Planning Secretary. It is noted that HI have subsequently provided this documentation to DPIE (email dated 2 September 2019).
B5	(c) submit a copy of the dilapidation report to the Planning Secretary, Certifying Authority and Council.	There was no evidence to show that the Dilapidation reports were sent to the planning secretary	A copy of the dilapidation report should be provided to the Planning Secretary.
B28	Evidence of retirement of credits or payments to the Biodiversity Conservation Fund in satisfaction of condition B26 must be provided to the Planning Secretary for approval prior to carrying out development that will impact on biodiversity values.	At the time of the audit the proponent was unable to produce evidence that the Planning Secretary was issued the Section 6.33 Certificate	Evidence of retirement of credits or payments to the Biodiversity Conservation Fund should be provided to the Planning Secretary. It is noted that HI have subsequently provided this documentation to

			DPIE (email dated 2 September 2019)\
B34	<p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following:</p> <p>(a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;</p>	Quantities of waste generated for each waste type not included in the CWMSP	The CWMSP should be updated to detail quantities of waste generated during construction and the proposed reuse, recycling and disposal locations.
C21	(c) all trees on the site that are not approved for removal all trees on the site that are not approved for removal must be suitably protected during construction as per recommendations of the Arboricultural Impact Assessment prepared by Ecological Australia dated 7 December 2018; and must be suitably protected during construction as per recommendations of the Tree Assessment Report prepared for the EIS; and	Trees on the southern boundary of the site have not been fenced as per the requirements of the arborist report	Fencing should be erected to protect the trees on the southern boundary of the site.
C37	(a) An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and	It is noted that the audit was undertaken nine weeks after construction commencement and therefore not in compliance with this condition.	The second audit of the project should be scheduled in advance of the due date.
C38	<p>Independent Audits of the development must be carried out in accordance with:</p> <p>(a) the Independent Audit Program submitted to the Department and the Certifying Authority under condition C36 of this consent; and</p>	It is noted that this audit was undertaken 9 weeks after construction commencement and	The second audit of the project should be scheduled in advance of the due date.

		therefore not in compliance with the audit program	
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3.5. Previous Audits

No audits had been conducted prior to this one.

3.6. Environmental Management Plans

The project operates under a Construction Environmental Management Plan and a range of subplans and specialist management plans required by the Conditions of Approval or as a part of the site's EMS. All plans are being managed by CPB Contractors (CPB).

This audit has found broad compliance with the implementation of the environmental management plans. The plans are comprehensive and in general address the requirements of the Approval and reflect the key risks on site.

3.7. Environmental Management System

CPB operate an AS/NZS ISO 14001:2004 certified Environmental Management System. The project EMS is described in the CEMP and contains the major elements of the corporate EMS including:

- An Environmental Policy
- Project objectives and targets including lead and lag indicators
- Project environmental hazards and risks
- A range of procedures and work instructions, broken into Elements
- Integrated continual improvement mechanisms and feedback processes

The project EMS includes integration and references with other project plans.

This audit did not audit the EMS but found that the EMS components as they relate to the project are implemented through the CEMP and subplans.

3.8. Other Matters

No other relevant regulatory requirements apply to the project.

No previous project audits or other compliance monitoring events have yet occurred to enable a judgement as to past performance of the project.

3.9. Feedback from Consultation

In summary the DPIE requested that the audit give consideration to:

- Tree Protection (refer to condition C21 in Appendix A and Section 3.4 above)
- Erosion and sediment control (refer to condition C25 in Appendix A)
- Dust measures (refer to Condition C22 and C23 in Appendix A)
- Asbestos removal (refer to C31 and C34 in Appendix A)

3.10. Complaints

No complaints had been received during the audit period.

3.11. Incidents

No environmental incidents have occurred to date.

3.12. Actual vs Predicted Impacts

A review of relevant sections of the EIS was undertaken to ascertain the expected impacts during these early work stages of the project. Additionally, a review of the relevant management plans was undertaken to compare the predicted impacts against the actual impacts.

Construction related impacts in the EIS are very broad making it difficult to review actual vs predicted impacts for the construction phase. However, the review did find the project footprint is consistent with the EIS and the methods of construction were generally consistent with, the methods described for this stage of works in the EIS.

Construction noise was predicted to exceed noise management levels. No noise monitoring had occurred during construction, however the audit did note that there have been no complaints in relation to noise.

The EIS noted in the contamination assessment that there was no asbestos on site. Some unexpected finds of asbestos have occurred. These have been managed in accordance with the unexpected finds procedure.

3.13. Site Inspection

A detailed site inspection was undertaken on the 29th August. The inspection covered the whole site. Work undertaken during the inspection included excavation, including water spraying to control dust.

Site entrances and exits were inspected. Rumble grids and wheel washing facilities were observed at the site entrance.

Signposted concrete washout areas were inspected as well as the sediment basin at the northern end of the site.

It was noted during the site inspection that trees on the southern boundary required fencing and protection in line with the requirements of C21.

3.14. Results of Interviews

The results of interviews are detailed in the Audit Table, evidence column.

3.15. Actions from Previous Annual Review and Compliance Reports

There have been no annual reviews conducted to date.

The audit also reviewed the pre-construction compliance report prepared by WolfePeak (August 2019). The pre-construction compliance report noted the following in relation to Condition A20.

Table 1: Findings and status of the Pre Construction compliance report

Condition number	Compliance report finding	Audit finding
A 20	Plans and information available on proponent's website are spread over two websites	The audit found that plans and conditions are still spread across two websites. This has been raised as an opportunity for improvement.
A20	There are no contact details presented for people to register a complaint	The audit found that contact details to make a complaint are available at http://www.campbelltownredevelopment.health.nsw.gov.au/Projects/Campbelltown-Hospital-Redevelopment-Stage-2-(1)

3.16. Continual Improvement Opportunities

No continual improvement opportunities were identified during the current audit.

3.17. Key Strengths

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

1. The Project Director had a good understanding of the Conditions of Approval and the relationship between the Approval and the relevant management plans.
2. Key risks are being managed on site including dust, erosion and sediment control and traffic and access to the hospital.
3. There is regular communication between the construction contractor, HI and the LHD.

4. Recommendations

4.1. Recommended Actions

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

Table 4-1 Recommended Actions

Condition of Approval	Recommended Action
B4	Documentation should be provided to the Planning Secretary. It is noted that HI have subsequently provided this documentation to DPIE (email dated 2 September 2019).
B5	A copy of the dilapidation report should be provided to the Planning Secretary.

B28	Evidence of retirement of credits or payments to the Biodiversity Conservation Fund should be provided to the Planning Secretary. It is noted that HI have subsequently provided this documentation to DPIE (email dated 2 September 2019)\
B34	The CWMSP should be updated to detail quantities of waste generated during construction and the proposed reuse, recycling and disposal locations.
C21	Fencing should be erected to protect the trees on the southern boundary of the site.
C37	The second audit of the project should be scheduled in advance of the due date.
C38	The second audit of the project should be scheduled in advance of the due date.

4.2. Opportunities for Improvement

It is noted that there have been no complaints to date. However, moving forward, it would be good to have a direct link to the complaints register on the project website.

As identified in response to the audit of Condition A20, the project documentation is currently spread across two websites. It has been identified that an opportunity for improvement would be to consolidate this information or provide cross references on each website.

Appendix A: Audit Table

The compliance status for each requirement or commitment has been assessed in accordance with the criteria in Table 2 (DPE 2018).

Table A-1 - Compliance status descriptors

Status	Description
Compliant (C)	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 (NC)	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 (NT)	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.

App rova ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	Licence No. SSD 9241 • Licensee: Health Infrastructure • Approval Authority: Minister for Planning and Infrastructure • Project: Campbelltown Hospital, Therry Road, Campbelltown			
ADMINISTRATIVE CONDITIONS				
A1	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.	Site visit Implementation of CEMP	The site visit found that the site was being well managed and adequate controls were being implemented on site.	C
A2	The development may only be carried out:			
	(a) in compliance with the conditions of this consent;	Site visit Review of plans	The works to date are only bulk earthworks with some limited piling for retaining walls. The works are generally being undertaken in accordance with the conditions of consent. Seven Non compliances have been noted and detailed below	C
	(b) in accordance with all written directions of the Planning Secretary;	This audit Interview A. Armstrong	Nil to date	C
	(c) generally in accordance with the EIS and Response to Submissions;	This audit Interview A. Armstrong	The works are early works and essentially only bulk earthworks and some limited piling for retaining walls has been undertaken to date. The works are generally being undertaken in accordance with the EIS and response to submissions.	C
	(d) in accordance with the approved plans in the table below: Architectural Drawings prepared by Billard Leece Partnership Pty Ltd SSD-01-002GPlan - Site Plan - Demolition07/11/2018 SSD-01-003LPlan -Site Plan Proposed Works07/11/2018 SSD-02-003 G Plan - Site Access Proposed 07/11/2018 SSD-03-020 G Plan - Proposed - L03 - Roadworks - Sheet 1 07/11/2018 SSD-03-021E Plan - Proposed - L03 - Roadworks - Sheet 2 07/11/2018 SSD-03-000[H]Plan - Level LOO 30/10/2018 SSD-03-001[H] Plan - Level L01 30/10/2018 SSD-03-002[J] Plan - Level L02 30/10/2018 SSD-03-003[H] Plan - Level L03 30/10/2018 SSD-03-004[H] Plan - Level L04 30/10/2018 SSD-03-00S[H] Plan - Level LOS 30/10/2018 SSD-03-006[H] Plan - Level L06 30/10/2018 SSD-03-00?[H] Plan - Level LO7 30/10/2018 SSD-03-008[H] Plan - Level L08 30/10/2018	Review of plans listed in the approval	The works are early works and essentially only bulk earthworks and some limited piling for retaining walls has been undertaken to date. The works are generally being undertaken in accordance with the relevant listed plan including <ul style="list-style-type: none"> SSD-01-003LPlan - Site Plan Proposed Works07/11/2018 SSD-02-003 G Plan - Site Access Proposed 07/11/2018 	C

App rova ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	SSD-03-009[H] Plan - Level L09 30/10/2018 SSD-03-010[H] Plan - Level L10 30/10/2018 SSD-03-011[J] Plan - Level L11 30/10/2018 SSD-03-012[J] Plan - Level L12 30/10/2018 SSD-04-001 H Sections - Sheet 1 30/10/2018 SSD-04-002 H Sections - Sheet 2 30/10/2018 SSD-04-003 G Sections - Sheet 3 30/10/2018 SSD-04-006 G Elevations - North & West 30/10/2018 SSD-04-007 G Elevations - South & East 30/10/2018 SSD-04-013 B Material Schedule 05/09/2018 Landscape Plans prepared by Arcadia Landscape Architecture LA01 F Landscape Masterplan November LA-ARC-LA02 C Landscape Graphic Masterplan September 2018 LA-ARC-LA03-C-Landscape Graphic Masterplan Ground-September 2018 LA-ARC-LA04-C-Ravine Entry Road Precinct-September 2018 LA-ARC-LA05-C-Ravine Landscape Section Entry Road Precinct-September 2018 LA-ARC-LA06-D-Cave Hospital Entry Precinct+ Courtyards-January 2019 LA-ARC-LA07-D-Outcrop Landscape External Courtyards-January 2019 LA-ARC-LA08-C-Outcrop Emergency Entry + Carpark Precinct-September 2018 LA-ARC-LA09-C-Outcrop Landscape Areas Adjacent to Building 3B-September 2018 LA-ARC-LA10-C-Outcrop Landscape Areas on Eastern Side of Building-September 2018 LA-ARC-LA 11-D-Gully Enclosed Landscape Courtyards-January 2019 LA-ARC-LA 15-D-Landscape Graphic Masterplan Upper Levels 1, 2 & 3-January 2019 LA-ARC-LA16-D-Landscape Graphic Masterplan Upper Levels 4 & 5-January 2019 LA-ARC-LA 17-D-Landscape Graphic Masterplan Upper Levels 6, 7, 8&9-January 2019 LA-ARC-LA 18-C-Landscape Podium Sections Level 02 Open Space-September 2018 LA-ARC-LA 19-C-Landscape Podium Sections Level 04 Mental Health Courtyard-September 2018 LA-ARC-LA20-C-Landscape Indicative Materials Palette-September 2018 LA-ARC-LA21-C-Landscape Indicative Materials Palette-September 2018 LA-ARC-LA22-C-Landscape Indicative Materials Palette-September 2018 LA-ARC-LA23-C-Landscape Typical Landscape Details-September 2018 LA-ARC-LA24-C-Planting Palette Ground Floor Entrances + Car Parks - River-Flat Eucalypt Forest and Cumberland Plain-September 2018 LA-ARC-LA25-C-Planting Palette Internal Courtyards - Western Sydney Dry Rainforest-September 2018 LA-ARC-LA26-C-Planting Palette Mental Health Courtyards-September 2018 LA-ARC-LA27-D-Planting Schedule-January 2019			
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:			
	(a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and	This audit Interview CPB Project Director	No written direction received	NT
	(b) the implementation of any actions or measures contained in any such document referred to in (a) a above.	This audit Interview CPB Project Director	No written direction received	NT
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition 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.	This audit Interview CPB Project Director	No inconsistencies identified	NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
A5	This consent lapses five years after the date of consent unless the works associated with the development have physically commenced.	Email to DPIE dated 19 June	Physical works commenced on the 1 July 2019	C
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	Site visit	Part 6 Division 8A cl 98a erection of signage has occurred cl 98b refers to home building and is NA CI 98c NA CI 98 d NA CL 98 e relates to shoring/retaining walls for the adjoining properties. The adjoining property is the existing hospital and as such this is included in the design.	C
A7	In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	This audit Interview A. Armstrong	No disputes	NT
A8	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.	Receipt	Long Service Levy identified in clause 20 of Construction Management Contract between NSW Government Health Infrastructure and CPB Contractors Levy Receipt provided 09/04/2019 by CPB Contractors.	C
A9	Any advice or notice to the consent authority must be served on the Planning Secretary.	This audit Interview A. Armstrong	Nil to date	NT
A10	Where conditions of this consent require consultation with an identified party, the Applicant must: (a)consult with the relevant party prior to submitting the subject document for information or approval; and (b)provide details of the consultation undertaken including the strategies, plans or programs that are proposed to be combined); and (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	Council Emailed CPB to Council dated 11/06/2019. Email response from Council to CPB dated 12/06/2019 RMS/ TfNSW (TMC) Email dated 18/06/2019 from CPB Con to TMC CNVMSP Rev 24 April 2019 (B33 – consultation with Community required). Community stakeholder in this situation Campbelltown Hospital (no affected residents).	Council Refer to email Re: Issue of documents to council from CPB to Council dated 11/06/2019, that provides confirmation of Supplying on usb, the CEMP (contains CTPMSP Rev 3), with invitation for comments. Email response from Council to CPB dated 12/06/2019 acknowledging receipt of CEMP. No comments received to date. RMS/ TfNSW (TMC) Refer to email Subject: Campbelltown Hospital Redevelopment dated 18/06/2019 Supplying the CTPMSP (Rev 3), with invitation for comments. No comments received to date. CNVMSP Rev 24 April 2019 (B33 – consultation with Community required). Community stakeholder in this situation Campbelltown Hospital	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
		<p>CNVMSPP provided to HI with presentation to HI 26/06/2019 and onward communication to Local Health District. Record: email dated 27/06/2019 from HI to CPB confirming presentation of CNVMP took place 26/06/2019</p> <p>CSWMP Rev B (B35 Consultation with Council required).</p> <p>Refer to email Re: Issue of documents to council from CPB to Council dated 11/06/2019 with confirmation of Supplying (on usb), CEMP (contains CSWMSPP Rev B), with invitation for comments. Email response from Council to CPB dated 12/06/2019 acknowledging receipt of CEMP. No comments received to date.</p>	<p>(no affected residents). CNVMSPP provided to HI with presentation to HI 26/06/2019 and onward communication to Local Health District. Record: email dated 27/06/2019 from HI to CPB confirming presentation of CNVMP took place 26/06/2019</p> <p>CSWMP Rev B (B35 Consultation with Council required).</p> <p>Refer to email Re: Issue of documents to council from CPB to Council dated 11/06/2019 with confirmation of Supplying (on usb), CEMP (contains CSWMSPP Rev B), with invitation for comments. Email response from Council to CPB dated 12/06/2019 acknowledging receipt of CEMP. No comments received to date.</p>	
A11	With the approval of the Planning Secretary, the Applicant may:			
	(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);		No strategies altered	
	(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		No strategies combined	
	(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).		No strategies updated	

App rova ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
A12	If the Planning Secretary agrees, a strategy, plan or program may be staged or- updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.		No strategies updated	
A13	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.		No strategies updated	
A14	Demolition work must comply with Australian Standard 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.	Demolition work is yet to commence		NT
A15	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. <i>Note: Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</i>	Enstruct Group <i>Campbelltown Hospital Redevelopment Stage 2 Structural Certification for SSD</i> 924121/06/2019	Enstruct Group confirm the project was designed to BCA requirements 21/06/2019	C
A16	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Renyi RE: - <i>Campbelltown Hospital Redevelopment Stage 2 - SSDA Development Consent – Condition A16_ External Walls and Cladding</i> 21/06/2019	Renyi confirm the façade specification for the external walls and cladding are in line with the relevant requirements of the National Construction Code (NCC 2016) - Volume 1 BCA Class 2 to Class 9 Buildings 21/06/2019	C
A17	Water, electricity and gas services are to comply with sections 4.1.3 and 4.2.7 of <i>Planning for Bush Fire Protection 2006</i> .	Letter report dated 26 July 2019 – Ecological Letter report dated 16/05/2019 – JHA Letter report dated 23/05/2019 – Northrop	Northrop confirm Hydraulic and Fire serviced design comply with condition A17 dated 23/05/2019 JHA confirm ICT works comply with condition A17 dated 16/05/2019 EcoLogical confirm project site is not subject to bushfire threat	C
A18	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	Noted		C

App rova I ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	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.			
A19	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non compliance notification, compliance reporting and independent auditing. <i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>	Noted	There has been some monitoring (dust) refer C 22 there have been no exceedances to date	C
A20	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:	Email from CPBcon to Wolfepeak with a link to website. Email dated 13 June 2019 from CPB to WolfePeak	Construction commencement was on the 1st July 2019. Therefore the website was operational well before commencement.	C
	(a)make the following information and documents (as they are obtained or approved) publicly available on its website:	https://www.hinfr.a.health.nsw.gov.au/our-projects/project-search/campbelltown-hospital-redevelopment-stage-2		
	(i)the documents referred to in condition A2. of this consent;	website	Approved plans are available on the website	C
	(ii)all current statutory approvals for the development;	website	The SSD assessment report is available on the website and there is a link to the DPIE webpage with all other approval documentation	C
	(iii)all approved strategies, plans and programs required under the conditions of this consent;	Website Pre construction compliance report (Wolfepeak August 2019)	The CEMP and all plans are on the website. It is noted that these plans are over two sites and that the compliance report made a recommendation to consolidate this information.	C
	(iv)regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;	website	The compliance management program is available on the website and the compliance reporting will be made available within 60 days of submission as required by B42.	C
	(v)a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;	website	The compliance management program is available on the website and the compliance reporting will be made available within 60 days of submission as required by B42.	C

App rova I ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	(vi)a summary of the current stage and progress of the development;	website	Project updates are available on the website	
	(vii)contact details to enquire about the development or to make a complaint;	website	There is a contact us tab on the website. It is noted that the pre construction compliance report found that there were no contact details on the website. This audit found that contact details are available at http://www.campbelltownredevelopment.health.nsw.gov.au/Projects/Campbelltown-Hospital-Redevelopment-Stage-2-(1) .	C
	(viii)a complaints register, updated monthly;	website	There have been no complaints to date, however the compliance report will detail complaints. Moving forward an opportunity for improvement would be to have a direct link to a complaints register.	C
	(ix)audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;	website	This is the first audit	NT
	(x)any other matter required by the Planning Secretary; and	Website		NT
	(b) keep such information up to date, to the satisfaction of the Planning Secretary.	website	The available information is up to date	C
A21	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.	Campbelltown Site induction PowerPoint sighted Induction register sighted; inductions form the 26/4/19 – 30 July 2019 Staff interviews	The induction generally briefly covers relevant conditions of consent The SSD requirements are contractual for all sub-contractors.	C
AN 1	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	Utility approvals Consultation around S 138 approvals for intersection works	S 138 approvals under Roads Act (Therry Rd is a council Rd-application in train) Appin Rd connection is with RMS.	C
PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION				
B1	The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates. If the construction or operation of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	CPB <i>Project Name: Campbelltown Hospital Redevelopment – SSD 9241Notification of</i>	CPB notified the Department of Planning and Environment on the 19 th June 2019 of commencement. Project Campbelltown redevelopment stage 2 commenced 1st July 2019. Adequate notice given.	C

App rova I ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
		<i>Commencement – Condition B1 to DPE dated 19th June 2019</i>		
B2	Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with:			
	(a) the relevant clauses of the BCA; and	Enstruct <i>Campbelltown Hospital Redevelopment Stage 2 – Packages DDR1, DDR2, DDR3 Structural Certification for SSD 9241 23/05/2019</i> Enstruct <i>Campbelltown Hospital Redevelopment Stage 2 – Packages DDR1 & DDR2 Structural Certification for SSD 9241 23/05/2019</i> Enstruct <i>Campbelltown Hospital Redevelopment Stage 2 – Package DDR1 Civil Certification for SSD 9241 26/05/2019</i> Enstruct <i>Campbelltown Hospital Redevelopment Stage 2 – Package DDR1 Structural Certification for SSD 9241 26/05/2019</i>	Enstruct Group certified the structural design for packages DDR1, DDR2 and DDR3 complied with the structural requirements of the BC A and all relevant Australian Standards on the 23 and 26/05/2019	C
	(b) this development consent.			

App rova I ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
B3	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.	Will be provided in CC2		NT
B4	Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	Renyi RE: - <i>Campbelltown Hospital Redevelopment Stage 2 - SSDA Development Consent – Condition B4_ External Walls and Cladding – Products and Finishes</i> 21/06/2019	Renyi confirm the façade specifications comply with the requirements of the National Code of Construction There was no evidence that the documentation in relation to B4 was provided to the planning secretary within seven of the certifying authority accepting it	NC
B5	Before the commencement of construction, the Applicant must:			
	(a)consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;	Email correspondence between Jemena (gas service provider) and Donnelley Simpson Cleary Engineers 04/06/2019 Email correspondence between Endeavour Energy (electricity provider) and JHA Engineers on the 17/11/2019 Sydney Water feasibility letter (reference 2018-0249) 12/06/2018	Jemena were consulted in June 2018 by Donnelley Simpson Cleary Engineers Endeavour Energy were consulted by JHA Engineers on the 17/11/2019 Sydney Water was consulted by Health Infrastructure Corporation	C
	(b)prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and	Enstruct dilapidation surveys March 2019	Enstruct Group prepared a <i>Campbelltown Hospital Redevelopment dilapidation survey</i> in March 2019 of 'external areas and existing building' Suresearch Underground Services CPB Contractors_ Campbelltown	C

App rova I ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
			<i>Hospital_ Campbelltown_ 100519</i> 10/05/2019	
	(c) submit a copy of the dilapidation report to the Planning Secretary, Certifying Authority and Council.	David Smith of Campbelltown City Council received the 11/06/2019 and confirmed receiving it via email Dilapidation reports were part CC1 and provided to the Certifier.	There was no evidence to show that the Dilapidation reports were sent to the planning secretary	NC
B6	Following demolition works, further investigation of building footprints is to be undertaken in accordance with the Detailed Site Investigation prepared by Douglas Partners dated August 2018. A report outlining the findings of the investigations and a review of the report by a NSW EPA accredited Site Auditor are to be submitted to the satisfaction of the Certifying Authority. Should the investigations identify that remediation works are required, a Remediation Action Plan (RAP) is to be prepared and reviewed by a NSW EPA accredited Site Auditor to confirm that the RAP is appropriate.		Demolition works have not commenced	NT
B7	Within one month of the completion of remediation works (where required) 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 ongoing use as a hospital and be provided to the satisfaction of the Certifying Authority.			NT
B8	Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition 830 and must ensure any material identified as contaminated must be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site.	Douglas Partners prepared an Unexpected Finds procedure on the 12/03/2019	Works commenced in July therefore this condition has been met	C
B9	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.			NT
B10	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.	Email correspondence between Jemena (gas service provider) and Donnelley Simpson Cleary Engineers 04/06/2019 Email correspondence between	<ul style="list-style-type: none"> Jemena 'confirm that the network has sufficient capacity to supply to proposed loads' Endeavour Energy have provided advice on load requirements. Further consultation regarding the design of the load design is underway. Sydney Water advised applicant obtain a Section 73 certificate; this is underway 	NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
		Endeavour Energy (electricity provider) and JHA Engineers on the 17/11/2019 Endeavour energy have stated that a new 11kv feeder is required to supply the additional load. Sydney Water feasibility letter (reference 2018-0249) 12/06/2018 Interview with staff regarding NBN	<ul style="list-style-type: none"> Consultation is underway with NBN but no formal application has been submitted. However as above ground works have yet to commence this condition is not triggered. 	
B11	A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction.	Communications strategy	NSW Health Infrastructure prepared this document <i>Community Communication Strategy Campbelltown Hospital Redevelopment Stage 2 SSD 9241</i> 18/02/2019	C
	The Community Communication Strategy must:			
	(a)identify people to be consulted during the design and construction phases;	<i>Communication Strategy Campbelltown Hospital Redevelopment Stage 2 SSD 9241</i> 18/02/2019 Chapter 2	Condition met	C
	(b)set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development;	<i>Communication Strategy Campbelltown Hospital Redevelopment Stage 2 SSD 9241</i> 18/02/2019 Chapter 3	Condition met	C
	(c)provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development;	<i>Communication Strategy Campbelltown Hospital Redevelopment</i>	Condition met	C

App rova I ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
		<i>Stage 2 SSD 9241 18/02/2019 Chapter 3</i>		
	(d)set out procedures and mechanisms:	<i>Communication Strategy Campbelltown Hospital Redevelopment Stage 2 SSD 9241 18/02/2019 Chapter 4</i>	Condition met	C
	(i)through which the community can discuss or provide feedback to the Applicant;	<i>Communication Strategy Campbelltown Hospital Redevelopment Stage 2 SSD 9241 18/02/2019 Chapter 4</i>	Condition met	C
	(ii)through which the Applicant will respond to enquiries or feedback from the community; and	<i>Communication Strategy Campbelltown Hospital Redevelopment Stage 2 SSD 9241 18/02/2019 Chapter 4</i>	Condition met	C
	(iii)to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation.	<i>Community Communication Strategy Campbelltown Hospital Redevelopment Stage 2 SSD 9241 18/02/2019 Chapter 4</i>	Condition met	C
	The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than two weeks before the commencement of any work.	The Planning Secretary approved the Strategy on the 11/06/2018	Condition met	C
	Work for the purposes of the development must not commence until the Community Communication Strategy has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary.	The Planning Secretary approved the Strategy on the 11/06/2018	Condition met	C

App rova I ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
B12	Prior to the commencement of construction, the Applicant must register for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifying Authority, unless the NSW Health Engineering Services Guidelines are updated demonstrating equivalency with an accredited rating scheme to the satisfaction of the Planning Secretary.	Condition B12 was amended to: 'Within 6 months of commencement of construction, the Applicant must register for a minimum 4 star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifying Authority, unless the NSW Health Engineering Services Guidelines are updated demonstrating equivalency with an accredited rating scheme to the satisfaction of the Planning Secretary.' On the 08/05/2019	This condition has been modified and works are not within 6 months of construction therefore this condition is not triggered	NT
B13	Prior to commencement of construction, all outdoor lighting during construction 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 requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Lighting must also comply with any recommendations of the review undertaken under Condition 839 to ensure the ongoing safe operation of the existing helipad on the site. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority.	Star Electrical <i>Campbelltown Hospital Redevelopment Stage 2- Certification SSDA Condition B13</i> 21/06/2019	Star Electrical Co confirm the design of lighting meets condition B13 on the 21/06/2019 Ensure lighting is constructed per design requirements	C
B14	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.	BCA Logic <i>Campbelltown Hospital Re-development – Stage 2 Accessibility Compliance</i> 20/06/2019	BCA Logic confirmed the architectural design was capable of compliance with the condition of the BCA on the 20/06/2019	C

App rova ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
B15	All mechanical ventilation systems must be designed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 The use of air-conditioning in buildings - Mechanical ventilation in buildings and AS/NZS 3666.1:2011 Air handling and water systems of buildings Microbial control to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction.	CC2	This information will be made available after the preparation of Crown Certificate 2 (CC2)	NT
B16	Prior to the commencement of construction of the relevant work, the Applicant must submit design plans to the satisfaction of the relevant roads authority which demonstrate that the proposed Therry Road access to the development is designed to accommodate the turning path of the largest vehicle accessing the site.	Emails with council dated 12 June – 20 August 2019	Connection to the road network is yet to commence however consultation regarding S138 approval under the Roads Act is underway.	NT
B17	Prior to the commencement of construction of the relevant work, the Applicant must submit design plans to the satisfaction of Certifying Authority which demonstrate that the proposed internal roads to be traversed by bus services are bus capable as specified by TfNSW.			NT
B18	Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction:			
	(a)all vehicles must enter and leave the Site in a forward direction;	Enstruct <i>Campbelltown Hospital Redevelopment Stage 2 – Packages DDR1 & DDR2 Civil Certification for SSD 9241</i> 12/06/2019	Enstruct confirm the project design meet the requirements of condition B18 (a) on the 12/06/2019	
	(b)the 52 on-site car parking spaces to be provided in the development are designed in accordance with the latest version of AS2890.1;	CC1	The Certifying Authority has approved commencement of construction, as noted in the Crown Certificate. As the design develops the design, further confirmation of the location of the 52 car spaces will be provided	NT
	(c)the swept path of the longest vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with AUSTROADS ; and	Enstruct <i>Campbelltown Hospital Redevelopment Stage 2 – Packages DDR1 & DDR2 Civil Certification for SSD 9241</i> 12/06/2019	Enstruct confirm the project design meet the requirements of condition B18 (C) on the 12/06/2019	
	(d)the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed.	CCI	The Certifying Authority has approved commencement of construction, as noted in the Crown Certificate. As part of the documentation issued to the Crown	C

App rova ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
			certifier, locations of pedestrian crossings, link bridges and pedestrian walkways have been identified.	
B19	All roads and traffic facilities must be designed to meet the requirements of Council or RMS (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.	Emails with council Interview with CPB Project Director	Council is being consulted regarding the requirements for Therry Rd, however this process is still underway.	NT
B20	<p>The new Appin Road access must be designed and constructed in accordance with RMS requirements including the following:</p> <p>(a)The deceleration lane on Appin Road must be designed to meet RMS requirements and be certified by a suitably qualified practitioner. The design must be in accordance with AUSTROADS and other Australian Codes of Practice. Certified copies of the civil design plans must be submitted to RMS for approval prior to the commencement of road or pavement construction works.</p> <p>(b)Swept path plans must be provided for the largest vehicles accessing the site from Appin Road for RMS review. The access must cater for the simultaneous entry / exit of vehicles . If the access is used for construction access, additional turning paths must be provided for the largest construction vehicles accessing the site.</p> <p>(c)A 3.5 metre wide strip of land along the full length of the deceleration lane must be dedicated as public road at no cost to RMS prior to the commencement of road or pavement construction works.</p> <p>(d)The Applicant is responsible for all public utility adjustment or relocation works necessitated by the Appin Road works and as required by the various public utility authorities and / or their agents.</p> <p>(e)The Applicant must carry out works to remove the existing deceleration lane and vehicular crossing to Appin Road at no cost to RMS.</p> <p>(f)The Applicant must enter into a Works Authorisation Deed for the Appin Road works.</p> <p>(g)A plan checking fee and lodgement of a performance bond are required from the Applicant prior to the release of the approved road design plans by RMS.</p> <p>(h)A Road Occupancy Licence must be obtained from the Transport Management Centre for any works that may impact on traffic flows on Appin Road during construction activities.</p> <p>(i)Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system must be submitted to RMS for approval prior to the commencement of any road construction or associated drainage works.</p> <p>NOTE: The Works Authorisation Deed will need to be executed prior to RMS's assessment of the detailed civil design plans. The plan checking fee will be payable and a performance bond may be required before RMS approval is issued.</p>	Interview with CPB Project Director	The design for Appin Rod is not yet completed but will be designed in accordance with these requirements and in consultation with RMS	NT
B21	<p>Compliance with the following requirements for end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction:</p> <p>a) the provision of end-of-trip facilities for staff in accordance with the Response to Submissions;</p> <p>b) appropriate pedestrian and cyclist advisory signs are to be provided; and</p> <p>c) all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority.</p>	Billard Leece Partnership <i>Campbelltown Hospital Stage 2 Redevelopment Application</i> Number: SSD 9241 Development Consent Condition B21 Architect's Statement of Compliance 20/06/2019	Billard Leece Partnership advise that the proposed Campbelltown Hospital Stage 2 Development incorporates 'End-of-Trip' facilities in accordance with Development Consent Condition B21 on the 20/06/2019	C

App rova I ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding								
B22	Prior to the commencement of any footpath or public domain works (where proposed), the Applicant must consult with Council and / or RMS and demonstrate to the Certifying Authority that the streetscape design and treatment meets the requirements of Council and / or RMS, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifying Authority.	Interview with CPB Project Director		NT								
B23	Prior to the commencement of construction, the Applicant must design a stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must: (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the EIS as modified in the Response to Submissions; (c) be in accordance with applicable Australian Standards; (d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines;	Enstruct CT6 BUILDING - SITEWORKS AND DRAINAGE PLAN 20/05/2019	This design formed part of CC1 which was	C								
B24	Prior to the commencement of construction (excluding demolition), evidence must be provided to the satisfaction of the Certifying Authority that flood mitigation measures set out in the Response to Submissions have been implemented.	Enstruct Campbelltown Hospital Redevelopment Stage 2 – Packages DDR1 & DDR2 Civil Certification for SSD 9241 12/06/2019	Enstruct prepared a design for flood mitigation that meets the requirements of the BCA and condition B24 for packages DDR1 and DDR2	C								
B25	Prior to commencement of construction, the Applicant must incorporate the noise mitigation recommendations in the Acoustic Report prepared by ARUP dated 27 July 2018, 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 Acoustic Report.	ARUP SSD 9241 - Campbelltown Hospital Redevelopment Stage 2 20/06/2019	20/06/2019 Arup Australia confirmed the 50% design was consistent with the Arup 2018 report. Arup noted not all information was available at their time of their assessment. Verification from the certifier will come as part of CC2	C								
B26	Prior to carrying out development that will impact on biodiversity values, the class and number of ecosystem credits in Table 1 must be retired to offset the residual biodiversity impacts of the development. <i>Table 1 Ecosystem credits required to be retired</i> <table><tr><th>Plant community type</th><th>Vegetation formation</th><th>Area to be impacted</th><th>Credits required</th></tr><tr><td>850 - Grey Box - Forest Red Gum grassy woodland on shale of the Cumberland Plain, Sydney Basin Bioregion</td><td>Coastal Valley Grassy Woodlands</td><td>0.12</td><td>3</td></tr></table>	Plant community type	Vegetation formation	Area to be impacted	Credits required	850 - Grey Box - Forest Red Gum grassy woodland on shale of the Cumberland Plain, Sydney Basin Bioregion	Coastal Valley Grassy Woodlands	0.12	3		Condition met in condition B27	C
Plant community type	Vegetation formation	Area to be impacted	Credits required									
850 - Grey Box - Forest Red Gum grassy woodland on shale of the Cumberland Plain, Sydney Basin Bioregion	Coastal Valley Grassy Woodlands	0.12	3									
B27	The requirement to retire credits in condition B26 may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the class and number of ecosystem credits, as calculated by the Biodiversity Offsets Payment Calculator.	NSW Government Biodiversity Conservation Trust Tax Invoice 18/06/2019 NSW Government Biodiversity	3 credits of Grey Box - Forest Red Gum grassy woodland on shale of the southern Cumberland Plain, Sydney Basin Bioregion were retired on the 15/07/2019	C								

App rova I ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
		Conservation Trust Tax Statement confirming payment into the Biodiversity Conservation Fund for an offset obligation 10/06/2019		
B28	Evidence of retirement of credits or payments to the Biodiversity Conservation Fund in satisfaction of condition B26 must be provided to the Planning Secretary for approval prior to carrying out development that will impact on biodiversity values.	Biodiversity Conservation Fund payment receipt Invoice for payment of Biodiversity Credits (BCF039) issued 18/06/2019	At the time of the audit the proponent was unable to produce evidence that the Planning Secretary was issued the Section 6.33 Certificate	NC
B29	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:	CPB Contractors RE: Campbelltown Hospital Redevelopment CEMP Compliance 13/06/2019	CPB confirmed the CEMP for the project has been prepared in accordance with Condition B29 on the 13 June 2019	
	(a)detailed baseline data;	CNVMP Appendix K	Only Baseline data available is included in the CNVMSP this is appropriate for this site as there is no water quality or other background data necessary	C
	(b)details of:			
	(i)the relevant statutory requirements (including any relevant approval, licence or lease conditions);	CEMP	Included throughout CEMP, in particular Part C - Project Compliance Requirements listed for each of the Environmental Aspect sections, Table 2-2 SD 9241 limits	C
	(ii)any relevant limits or performance measures and criteria; and	CEMP and subplans	CEMP Part C includes project compliance limits under each sub plan.	C
	(iii)the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;	CEMP	Included throughout CEMP, Part A: Overview – Summary of Environmental performance targets, Section 2.7 Objectives and Targets KPIs, Element 1 Leadership accountability and Culture Expectations	C

App rova I ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	(c)a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;	CEMP and sub plans	Measures to be implemented Included throughout CEMP, in particular Part C – listed Controls	C
	(d)a program to monitor and report on the: (i)impacts and environmental performance of the development;	CEMP	Element 12: Auditing, Review and Improvement	C
	(ii)effectiveness of the management measures set out pursuant to paragraph (c) above;	CEMP	Element 12: Auditing, Review and Improvement	C
	(e)a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;	CEMP, Unexpected finds Protocols.	Element 9: Incident Management, Element 10: Emergency Planning and Response	C
	(f)a program to investigate and implement ways to improve the environmental performance of the development over time;	CEMP	Element 12: Auditing, Review and Improvement	C
	(g)a protocol for managing and reporting any: (i)incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);	CEMP	Element 9: Incident Management	C
	(ii)complaint;	CEMP	Appendix P – Site Notice Board, References throughout CEMP to Community Stakeholder Communication Strategy, CNVMP, Element 6: Communication and Consultation, Element 9: Incident Management	C
	(iii)failure to comply with statutory requirements; and	CEMP	Controls Tables for each of the Environmental Aspects,	C
	(h)a protocol for periodic review of the plan.	CEMP	Element 12: Auditing, Review and Improvement	C
	Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans			
B30	The Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following:	CEMP	A CEMP was prepared on the 12/06/2019 by CMP Contractors. References to specific CEMP items are made below	C
	(a)Details of: (i)hours of work;	CEMP	Hours of work are listed in Table 2.2 of the CEMP	C
	(ii)24-hour contact details of site manager;	CEMP	The requirement for a 24 hour contact for the project is listed in table 2.2 of the CEMP. The 24 hour site contact details are on the site notice and included in induction materials	C
	(iii)management of dust and odour to protect the amenity of the neighbourhood;	CEMP	Section 11 of the CEMP	C
	(iv)stormwater control and discharge;	CEMP	Part C section 1 of the CEMP and Construction soil and water management sub-plan	C

App rova I ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	(v)measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;	CEMP	Part C section 1 of the CEMP and Construction soil and water management sub-plan	C
	(vi)groundwater management plan including measures to prevent groundwater contamination;	CEMP	CEMP Section 6 Contamination Management Sub Plan	C
	(vii)external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting;	CEMP	Section 8.5 Energy Management subplan	C
	(viii)community consultation and complaints handling;	CEMP	Element 6 CEMP	C
	(ix)measures to ensure the ongoing safe operation of the existing helipad on the site identified in the review undertaken in accordance with Condition B39.	CEMP	CEMP Section 13.1.1	C
	(b)Construction Traffic and Pedestrian Management Sub-Plan (see condition B32);	CEMP	PTC prepared a CTPMSP on the 10/04/2019	C
	(c)Construction Noise and Vibration Management Sub-Plan (CNVMSP) (see condition B33);	CNVMSP	CNVMSP prepared by Arup dated 24 April 2019	C
	(d)Construction Waste Management Sub-Plan (see condition B34);	CEMP	Section 10 of the CEMP	C
	(e)Construction Soil and Water Management Sub-Plan (see condition B35);	SWMSP	Construction soil and water management plan prepared by Enstruct May 2019	C
	(f)Flood Emergency Response Sub-Plan (see condition B36);	FERSP	Flood Emergency Response Sub-Plan Rev C 28 May 2019	C
	(g)an unexpected finds protocol for contamination and associated communications procedure;	CEMP	Appendix N of the CEMP	C
	(h)an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;	CEMP	Appendix O of the CEMP	C
	(i)waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site; and	CEMP	section 10 of CEMP	C
B31	The Applicant must not commence construction of the development until the CEMP is approved by the Certifying Authority and a copy submitted to the Planning Secretary.	Email correspondence between Health Infrastructure and Department of Planning and Environment June 2019	<p>The following reports were submitted to the Department of Planning and Environment in June 2019</p> <ul style="list-style-type: none"> • B39 B40 B41 SSD 9241 Aviation Report Appendix 2.pdf • B39 B40 B41 SSD Response CHR - Aviation V1.1.pdf • B39 B40 B41 SSD 9241 Aviation Report Appendix 1.pdf • 200.42 KB (MD5 hash 25036860532768ada3c6340e08ae94d2) • B30 32 B33 B43 B35 B36 Comprehensive CEMP.pdf 	C

App rova I ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
			<ul style="list-style-type: none"> B5 SSD 9241 Dilapidation Report V2.pdf Campbelltown Council received a copy of the CEMP on the on 12/06/2019 	
B3 2	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following: (a)be prepared by a suitably qualified and experienced person(s);	CTPMSP	PTC <i>CTPMSP; Campbelltown Hospital Development – Main Works</i> 10/04/2019 The CTPMSP was prepared by PTC, traffic engineers.	C
	(b)be prepared in consultation with Council, RMS and TfNSW;	Emailed to council on 12 June 2019. The CTPMSP was submitted to TfNSW on the 18/06/2019 which is inclusive of RMS	Email to council indicates that a meeting was held prior to electronic submission of plans with Campbelltown City Council CPB and HI.	C
	(c)detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services;	CTPMSP	Sections 6.11 & 6.14	C
	(d)detail heavy vehicle routes, access and parking arrangements;	CTPMSP	Section 6.6.3	C
	(e)ensure all demolition and construction vehicles (excluding worker vehicles) are to be contained wholly within the Site and vehicles must enter the Site before stopping;	CTPMSP	Section 6.8.1	C
	(f)include a Driver Code of Conduct to:	CTPMSP	Section 6.8.1	C
	(i)minimise the impacts of earthworks and construction on the local and regional road network;	CTPMSP	Section 6.8.1	C
	(ii)minimise conflicts with other road users;	CTPMSP	Section 6.8.1	C
	(iii)minimise road traffic noise; and	CTPMSP	Section 6.8.1	C
	(iv)ensure truck drivers use specified routes;	CTPMSP	Section 6.8.1 & 6.6.3	C
	(g)include a program to monitor the effectiveness of these measures; and	CTPMSP	Section 6.19	C
	(h)if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.	CTPMSP	Sections 6.13 & 6.16	C
B3 3	The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following: (a)be prepared by a suitably qualified and experienced noise expert;	CNVMSP Prepared By Arup	Arup have acoustic professionals suitable to prepare this plan	C
	(b)describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);	Section 9 of the CNVMSP	Section 9 of the CNVMSP details mitigation strategies to reduce noise impacts. It is noted that the CNVMSP	C

App rova I ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
			has indicated that Stage 2A works (works currently underway) will exceed the noise management levels in some instances. The audit noted that there have been no noise complaints to date.	
	(c)describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;	Section 9 of the CNVMSP	Section 9 of the CNVMSP details mitigation strategies to reduce noise impacts. It is noted that the CNVMSP has indicated that Stage 2A works (works currently underway) will exceed the noise management levels in some instances. The audit noted that there have been no noise complaints to date. There has been no noise monitoring to test the noise predictions in the CNVMSP.	C
	(d)include strategies that have been developed with the community for managing high noise generating works;	Section 10 of CNVMSP Email chain with LHD dated 26-27 June	Section 10 of the CNVMSP references the Community Consultation Strategy. The NVMP was presented to relevant hospital staff on the 26 June 2019	C
	(e)describe the community consultation undertaken to develop the strategies in condition B16(d); and	Section 10 of CNVMSP Interview with CPB Project Director	Section 10 of the CNVMSP references the Community Consultation Strategy. The NVMP was presented to relevant hospital staff on the 26 June 2019. Interviews with staff indicate that regular meetings occur with the LHD to discuss progress and any concerns including noise.	C
	(f)include a complaints management system that would be implemented for the duration of the construction.	Section 10 of CNVMSP	Section 10 of CNVMSP references the CCS. The CCS Section 3.1 addresses communication including complaints	C
B34	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following: (a)detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;	Section 10 of the CEMP	Quantities of waste generated for each waste type not included in the CWMSP	NC
	(b)removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works.	The CEMP refers to the Unexpected Finds protocol Section 2	Section 2 of the Unexpected finds protocol has measures to deal with immediate containment of emission of fibres to air. The protocol triggers a testing and reporting requirement by a qualified consultant. The reporting would detail disposal/remediation requirements dependent on the type of find.	C

App rova ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
B35	The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following: (a) be prepared by a suitably qualified expert, in consultation with Council;	The CSEMSP was prepared by Enstruct May 2019 Emailed to council with CEMP on the 12 June 2019 Email	Email to council indicates that a meeting was held prior to electronic submission of plans with Campbelltown City Council CPB and HI. No response received from council aside from acknowledgement of receipt.	C
	(b) describe all erosion and sediment controls to be implemented during construction;	CSEMSP	Section 8.4	C
	(c) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site);	ESCP dated 20/8/19	ESCP are being updated regularly to deal with changing site conditions and include mitigation to deal with site stabilisation.	C
	(d) detail all off-Site flows from the Site; and	ESCP dated 20/8/19	ESCP are being updated regularly to deal with changing site conditions and include mitigation to deal with offsite flows	C
	(e) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI).	CSWMSP	Section 7 CSWMSP	C
B36	The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following: (a) be prepared by a suitably qualified and experienced person(s); (b) address the provisions of the Floodplain Risk Management Guideline (OEH, 2007); (c) include details of: (i) the flood emergency responses for the construction phase of the development; (ii) predicted flood levels; (iii) flood warning time and flood notification; (iv) assembly points and evacuation routes; (v) evacuation and refuge protocols; and (vi) awareness training for employees and contractors.	FERSP Rev C 28/5/19	Enstruct prepared a FERSP. Enstruct are consulting engineers and suitably qualified to prepare this plan. The plan addresses all the relevant requirements of the condition. It is noted that Section 5 of the plan notes that the site is not deemed to be at flood risk.	C
B38	The Applicant must notify the RMS Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site, prior to the commencement of the removal of any waste material from the site.	Email correspondence between CPB Contractors and TMC 14 June 2019	TMC were notified of waste haulage routes	
B39	Prior to the commencement of construction, helipad / helicopter operations at the site are to be reviewed by a suitably qualified and experienced aviation professional in consultation with relevant stakeholders. The review must consider the proposed construction methodology including plant and equipment to be used (including lighting and cranes) and recommend changes to the construction methodology and / or flight paths where required to ensure safe ongoing helicopter operations at the site. A report summarising the outcome of the review must be submitted to the Certifying Authority.	AVIATION SSD REPORT: Campbelltown Hospital Redevelopment prepared by AviPro 15/04/2019 Appendix 1.	The AviPro Aviation report meets the requirements of this condition and was submitted to the Certifier with CC1.	C

App rova I ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
B40	Prior to the construction of the proposed helipad, a report prepared by a suitably qualified and experienced aviation professional must be submitted to the satisfaction of the Certifying Authority which states that the design of the helipad incorporates the relevant details outlined in Civil Aviation Safety Authority Civil Aviation Advisory Publication <i>CAAP 92-2(2) Guidelines for the establishment</i> and other relevant National and International guidelines.	AVIATION SSD REPORT: Campbelltown Hospital Redevelopment prepared by AviPro 15/04/2019 Appendix 2	The report meets the requirements of Civil Aviation Advisory Publication <i>CAAP 92-2(2) Guidelines for the establishment</i> and other relevant National and International guideline and has been accepted by the certifier with the submission of CC1.	C
B41	Prior to the construction of the helipad, future ongoing helicopter operations to the site are to be reviewed by a suitably qualified and experienced aviation professional. Proposed flight paths to the helipad must be identified in consultation with relevant stakeholders in accordance with Civil Aviation Safety Authority Civil Aviation Advisory Publication <i>CAAP 92-2(2) Guidelines for the establishment</i> and other relevant National and International guidelines. A report summarising the outcome of the review and a Three-dimensional Visual Flight Rules Approach and Departure Path and Transitional Surface Survey must be submitted to the satisfaction of Certifying Authority and a copy submitted to the Department and Council.	AVIATION SSD REPORT: Campbelltown Hospital Redevelopment prepared by AviPro 15/04/2019 Appendix 3	Appendix 3 of the Aviation report prepared by AviPro addresses this condition.	C
B42	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.	Email to Planning dated 14 June 2019 from HI	Email to Planning dated 14 June 2019 from HI included the Compliance Monitoring and Reporting Program	C
	Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	Wolfpeak Completed a construction compliance report on the 1 July 2019	The report meets the requirements of Compliance Reporting Post Approval Requirements (Department 2018).	C
	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.	Email dated 12 July 2019	HI Submitted the Compliance report to the Department on the 12 July 2019. Report is yet to be loaded to the website but this is still within the 60 day period.	C
B43	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.			NT
DURING CONSTRUCTION				
C1	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.	Aconex K drive	Plans viewed on Aconex K drive is a share drive for CPB	C
C2	A site notice(s): (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. (b) is to satisfy all but not be limited to, the following requirements: (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; (ii) the notice is to be durable and weatherproof and is to be displayed throughout the works period;	Site visit	The site notice meets the requirements of this condition.	C

App rova ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	(iii) the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and (iv) 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.			
C3	All plant and equipment used on site, or to monitor the performance of the development must be:			
	a) maintained in a proper and efficient condition; and	Assets inspection report – 16T excavator and 35T excavator; Piling rig (this machinery was over 10 years old so a ten year inspection form was also completed dated 13/8/19)	Prior to plant being accepted to the site an asset inspection report is prepared which requires maintenance records to be checked	C
	b) operated in a proper and efficient manner.	Certificates of competency for SAGE civil	Operators are required to have relevant licences; audit review for SAGE civil (driver of 35T excavator) found that all relevant heavy machinery driving licences available	C
C4	Demolition work must comply with Australian Standard 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.	Staff interviews with CPB Project Director	There has been no demolition work to date.	NT
C5	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (a) between 8am and 3pm, Saturdays. Preparatory activities (but no construction work) may also be undertaken from 6.30am Monday to Fridays and from 7am on Saturdays. No work may be carried out on Sundays or public holidays.	Induction, Interview with Gate attendant, vehicle Management Plan (copy onsite)	The audit reviewed the induction package and found that it includes all of these requirements. The TMP including site entry times are included on the site notice board.	C
C6	Activities may be undertaken outside of the hours in condition C5 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works. Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.			NT
C7	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.		Bored piles only none of the other activities have been undertaken to date.	NT

App rova ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
C8	The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	Contract for Cherrie Earthworks Induction pack Workplace inspection 12.8.19, 19.8.2019 Preconstruction compliance report (1 July 2019)	CEMP and subplans included in the contract Site inspection forms check compliance broadly with the plans and sub plans in terms of onsite controls	C
C9	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.	VMP and site visit.	The VMP includes this requirement. The site audit found that all construction vehicles were wholly contained with the site.	C
C10	A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities and/or any works in the road reserve.			NT
C11	To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	Site Visit	The site is fenced and gated and the gate is staffed restricting ingress to authorised personnel only.	C
C12	The following hoarding requirements must be complied with:			
	(a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing;	Site Visit	There was no evidence of third party advertising at the time of the site visit.	C
	(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	Site Visit	There was no evidence of graffiti and interview with staff indicated that this had not occurred to date.	C
	(c) the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	Interview with CPB Project Director	This part of the condition has not been triggered.	C
C13	The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.	Interview with CPB Project Director	This condition has not been triggered.	NT
C14	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	Induction Plant maintenance records	Noise monitoring has not been undertaken to test compliance with the noise management levels, however the NVMP already identifies that exceedances will occur in Stage 2A. There have been no complaints around noise to date	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.	Induction Gate records	No community or hospital complaints to date	C

App rova ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
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.	Noted	This requirement is included in the CNVMSP	C
C17	Any noise generated during construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act 1997 or exceed approved noise limits for the site.	NVMP	NVMP already identifies that exceedances will occur in Stage 2A. There have been no complaints around noise to date	C
C18	Vibration caused by construction at any residence or structure outside the site must be limited to:			
	(a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	Vibration monitoring report (August 2019)	Monitoring is well below the German standard of DIN 4150-3 which sets standards for human comfort and building damage. Lower targets have been set in consideration of the hospital setting. The trigger values have been set at 0.05mm/s.	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.	CNVMSP		NT
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 B23 of this consent.	CNVMSP	These limits are reference in the	C
C21	For the duration of the construction works:			
	(a)street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;	Site visit	There has been no trimming of trees.	NT
	(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;	Site visit	Trees on footpaths are protected,	C
	(c) all trees on the site that are not approved for removal all trees on the site that are not approved for removal must be suitably protected during construction as per recommendations of the Arboricultural Impact Assessment prepared by Ecological Australia dated 7 December 2018; and must be suitably protected during construction as per recommendations of the Tree Assessment Report prepared for the EIS; and	Site visit	Trees on the southern boundary of the site have not been fenced as per the requirements of the arborist report	NC
	(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.			NT
C22	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Dust management Strategy Rev 2 16 July 2019.	A review of the dust gauge data for August 2019 showed no exceedances of the target 4mg/m2/m	C

App rova ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
		Dust monitoring results		
C23	During construction, the Applicant must ensure that:			
	(a) exposed surfaces and stockpiles are suppressed by regular watering;	Site visit	Evidence of water spraying during excavation (refer to Appendix E) No complaints around dust have been received	C
	(b) all trucks entering or leaving the site with loads have their loads covered;	Site visit standard practice		C
	(c) trucks associated with the development do not track dirt onto the public road network;	Site visit,	A rumble grid is at the egress point. There was no evidence of mud tracking.	C
	(d) public roads used by these trucks are kept clean; and	Site visit, workplace inspection report dated 20/8/19	Workplace inspection report includes evidence that a sweeper was on site on the 12/8/2019	C
	(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Site visit, progressive ESCP	ESCPs have been updated regularly with the latest revision at rev 6	C
C24	The Applicant must install and operate equipment in line with best practice to ensure that the development complies with all load limits, air quality criteria/air emission limits and air quality monitoring requirements as specified in the EPL applicable to the site.	No EPL for this site		NT
C25	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.	Workplace inspection forms Site visit	The site visit found that erosion and Sediment controls were implemented and maintained. Inspection reports (12/8/19) are being undertaken and where required notes on maintenance are being included in the reports.	C
C26	The Applicant must			
	(a)ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b)keep accurate records of the volume and type of fill to be used; and (c)make these records available to the Department or Certifying Authority upon request.	Staff interview CPB Project Director	Material has not been imported at this stage.	NT
C27	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 Protection of the Environment Operations Act 1997.	s68 (Local Government Act Act) to discharge to their stormwater. SWMP and ESCP. Correspondence with EPA dated 12/6/19	Correspondence with the EPA in an email dated 12/6/19 states "The EPA does not provide comment on proposed discharges to water as it holds the view that the project should be planned/managed so as not to pollute waters. The activities undertaken in relation to the project must comply with section 120 of the Protection of the Environment Operations Act 1997	C

App rova I ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
			<i>which makes it an offence to pollute waters which includes any change to the physical, chemical or biological condition of those waters."</i> Section 68 application dated 10/7/19 indicates that council have approved that pump out of treated stormwater from onsite sediment basin(s), and discharge indirectly to Council stormwater drainage network system is permitted in accordance with CPB management plans.	
C28	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.	Interview with CPB Project Director		NT
C29	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 Heritage Division of the OEH.	Interview with CPB Project Director		NT
C30	Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Site visit	Waste is not being stored on site	C
C31	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	JBSG report August 2019 – asbestos JSB&G testing for the road base and car parks – JSB&G testing for the General solid waste in report dated 24 July	The asbestos was classified as special waste (asbestos) and is still on site awaiting disposal – see photos Car park waste was classified as GSW demolition waste- accepted by hi quality (licensed disposal facility on the 18 July GSW from excavated material ~ 5000m3 was noted as being accepted for disposal by Hi Quality on the 24 July	C
C32	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.	Site visit CPTMSP	Site visit noted that loads are covered	C
C33	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	Site visit Work pack – piling (WPK – 009)	Only concrete for piles has been used to date. Work pack for piling notes that all concrete waste should be removed for disposal	C

App rova I ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
C34	The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 - 'Transportation and management of asbestos waste' must also be complied with.	JBS&G report on unexpected find of asbestos (August 2019)	Asbestos waste was found in an old trench for a disused pipe.	C
C35	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	Letter from DPIE dated 27 th May 2019	DPIE agreed to Natascha Arens as the independent auditor in writing in a letter dated 27 th May 2019.	C
C36	No later than four weeks before 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.	<i>Independent Audit Program Campbelltown Hospital Stage 2</i> prepared by NGH Environmental (now NGH Consulting) May 2019	The independent audit program was prepared ion May 2019, and therefore was prepare within this timeframe.	C
C37	Table 1 of the Independent Audit Post Approval Requirements (Department 2009) is amended so that the frequency of audits required in the construction phase is:			
	(a)An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and	The audit was undertaken 9 weeks after commencement of construction	It is noted that the audit was undertaken 9 weeks after construction commencement and therefore not in compliance with this condition.	NC
	(b)A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.	Audit program	This requirement is included in the audit program.	NT
	In all other respects Table 1 remains the same. The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified above, upon giving at least 4 weeks notice to the applicant of the date upon which the audit must be commenced.		Noted	
C38	Independent Audits of the development must be carried out in accordance with: (a)the Independent Audit Program submitted to the Department and the Certifying Authority under condition C36 of this consent; and	Audit program	It is noted that this audit was undertaken 9 weeks after construction commencement and therefore not in compliance with the audit program	NC
	(b)the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).	This audit	This audit has been undertaken in accordance with the Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).	C
C39	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must:		This will occur following submission of the audit report	
	(a)review and respond to each Independent Audit Report prepared under condition C38(a) of this consent;			NT
	(b)submit the response to the Department and the Certifying Authority; and			NT

App rova ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	(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.			NT
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 be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.			Noted
C41	The Department must be notified in writing to compliance@planning.nsw.qov.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.	Interviews with Site staff Incident register	There have been no incidents to date	NT
C42	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 1.			NT
C43	The Department must be notified in writing to compliance@planning.nsw.qov.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.qov.au within seven days after they identify any non-compliance.			NT
C44	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.			NT
C45	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.			NT
C46	Within three months of: (a)the submission of a compliance report under condition B42; (b)the submission of an incident report under condition C42; (c)the submission of an Independent Audit under condition C39; (d)the approval of any modification of the conditions of this consent; or (e)the issue of a direction of the Planning Secretary under condition A2 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Department and the Certifying Authority must be notified in writing that a review is being carried out.	Interview with CPB Project Director	A review of the plans will be undertaken following the issue this audit report and will consider the findings of this audit and compliance report	NT
C47	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.			NT
	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.			
C48	Prior to commencement of the installation and associated construction of plant and equipment, a detailed operational noise and vibration impact assessment shall be submitted to the Certifying Authority and the Department. The assessment must: (a)prepared by a suitably qualified person. (b)detail the operational noise and vibration sources and activities, including mechanical plant.			NT

App rova I ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	(c)outline all feasible and reasonable noise and vibration mitigation and management measures to be implemented. (d)demonstrate that noise levels will not exceed the recommended operational noise levels identified in the Acoustic Report prepared by ARUP dated 27 July 2018. The Applicant must incorporate the noise mitigation recommendations in the Acoustic Report prepared by ARUP dated 27 July 2018 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 Acoustic Report.			
PRIOR TO OCCUPATION OR COMMENCEMENT OF USE				
D1	The date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before occupation. If the operation of the development is to be staged, the Department must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.			
D2	Prior to the occupation of the building, the Applicant must provide the Certifying Authority with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.			
D3	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.			
D4	Unless the Applicant and the applicable authority agree otherwise, the Applicant must:			
	(a)repair , or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and			
	(b)relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.			
	Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions required by of this consent.			
D5	Prior to occupation of the building, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is:			
	a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure.			
	b) to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifying Authority must:			
	i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and			
	ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads.			
	c) to be forwarded to Council.			

App rova I ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
D6	Prior to occupation of the building, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.			
D7	The Applicant must complete the Appin Road and Therry Road access works prior to occupation of the building.			
D8	Prior to occupation of the building, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifying Authority.			
D9	Prior to the commencement of operation of any part of the development, the Applicant must prepare a Green Travel Plan to the satisfaction of the Certifying Authority. The Green Travel Plan must:			
	(a)be prepared in consultation with TfNSW;			
	(b)outline facilities and measures to promote public transport usage, such as car share schemes and employee incentives;			
	(c)include performance targets for reductions in staff travel by car to the site consistent with those assumed in the Parking Demand Study & Traffic Assessment prepared by PTC dated 10 October 2017 included in the Response to Submissions;			
	(d)set out measures to encourage staff to park in dedicated staff car parks; and			
	(e)describe pedestrian and bicycle linkages and end of trip facilities available on-site.			
D10	The Applicant must not commence operation until the Green Travel Plan is submitted to the Certifying Authority.			
D11	Prior to the operation of the development, a Bush Fire Emergency Management and Evacuation Plan must be prepared consistent with Development Planning - A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan December 2014.			
D12	Following completion, installation and testing of all mechanical ventilation systems, the Applicant must provide evidence to the satisfaction of the Certifying Authority, prior to the final occupation, that the installation and performance of the mechanical systems complies with:			
	(a)the BCA;			
	(b)AS 1668.2-2012 The use of air-conditioning in buildings- Mechanical ventilation in buildings and other relevant codes;			
	(c)the development consent and any relevant modifications; and			
	(d)any dispensation granted by the NSW Fire Brigade.			
D13	Unless otherwise agreed by the Planning Secretary, occupation or commencement of use of the building must not occur until evidence to the satisfaction of the Certifying Authority is submitted demonstrating that a minimum of 1865 car parking spaces are available to staff and visitors on the site.			

App rova ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
D14	Prior to the occupation of the building, a car parking wayfinding strategy shall be submitted to the Certifying Authority which details proposed measures, such as the installation of signage, to advise of, and direct drivers to, the various car parking facilities available across the site.			
D15	The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Site as a result of construction works associated with the approved development is to be met in full by the Applicant prior to commencement of use of any stage of the development.			
D16	Prior to the final occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.			
D17	A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority prior to the occupation of the relevant parts of any new or refurbished buildings. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:			
	(a)the site has been periodically inspected and the Certifying Authority is satisfied that the structural works is deemed to comply with the final design drawings; and			
	(b)the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.			
	(c)person/s authorised to, for the life of the development.			
D18	Prior to occupation of the building, an Operation and Maintenance Plan (OMP) is to be prepared to ensure proposed stormwater quality measures remain effective. The OMP must contain the following:			
	(a)maintenance schedule of all stormwater quality treatment devices;			
	(b)record and reporting details;			
	(c)relevant contact information; and			
	(d)Work Health and Safety requirements.			
D19	Details demonstrating compliance must be submitted to the Certifying Authority prior to occupation.			
D20	The installation, operation and maintenance of warm water systems and water cooling systems (as defined under the <i>Public Health Act 2010</i>) must comply with the <i>Public Health Act 2010</i> , Public Health Regulation 2012 and Parts 1 and 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 <i>Air handling and water systems of buildings - Microbial control - Operation and maintenance</i> and the NSW Health Code of Practice for the Control of Legionnaires' Disease .			
D21	To ensure that lighting of the building is sympathetic to the suburban environment and does not emphasise the scale of the building, the Applicant must prepare a. lighting strategy for the proposed building in consultation with Council. The strategy shall be submitted to the satisfaction of the Certifying Authority prior to the occupation of the building and a copy provided to the Department and Council.			

App rova I ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
D22	The Applicant shall ensure the installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers. Outdoor lighting must:			
	(a)comply with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and			
	(b)be mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.			
D23	The Applicant must ensure that the installed lighting associated with the development achieves the objective of not causing distraction to helicopter operations associated with the proposed helipad having regard to the advice of a suitably qualified and experienced aviation professional and relevant National and International guidelines.			
D24	Upon installation of outdoor lighting, but before it is finally commissioned, the Applicant must submit to the Certifying Authority evidence from a qualified practitioner demonstrating compliance in accordance with conditions 021 and 022.			
D25	Wayfinding signage and signage identifying the location of staff and public car parking must be installed prior to occupation.			
D26	Bicycle wayfinding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas prior to occupation.			
D27	Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Department/Certifying Authority. The Waste Management Plan must:			
	(a)detail the type and quantity of waste to be generated during operation of the development;			
	(b)describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, <i>Protection of the Environment Operations (Waste) Regulation 2014</i> and the <i>Waste Classification Guideline</i> (Department of Environment, Climate Change and Water, 2009);			
	(c)detail the materials to be reused or recycled, either on or off site; and			
	(d)include the Management and Mitigation Measures included in Section 8 of the EIS.			
D28	Prior to occupation of the building, where required by the unexpected contamination procedure prepared under condition 88 the Applicant must obtain from an EPA accredited Site Auditor, a Site Audit Statement and a Site Audit Report which demonstrates that the site is suitable for its intended use(s).			
D29	The Applicant must prepare a Long Term Environmental Management Plan (LTEMP), to the satisfaction of the Planning Secretary. The plan must:			
	(a)be prepared by a suitably qualified and experienced person whose appointment has been endorsed by the Planning Secretary in consultation with EPA;			
	(b)be submitted to EPA for review and be approved by the Planning Secretary within one month of the completion of remediation works, unless otherwise agreed by the Planning Secretary; and			

App rova I ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	(c)include, but not be limited to:			
	(i)a description of the nature and location of any contamination remaining on site;			
	(ii)provisions to manage and monitor any remaining contamination, including details of any restrictions placed on the land to prevent development over the containment cell;			
	(iii)a description of the procedures for managing any leachate generated from the containment cell, including any requirements for testing, pumping, treatment and/or disposal;			
	(iv)a description of the procedures for monitoring the integrity of the containment cell;			
	(v)a surface and groundwater monitoring program;			
	(vi)mechanisms to report results to relevant agencies;			
	(vii)triggers that would indicate if further remediation is required; and			
	(viii)details of any contingency measures that the Applicant is to carry out to address any ongoing contamination.			
D30	Upon completion of the remediation works, the Applicant must manage the site in accordance with the LTEMP and any on-going maintenance of remediation notice issued by EPA under <i>the Contaminated Land Management Act 1997</i> .			
D31	Prior to occupation of the building, 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:			
	(a)detail the number and species of plants to be planted on-site;			
	(b)describe the monitoring and maintenance measures to manage revegetation and landscaping works;			
	(c)be consistent with the Applicant's Management and Mitigation Measures at detailed in the EIS; and			
	(d)be consistent with the landscape plans listed in condition A2(d).			
D32	The Applicant must not commence operation until the Landscape Management Plan is submitted to the Certifying Authority and landscaping is implemented on site.			
D33	An Operational Flood Emergency Response Plan (OFEMP) must be prepared in consultation with Council and the NSW State Emergency Service. The OFEMP must be submitted to the satisfaction of the Certifying Authority prior to the occupation of the building and must address, but not be limited to, the following:			
	(a)be prepared by a suitably qualified and experienced person(s);			
	(b)address the provisions of the Floodplain Risk Management Guideline (OEH, 2007);			
	(c)include details of:			

App rova I ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
	(i)the flood emergency responses for the operational phases of the development;			
	(ii)predicted flood levels;			
	(iii)flood warning time and flood notification;			
	(iv)assembly points and evacuation routes;			
	(v)evacuation and refuge protocols; and			
	(vi)awareness training for employees and contractors.			
D34	The Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas (where proposed) have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises . The Applicant must provide evidence of receipt of the certificate (where required) to the satisfaction of the Certifying Authority prior to occupation.			
POST OCCUPATION				
E1	All plant and equipment used on site, or to monitor the performance of the development must be:			
	(a)maintained in a proper and efficient condition; and			
	(b)operated in a proper and efficient manner.			
E2	The Community Communication Strategy, as approved by the Planning Secretary, must be implemented for a minimum of 12 months following the completion of construction.			
E3	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Acoustic Report prepared by ARUP dated 27 July 2018.			
E4	The Applicant must undertake short term noise monitoring in accordance with the Noise Policy for Industry. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within six months of occupation of the building to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in the Acoustic Report. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.			
E5	All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.			
E6	The Green Travel Plan required by condition D9 of this consent must be reviewed and updated on an annual basis. The review must consider the performance of the Plan against the specified targets and specify additional measures where required for implementation.			

App rova ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding
E7	Within 12 months of the occupation of the building and again at three years from occupation, a parking demand study must be submitted to the Department to verify the parking demand on site estimated in the EIS and Response to Submissions to meet demand generated by the development. Where parking demand is found to exceed the parking capacity of the site, measures should be identified to manage existing demand, improve utilisation of existing on site parking and/ or where necessary provide additional parking facilities on site to meet that demand. Evidence of implementation of additional parking measures (where required) must be submitted to the Planning Secretary within 12 months of the conclusion of the study.			
E8	Notwithstanding Condition D22, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.			
E9	The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.			
E10	Within one month of completing each audit carried out in accordance with condition C36, the Applicant must submit a report to the satisfaction of the Planning Secretary for information. The audit report must be accompanied by a program for the implementation of all recommendations made in the audit report. If the Applicant intends to defer the implementation of a recommendation, reasons must be documented.			
E11	The Applicant must store all chemicals, fuels and oils used on-site in accordance with:			
	(a) the requirements of all relevant Australian Standards; and			
	(b) the NSW EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual' if the chemicals are liquids.			
E12	In the event of an inconsistency between the requirements of condition E11(a) and E11(b), the most stringent requirement must prevail to the extent of the inconsistency.			
E13	The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department of <i>Planning's Hazardous and Offensive Development Application Guidelines - Applying SEPP 33</i> at all times.			
E14	The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided for in an EPL.			
E15	The Applicant must store all chemicals, fuels and oils used on-site in appropriately bunded areas in accordance with the requirements of all relevant Australian Standards, and/or EPA's Storing and Handling of Liquids: Environmental Protection - Participants Manual (Department of Environment and Climate Change, 2007).			
E16	Within six months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4 star Green Star As Built rating unless updated NSW Health Engineering Services Guidelines are accepted by the Planning Secretary. Evidence of the certification or other evidence as agreed with the Planning Secretary in updated NSW Health Engineering Services Guidelines, must be provided to the Certifying Authority and the Planning Secretary.			

Appendix B: **DPE Auditor Agreement Letter**



Planning &
Environment

Claire Muir
Planning Advisor
Health Infrastructure NSW
Level 14, 77 Pacific Highway
North Sydney NSW 2060

Contact: Khalid Abubaker
Phone: 02 8572 1096
Email: compliance@planning.nsw.gov.au

BY EMAIL ONLY: claire.muir@health.nsw.gov.au

Dear Ms Muir

**Campbelltown Hospital Stage 2 (SSD 9241)
Condition C35**

Reference is made to a submission, dated 14 May 2019, seeking the agreement of the Secretary of the Department of Planning and Environment (the Department) of a suitability qualified, experienced and independent audit team to undertake independent audits of the Campbelltown Hospital Stage 2 (SSD 9241) ("Project").

In accordance with Schedule 2, Part C, Condition C35 and the *Independent Audit Post Approvals Requirements* (Department 2018), the Secretary has agreed to Ms Natascha Arens as Auditor for the Project.

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

The Independent Audit must be prepared, undertaken and finalised in accordance with the *Independent Audit Post Approval Requirements* (Department 2018). Failure to meet these requirements will require revision and resubmission.

The Department reserves the right to request an alternate team for future audits.

Notwithstanding, the agreement for the above listed audit team for this Project, each respective project approval requires a request for the agreement to the auditor be submitted to the Department, for the consideration of the Secretary. Each request is reviewed and depending on the complexity of future projects, the suitability of a proposed auditor will be considered.

If you have any questions, please contact Khalid Abubaker on the details listed above.

Yours sincerely

Kate Moore

27/05/2019

A/ Principal Compliance Officer (Social Infrastructure)
As nominee of the Secretary

Appendix C: **Consultation with Agencies**

From: [REDACTED]
To: [Natascha Arens](mailto:Natascha.Arens@nghconsulting.com.au)
Subject: RE: Campbelltown Hospital redevelopment
Date: Thursday, 29 August 2019 11:48:49 AM
Attachments: [image001.png](#)

Hi Natascha,

Thank you for your email.

The Department requests that in addition to the audit scope requirements outlined within the Independent Audit Post Approval Requirements (Department 2018), consideration if given to the following matters:

- Tree Protection;
- Erosion and sediment control;
- Dust measures; and
- Asbestos removal.

Please let me know if you have any questions.

Regards

[REDACTED]
Senior Compliance Officer (Social Infrastructure)

Planning & Assessments | Department of Planning, Industry and Environment
T 0 [REDACTED] u
GPO Box 39 | 320 Pitt St, Sydney NSW 2001
www.dpie.nsw.gov.au

Begin forwarded message:

From: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>
Date: 29 August 2019 at 8:57:36 am AEST
To: [REDACTED]
[REDACTED]
Subject: FW: Campbelltown Hospital redevelopment

From: Natascha Arens <natascha.a@nghconsulting.com.au>
Sent: Wednesday, 28 August 2019 2:19 PM
To: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>
Subject: Campbelltown Hospital redevelopment

I am undertaking the Post Approval Independent Audit of the Campbelltown Hospital Redevelopment – SSD 9241 over the next week. The site component of the audit will be on the 29-30 August with further document review undertaken over the 3—5 September. This is the first audit of the project, to be undertaken within 8 weeks of construction commencement. Do you have comments or inputs to the audit. I understand that this is short notice and for that I apologise.

Kind regards

Appendix D: **Declaration**

Project Name	Campbelltown Hospital Redevelopment
Consent No.	SSD 9241
Description of Project	Construction of a new Clinical Services Building
Project Address	Therry Road, Campbelltown
Proponent	Heath Infrastructure
Construction contractor	CPB
Title of Audit	Independent Audit
Date	Site audit 29 August 2019
<p>I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge:</p> <ul style="list-style-type: none"> the audit has been undertaken in accordance with relevant condition(s) of consent and the <i>Independent Audit Post Approval Requirements (Department 2018)</i>; the findings of the audit are reported truthfully, accurately and completely; I have exercised due diligence and professional judgement in conducting the audit; I have acted professionally, objectively and in an unbiased manner; I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child; I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child; neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so. <p>Notes:</p> <p>a) Under section 10.6 of the <i>Environmental Planning and Assessment Act 1979</i> a person must not include false or misleading information (or provide information for inclusion in) in a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and</p> <p>b) The <i>Crimes Act 1900</i> contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years imprisonment or 200 penalty units, or both)</p>	
Name of Auditor	Natascha Arens
Signature	16/09/2019

Qualification	B App Science, Master of Business and Environmental Management, Certified Exemplar Global Principal Environmental Auditor.
Email Address	natascha.a@nghconsulting.com.au
Company	NGH Consulting Pty Ltd
Company Address	18/21 Mary Street, Surry Hills NSW 2010

Appendix E: **Site Inspection Photos**



Figure 1: excavation works showing water spray for dust suppression



Figure 2: Overview of the site showing site demarcation and separated hospital entrance (containers)



Figure 3: Site overview showing water cart on site.

