



Health
Infrastructure

Proponent Response to Independent Audit Findings Bowral & District Hospital Redevelopment Project

State Significant Development (SSD) 8980

CLIENT REPRESENTATIVE - CAPITAL INSIGHT

[VERSION 1.0]
27 August 2020

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Introduction

Project Name and Project Application Number

Bowral and District Hospital – SSD 8980

Site Address

97 – 103 Bowral Street, Bowral (Lot 4 DP 858938)

Title and Revision Number

Proponent Response to Independent Audit No.2 Findings v1.0

Date

27 August 2020

Contact Details

Proponent	Health Infrastructure
Client Representative	Capital Insight
Managing Contractor	ADCO Constructions

Independent Audit Date

4 August 2020

Independent Auditor

NGH Environmental

Proponent Response

The table below details the Conditions of Consent that were classified as “Non-compliant” with a recommendation by the Independent Auditor during the Independent Audit conducted on 4 August 2020. As required the proponent has provided a detailed action plan to be undertaken in response to each non-compliance, refer table 1 on the next page. The table also details any conditions that were to remain classified as “Non-compliant” from the previous audit on 11-12 September 2019.

The below table also includes responses for Conditions of Consent that were classified as “Compliant”, however were identified during the audit as opportunities for improvement.

Condition No.	Requirement	Audit Findings	Independent Auditor Comments / Recommended Actions	Comments / Actions / Response	Timing
B14(a)	<p>Construction Environmental Management Plan</p> <p>Prior to commencement of construction, the Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following:</p> <p>(a) Details of:</p> <p>(i) hours of work;</p> <p>(ii) 24-hour contact details of site manager;</p> <p>(iii) management of dust and odour to protect the amenity of the neighbourhood;</p> <p>(iv) stormwater control and discharge;</p> <p>(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>(vi) groundwater management plan including measures to prevent groundwater contamination;</p> <p>(vii) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting;</p> <p>(viii) community consultation and complaints handling;</p>	Non-compliant	Although the HI response document to the department noted that the plan would be updated the audit found that the CEMP has not been updated to include a groundwater management plan as per the requirements of this condition therefore this NC from the previous audit is still open.	The CEMP will be updated to include a groundwater management plan.	25 September 2020
B17(d)	<p>The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following:</p> <p>(d) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(e) describe the community consultation undertaken to develop the strategies in condition B16(d); and</p>	Non-compliant	The NVMP does not include the requirements of B17 d – this was raised in the previous audit and while it acknowledged that community consultation has been undertaken, this condition relates to the content of the management plan and as the plan has not been updated this audit finding is that the NC is still	As the CNVMP was reviewed with the key stakeholder for the project (Bowral & District Hospital), and given that the project is almost complete, the CNVMP will remain unchanged. It is noted that the project has regular interface meetings with regards to	Closed

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			<p>open from the previous audit.</p>	<p>planning of the works and any impacts to the surrounding stakeholders, public, etc. This includes advance notification of disruptions due to the project works via formal 'Disruption Notices'.</p> <p>These notices are coordinated with the hospital/LHD prior to any works taking place to ensure that any potentially affected stakeholders can be consulted and notified ahead of the works. This includes on campus staff along with surrounding neighbours and businesses.</p> <p>Disruption notices include traffic and noise impacts, with approval to proceed with the required works only being granted once the relevant stakeholders have been consulted, advised or notified as applicable.</p> <p>It is noted that ADCO notified the surrounding residences and businesses (approximately 270 residences and 15 businesses) prior to commencing works, advising of the commencement of construction along with prior notice with regards to noise and dust.</p>	
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				It is believed the project has implemented well thought-out strategies to manage noise and disruption, and these have been incorporated within the Construction Noise and Vibration Management Sub-Plan to reflect this. Furthermore, Bowral & District Hospital was consulted in the development of ADCO's Noise and Vibration Management Plan. The hospital will continue to be informed of any work that may present an impact with regards to noise and vibration.	
B27	<p>Compliance Reporting</p> <p>No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority. Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).</p> <p>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.</p>	Non-compliant	A during construction compliance report has been prepared and is dated 7/2/2020. This report was provided to the Department on the 12 February 2020. This report is publicly available on the website. The certifier received a copy of the compliance report however the department was not notified in writing prior to this being done.	The DPIE will be notified in writing at least seven days prior to the compliance reports being made publicly available.	30 September 2020
C39(a)	<p>Non-Compliance Notification</p>	Non-compliant	The audit noted that the as a result of the first audit the Department was required to	The Department will be notified in writing within seven days after the	30 August 2020

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	<p>The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.</p> <p>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.</p>		<p>be notified in within seven days of the final audit report for the first audit (dated 23 September 2019). It is noted that DPIE were notified on the 30 October 2019.</p>	<p>Applicant becomes aware of any non-compliance.</p>	
C40	<p>Revisions of Strategies Plans or Programs</p> <p>Within three months of:</p> <p>(a) The Submission of a compliance report under condition B27;</p> <p>(b) the submission of an incident report under condition C38;</p> <p>(c) the submission of an Independent Audit under condition C42;</p> <p>(d) the issue of a direction of the Planning Secretary under condition A2 which requires a review,</p> <p>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.</p>	Non-compliant	<p>DPIE was notified of revisions to strategies on the 20 January, which is within 3 months of the final audit report and HI responses to DPIE (30 October 2019) and MOD 1 15 November 2019.</p> <p>It is noted that a review should have also occurred and the Department notified within 3 months of the submission of the compliance report (dated 7/2/2020)</p>	<p>Moving forward the DPIE will be notified within the three month timeframes required by this condition.</p>	30 September 2020
C44(c)	<p>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.</p>	Non-compliant	<p>The audit report is available on the website however it is noted that this was not undertaken with the 60 day time period as required by the condition. The audit report was provided to DPIE on the 30th October 2019, and the report was made publicly available on the 4 March 2020.</p>	<p>Each Independent Audit Report and the response to it will be made publicly available on the project website within 60 days.</p>	15 October 2020

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Previous Non-compliances still open					
B14(a)	<p>Construction Environmental Management Plan</p> <p>Prior to commencement of construction, the Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following:</p> <p>(a) Details of:</p> <p>(i) hours of work;</p> <p>(ii) 24-hour contact details of site manager;</p> <p>(iii) management of dust and odour to protect the amenity of the neighbourhood;</p> <p>(iv) stormwater control and discharge;</p> <p>(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>(vi) groundwater management plan including measures to prevent groundwater contamination;</p> <p>(vii) external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting;</p> <p>(viii) community consultation and complaints handling;</p>	Non-compliant from previous Audit 2019	The groundwater management plan has not been prepared. It is noted that there is one reference to groundwater management in the CEMP, however this does not constitute a plan, therefore this NC remains open.	The CEMP will be updated to include a groundwater management plan.	25 September 2020
B17(d)	<p>The Construction Noise and Vibration Management Sub-Plan (CNVMP) must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced noise expert;</p> <p>(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</p> <p>(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p> <p>(d) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(e) describe the community consultation undertaken to develop the strategies in condition B16(d); and</p>	Non-compliant from previous Audit 2019	The NVMP has not been updated to include these requirements and this NC remains Open.	As the CNVMP was reviewed with the key stakeholder for the project (Bowral & District Hospital), and given that the project is almost complete, the CNVMP will remain unchanged.	Note

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	(f) include a complaints management system that would be implemented for the duration of the construction.				
Opportunities for improvement					
C11	<p>Parking signs</p> <p>'No parking' signs are to be installed to protect sight lines of the new driveway to Bowral Street. This is to be to the satisfaction of Council's Traffic Committee and be delivered at full cost to the Applicant prior to the commencement of works.</p>	Compliant	<p>C11 requires No parking signage on Bowral Street to be installed to the satisfaction of Council. The audit found documented evidence that Council gave approval for the signage installation with a number of conditions. The signage has now been installed and interviews with staff indicate that it was installed to the satisfaction of Council, however no documented evidence was able to be produced at the time of the audit that the requests from council were completed. As an opportunity for improvement it is suggested that evidence that the signage was installed to Council's satisfaction is requested from Council.</p>	<p>Confirmation regarding the installation of signage on Bowral St to Council's satisfaction.</p>	<p>30 September 2020</p>

