

Nepean Hospital Redevelopment Independent Environmental Audit



Assessment of CPB Contractors Environmental System Compliance Against the SSD 8766 Conditions of Consent

Audit Reference:	AQ1245.03
Audit Organisation:	CPB Contractors
Auditors:	Annabelle Tungol, Lead Auditor, AQUAS Ana Maria Munoz, Auditor, AQUAS
Date of Audit:	26 May 2020
Draft Report Submitted:	10 June 2020
Final Report Submitted:	19 June 2020

Amendment, Distribution & Authorisation Record

Version Control and Distribution

Revision No.	Date	Reasons for Revision	Issued to
Draft	10/06/2020	Draft issue to CBRE for comments	CBRE - Robyn Jarvis
Final	19/06/2020	Final for issue	CBRE - Robyn Jarvis

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

This report has been prepared by:

ANA MARIA MUNOZ
Environmental Auditor

Date: 19/06/2020

Reviewed by:

ANNABELLE TUNGOL
Lead Environmental Auditor

Date: 19/06/2020

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1. Executive Summary

This audit was undertaken to assess the environmental controls established by the proponent against the compliance requirements of Development Consent SSD 8766 Condition C43 for the Nepean Hospital Redevelopment Project.

This audit was conducted by AQUAS (Annabelle Tungol – Lead Auditor and Ana Maria Munoz – Auditor) on 26 May 2020. The audit covered the conditions under Part A, Part B and Part C of the SSD 8766.

Overall, the project environmental performance in relation to the Development Consent SSD 8766 conditions is satisfactorily with the following key strengths noted:

- The Hospital construction activities continue to be carried out as per the project programme with no harm to the environment;
- The Construction Environmental Management Plan (CEMP) and subplans have been reviewed and implemented during the construction to comply with the Development Consent conditions;
- Weekly environmental inspections continue to be carried out;
- Internal and external communication with the Hospital and stakeholders continue to be undertaken;
- Consultation with the Hospital and sensitive receivers have been managed well;
- The process for reporting incidents and complaints has been followed and no formal complaints have been received since last year;
- Non-conformances raised in the previous independent environmental audit have been recorded and corrective actions implemented;
- Environmental controls on site have been implemented, including:
 - erosion and sedimentation i.e. drains/pits covered;
 - noise barriers continue being used around sensitive receivers;
 - dust and vibration monitoring devices continue being used around the site, reports have been received periodically and posted in the website;
 - trucks leaving site were covered, street sweeper and water cart were used as required;
 - traffic controllers in place and traffic plan well implemented;
 - rumble grids were installed at the site exit;
 - Concrete wash bays were installed; and
 - wastes segregation in place.

There were a total 86 Conditions of Consent assessed during this independent environmental audit, which comprised review of documents and records, interviews with project personnel and site inspection. There was no non-compliances were raised against the SSD 8766.

There were two opportunities for improvement raised during this audit:

OFI-01 – Condition C41 - The proponent had complied with the frequency of audits as per SSD condition C41 and the Audit Program approved by DPIE. Based on the previous three independent audits (including this audit) results, with the demonstration of good environmental performance, the auditors recommend reviewing the audit frequency and apply for a variation or modification of the Audit Program with the DPIE to conduct the next audit in 12 months, which will still compliant with Independent Audit Post Approval Requirements (IAPAR) June 2018, Table 1 – Audit Frequency.

OFI-02 - Condition C48 - Proponent to ensure that all notifications to DPIE are conducted within the timeframe required by the SSD conditions.

2. Introduction

2.1 Background

CPB was appointed by Health Infrastructure through CBRE for the construction of a new 14 storey clinical and ambulatory services building as part of the Nepean Hospital Redevelopment Project.

Health Infrastructure thought CBRE engaged AQUAS to undertake the third independent environmental audit on 26 of May 2020 during construction phase of the Nepean Hospital Redevelopment project to verify compliance with the SSD 8766 Development Consent Condition C43: Independent Audits of the development must be carried out in accordance with:

- the Independent Audit Program submitted to the Department and the Certifier under condition C39 of this consent; and
- the requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018).

2.2 Project Details

Project Name	Nepean Hospital Redevelopment
Project Application Number	SSD 8766
Project Address	35-65 Derby Street, Kingswood NSW
Project Phase	Construction
Project Activity Summary	The building was now constructed up to 7 th floor with site works during this audit included concrete pouring, form works stripping, scaffolding, partitions on walls, façade sheeting, in-ground services and fit-outs.

2.3 Audit Team

Details of the AQUAS environmental auditors for this audit were approved by the Department of Planning, Industry and Environment (DPIE). The DPIE letter of approval of the following auditors is attached as **Appendix A**:

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

Independent Audit declaration forms are attached as **Appendix C**.

2.4 Audit Objectives

The objective of this audit was to undertake the third independent environmental audit in compliance with the Development Consent Condition SSD 8766 Cl. C43 as per the Audit Program (C41) frequency, which was focused on the following:

- Closing out the previous non-compliances;
- Review of all non-triggered conditions from Part A and Part B;
- Verify compliance with Part C – During Construction of SSD 8766;
- Check implementation of mitigation measures as per the EIS revised environmental mitigation measures and Construction Environmental Management Plan (CEMP);
- Review incident Management notifications as per SSD 8766, Appendix 1.

2.5 Audit Scope

The scope of this audit comprised of the following:

- Review compliance with SSD 8766 in accordance with condition C43.
- Review of implementation of CPB's CEMP Revision 3 dated 24 April 2020 and the following appendices:
 - Appendix 6 – Construction Traffic and Pedestrian Management Sub-Plan
 - Appendix 7 – Construction Noise and Vibration Management Sub-Plan
 - Appendix 8 – Construction Waste Management Sub-Plan
 - Appendix 9 – Construction Soil and Water Management Sub-Plan
 - Appendix 10 – Flood Emergency Response Plan
 - Section 15 – Air Quality Sub-Plan
- Review of environmental site controls and site inspection conducted on 26 May 2020;
- Review of environmental records and interview of site personnel; and
- Consultation with stakeholders.

2.6 Audit Period

This was the third independent environmental audit carried out by AQUAS on the project which covers the review of environmental documentation and records for the construction works from December 2019 and 31 of May 2020 only.

It should be noted that this report is based on the result of sampling and supplied documentation/records, as well as site activities on the day of audit (26 May 2020).

3. Audit Methodology

3.1 Approval of Auditors

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

3.2 Audit scope development

AQUAS developed the audit scope and a checklist based on the Project Development Consent Requirements Application No. SSD 8766. Refer to **Appendix D** of this report.

3.3 Audit Process

3.3.1 Opening Meeting

An opening meeting was held on 26 May 2020 at 8:30am with the project personnel and AQUAS auditors as per the Audit Attendance Sheet. Refer to **Appendix B** of this report.

Key items were discussed, including:

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

3.3.2 Conduct of Audit

Audit activities included the following:

- Review the project documentation (CEMP and its sub-plans) to verify compliance with the Development Consent Conditions SSD 8766;
- Conduct a site walk to review implementation of environmental controls;
- Conduct of the audit based on a checklist which was prepared in accordance with the Development Consent Conditions;
- Conduct of interviews to relevant project personnel;
- Review of documented evidence; and
- Discussion of identified findings with the Project team at the closing meeting.

3.3.3 Closing Meeting

The closing meeting was held on 26 May 2020 at 1:00pm with the project personnel and AQUAS. General feedback and the findings of the audit were discussed during the closing meeting.

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

3.4 Interviewed Persons

Name and position of persons interviewed:

Name	Organisation	Position
Kara McCormick	CPB	Site Engineer
Pat Newcombe	CPB	SHE Manager

3.5 Details of Site Inspection

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

- Erosion and sedimentation controls including sediment fences and controls around pits.
- Traffic management and surroundings dust/mud tracking;
- Stabilised access/egress;
- Dust management;
- Noise and vibration management;
- Site fence/screening;
- Chemical storage;
- Waste management;
- Site signage; and
- General housekeeping.

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

3.6 Consultation

Correspondence was sent to the Department of Planning, Industry and Environment (DPIE) and Health Infrastructure (HI) via email to request feedback about the project and to highlight any areas for review by AQUAS during the audit. DPIE requested the audit to be conducted in accordance with Condition C43 of Development Consent SSD 8766, which requires the audit to be carried out in accordance with the Independent Audit Post Approval Requirements (PARs).

Refer to **Appendix F** for consultation records.

3.7 Audit Compliance Status Descriptors

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

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

Note: In addition to the compliance status descriptors, the auditor may make such observations and notes, including identifying any opportunities for improvement, as they see fit in relation to any compliance requirement or any other aspect of the development.

4. Document Review

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

- Construction Environmental Management Plan (CEMP) Rev. 3 – 24/04/2020
- Construction Traffic Pedestrian Management Sub-Plan (CTPMSP) Issue 15 – 02/04/2020
- Traffic Control Plan by VARI Group – 17/10/19
- Construction Noise and Vibration Management Sub-Plan Rev. 3 – 03/03/2020
- Construction Waste Management Plan Rev. 2 – 30/7/19
- Construction Soil and Water Management Sub-Plan Rev. D – 04/03/2020
- Soil and Water Management Plan Issue 2 – ALL-0000701 – 24/05/2020
- Flood Emergency Response Plan Rev. E – 04/03/2020
- Remedial Action Plan Rev. 2 – 27/03/2020
- Nepean Hospital Redevelopment Target Detailed Program 25/03/2020
- Construction Compliance Report Rev.3 – 06/12/2019
- Project Complaints Register 26/04/2020
- Staging Report – Nepean Hospital Redevelopment Stage 1 Revision 14 – 25/11/19
- BCA Crown Certificate No. CRO-20020 (Stage 3) – 27/02/2020
- Major Plant Register by CPB Contractors
- Project Leadership Team Meeting Minutes No.19 – 22/04/2020
- Monthly Project Report (No. 25) – April 2020
- Asset Inspection Report for EWP No.2007832 – 21/05/2020
- Weekly Environmental Inspection Checklist – 25/05/2020
- Project Leading Indicators Activities 2018 and 2019
- Workplace Inspection for Environmental Management No.43 – 21/05/2020
- Waste Management and Recycling Report – 31/01/2020 and 31/03/2020
- Waste Delivery Docket No. GEN1085457-1 from Bingo Waste Services – 28/03/2020
- Structural Façade Design Statement by Eureka Façade Engineering – 18/02/2020
- Mechanical Design Statement by Fredon Air (NSW) – 17/02/2020
- Access Report No. IAC-715 by iAccess Consultants – 31/01/2020
- Audit Report from CPB Contractors – 30/04/2019
- Vibration Monitoring Reports from Acoustic Logic No.21(23/10/19) and No.26 (27/11/19)
- Dust monitoring reports from JBS&G – 25/02/2020 and 16/04/2020
- Scaffold Inspection No. 81050 completed by Erectsafe Scaffolding – 21/05/2020
- Acoustic Assessment completed by Acoustic Logic Rev.9 - 15/11/2018
- Certificate of Design Acoustics – 5/2/2020 and Acoustic Detail Design Report Rev.G – 4/11/19
- Tower Crane Monthly Inspections by Titan for 3/2/2020, 24/03/2020 and 29/4/2020

5. Audit Findings

This audit was completed to assess the implementation of CEMP and environmental controls established by the proponent against the requirements of Development Consent SSD 8766.

The following table summarises the audit findings by compliance status descriptors:

Compliance Status Descriptors	Number of Findings
Compliant	52
Non-Compliant	0
Not Triggered	34
Total Requirements	86

5.1 Assessment of Compliance

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

SSD Requirements	Requirements	Findings
Part A – Administrative Controls	11	Complaint – 4
		Non-Compliant – 0
		Not Triggered – 7
Part B – Prior to commencement of Construction	18	Complaint – 10
		Non-Compliant – 0
		Not Triggered – 8
Part C – During Construction Appendix 1 – Incident Notification	57	Complaint – 38
		Non-Compliant – 0
		Not Triggered – 19

5.2 Notices, Incidents and Complaints

CPB noted that no agency notices, orders, penalty notices or prosecutions have been issued; no reportable environmental incidents have occurred to date, one safety incident was reported in April 2020.

One complaint was received for Stage 1 of the project regarding the construction traffic utilising Rogers Street when accessing the Nepean Hospital Project. This was addressed by CPB accordingly by strictly implementing the Traffic Control Plan.

The Complaints Register was available in the project website where information about complaints was recorded including the relevant actions and resolution.

5.3 Previous Audit (November 2019) Recommendations

Audit findings were reviewed in detail with CPB. AQUAS confirmed that CPB responses and actions were appropriate to close out the two non-compliances and opportunities for improvement raised during the audit conducted on the 26 November 2019, as detailed below.

Finding No.	SSD Condition	Audit Finding	Follow-up Comments	Status
Non-Compliance 01	A2: Terms of Consent	Based on the audit identifying one non-compliance for the project, condition A2 (a) is assessed as non-compliant.	This was addressed through the actions taken to close out the non-compliance (NC-02) and opportunities for improvement raised in the previous audit.	Closed 26/05/20
Non-Compliance -02	C9: Implementation of Management Plans	<p>The CEMP and sub-plans were generally compliant with the requirements of the Development Consent SSD 8766 and were reviewed and maintained, however during this audit the implementation of some of the process and procedures were not evident, including the following:</p> <ul style="list-style-type: none"> • No evidence provided for management review meetings; • No audit schedule provided; and • Environmental performance trend to be included in Monthly Report. <p>The above lack of evidence constitutes non-compliant to the implementation of Construction Environmental Management Plan (CEMP) as per Condition C9.</p>	<p>Review of the CEMP (04/2020) and sub-plan is now being undertaken every three months. Sighted email sent to Certifier and HI 18/02/2020 and letter sent to DPIE on the 19/02/2020.</p> <p>Environmental performance report is now part of the monthly report; sighted report for April 2020 (No. 25). Also presented, Project Leadership Team Meeting Minutes No.19 – 22/04/2020 and Project Leading Indicators Activities for 2019 (Internal and external audits)</p>	Closed 26/05/20
Opportunities for Improvement				
OFI-01	A11: Staging, Combining and Updating Strategies, Plans and Programs	<p>The auditors review the Staging Report Rev 10b, and it was noted that the requirements for the following conditions were not included or defined in the Staging Report:</p> <ul style="list-style-type: none"> - B18: Access for People with Disabilities - B37: Car Parking and Service Vehicle Layout - B38: Bicycle Parking and End-of-trip Facilities 	Staging Report Rev.13 dated 23/03/2020 now includes conditions B18, B37 and B38 and each relevant stage. Report was approved by DPIE on the 27/03/2020.	Closed 26/05/20
OFI -02	C51: Review of Strategies, Plans and Programs	It was noted that the Construction Traffic Pedestrian Management Sub-Plan (CTPMSP) Revision 14 has not been reviewed since 10/04/19 and no changes were noted in the plan; therefore, it appears this plan was not review within the required timeframe as per condition C51.	CEMP was revised on the 24/04/2020, the revision table details in the second page indicated what was updated. All subplans are updated individually. Sighted FERP revised on March 2020 with no changes required. Soil and Water Management Plan Rev. D 4/3/2020 updating the drawings.	Closed 26/05/20

5.4 Audit Site Inspection

The site inspection was conducted at 9:00am on 26 May 2020. AQUAS auditors, CPB and CBRE project representatives walked through the construction site, where environmental controls were observed, including:

- Erosion and sediment controls were implemented e.g. use of coir clogs around stockpile and controls around pits were installed;
- Site signage and site sheds;
- Suitable storage for hazardous materials;
- Traffic management and site signage well implemented;
- Road to the hospital was free of dust / mud tracking;
- Dust and vibration monitoring were continued and results were posted on website;
- Scaffold appropriately tagged;
- Use of concrete wash bays; and
- Skip bins for waste and recycling in various locations.

No issues were noted during the site inspection, only one observation was made to maintain housekeeping around the hazardous substances cage and the northwest corner of the construction site which was immediately addressed. Please refer to photos of the site inspection in **Appendix E**.

5.5 Suitability of Plans and the EMS

The CEMP and sub-plans had been updated to suit the site controls and were implemented on site. Plans were generally compliant with the requirements of the Development Consent SSD 8766 and have been submitted to the Certifying Authority and made available to workers. Environmental mitigation measures were implemented.

The Environmental Management System was in place and implemented during the project construction activities which was robust to prevent, minimise and control any harm to the environment. The system demonstrated a good processes on training, consultation, communications, environmental monitoring, reporting, documentation and record keeping.

5.6 Development Past Performance

Based on the results of this audit compared to the previous audit, the project's environmental performance had demonstrated a good improvement. This can be determined due to the following aspects:

- All the Development Consent Conditions SSD 8766 have been tracked and monitored;
- The Compliance Reports have been prepared, as required;
- Noise, vibration and asbestos monitoring have been conducted and records kept;
- No disputes have been raised;
- Only one incident occurred in April 2020 (categorized in Safety) and was notified to DPIE;
- No major complaints had been raised for the project;
- Project stages have been completed in accordance with the Staging Report dated 3/5/2020 (Rev.14) which was aligned with the project conditions and approved by the Certifying Authority based on the Crown Certificates timelines.
- The CEMP was updated to address the previous audit issues and has been reviewed periodically in the senior management meetings.

5.7 Actual and Predicted Impacts

There are no significant changes or additional impacts noted on the actual construction works based on the monitoring results. The predicted impacts as stated in the Environmental Impact Assessment (EIA) remain the same.

5.8 Key Strengths

Overall, the project environmental performance in compliance with Development Consent SSD 8766 was satisfactorily met with the following key strengths noted:

- The Hospital construction activities continue to be carried out as per the project programme with no harm to the environment;
- The Construction Environmental Management Plan (CEMP) and subplans have been reviewed and implemented during the construction to comply with the Development Consent conditions;
- Weekly environmental inspections continue to be carried out;
- Internal and external communication with the Hospital and stakeholders continue to be undertaken;
- Consultation with the Hospital and sensitive receivers have been managed well;
- The process for reporting incidents and complaints has been followed and no formal complaints have been received since last year;
- Non-conformances raised in the previous independent environmental audit have been recorded and corrective actions implemented;
- Environmental controls on site have been implemented, including:
 - erosion and sedimentation i.e. drains/pits covered;
 - noise barriers continue being used around sensitive receivers;
 - dust and vibration monitoring devices continue being used around the site, reports have been received periodically and posted in the website;
 - trucks leaving site were covered, street sweeper and water cart were used as required;
 - traffic controllers in place and traffic plan well implemented;
 - rumble grids were installed at the site exit;
 - concrete wash bays were installed; and
 - wastes segregation in place.

6. Recommendations

No non-compliances were identified during this audit. The auditor found two opportunities for improvement for the continual improvement of the environmental performance of the project.

Refer to the attached **Appendix D** for full details of the SSD Conditions assessment and auditor notes.

OFI Number	Consent Condition Description	Audit Findings	Recommendations
OFI-01	<p>C41 Independent Environmental Audit</p> <p>Table 1 of the Independent Audit Post Approval Requirements (Department 2018) is amended so that the frequency of audits required in the construction phase is:</p> <p>(a) An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and</p> <p>(b) A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.</p>	<p>The proponent had complied with the frequency of audits as per SSD condition C41 and the Audit Program approved by DPIE. The previous three independent audits (including this audit) results had demonstrated that all the required environmental controls have been implemented and the project had a good environmental performance i.e. addressing and closing out of non-compliances, implementing and updating the CEMP and subplans and implementing the environmental mitigation measures.</p>	<p>Based on the previous three independent audits results, with the demonstration of good environmental performance, the auditors recommend reviewing the audit frequency and apply for a variation or modification of the Audit Program with the DPIE to conduct the next audit in 12 months, which will still compliant with Independent Audit Post Approval Requirements (IAPAR) June 2018, Table 1 – Audit Frequency.</p>
OFI-02	<p>C48 Non-compliance Notification</p> <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 Second Independent Environmental Audit Report dated 17/12/2019 (Final) noted 2 Non-conformances (NCs). However, notification to DPIE with regards to these NCs was not conducted within 7 days. Due to the holiday break the notification to DPIE was missed. However, the Final Audit Report was submitted to DPIE in February 2020 with the appropriate response to address the non-compliances.</p> <p>A non-compliance was not raised in this audit since the Final Audit Report was already submitted to DPIE as a form or notification. Instead an opportunity for improvement was raised by the auditors to ensure future submissions and notifications to DPIE are conducted as per the required timeframes.</p>	<p>Proponent to ensure that all notifications to DPIE are conducted within the timeframe required by the SSD Conditions.</p>

Appendix A. Auditors Approval



Planning &
Environment

Contact: Kate Moore
Phone: 02 9274 6095
Email: compliance@planning.nsw.gov.au

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

BY EMAIL ONLY: Rachel.Mitchell@health.nsw.gov.au

Dear Ms Mitchell

**Nepean Hospital and Integrated Ambulatory Services
Redevelopment (Stage 1) (SSD 8766)
Condition C39**

I refer to your submission dated 8 March 2018 seeking the agreement of the Planning Secretary of the Department of Planning and Environment ("Department") of the suitability of the Auditor's qualifications, experience and independence to undertake an independent audit of the Nepean Hospital and Integrated Ambulatory Services Redevelopment (Stage 1) (SSD 8766) ("Project").

In accordance with Condition C39 and the *Independent Audit Post Approvals Requirements (June 2018)*, the Planning Secretary has agreed to the following audit team:

- Annabelle Tungol – Lead Auditor;
- Ana Marie Munoz – Auditor; and
- Luis Garzon – Assistant Auditor.

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.

The Independent Audit must be prepared, undertaken and finalised in accordance with the *Independent Audit Post Approval Requirements (June 2018)*.

If you wish to discuss the above, please do not hesitate to contact Kate Moore on (02) 8274 6095 or by email on compliance@planning.nsw.gov.au.

Yours sincerely,



Kate Moore
A/Principal Compliance Officer (Social Infrastructure)
As Nominee of the Secretary
Dated: 20/07/19

Department of Planning and Environment
320 Pitt Street Sydney 2000 | GPO Box 39 Sydney 2001 | 1300 305 695 | planning.nsw.gov.au

Appendix B. Audit Attendance Sheet

AUDIT ATTENDANCE SHEET









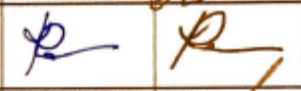
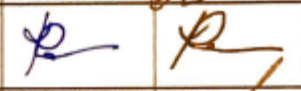


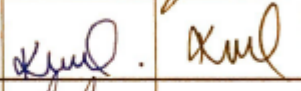
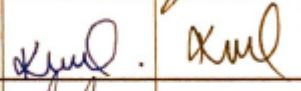


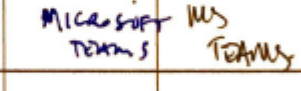
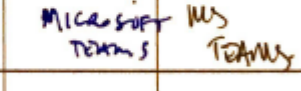
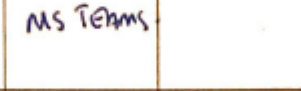
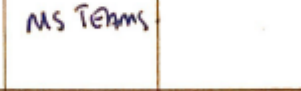
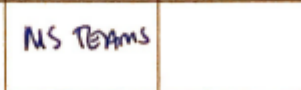
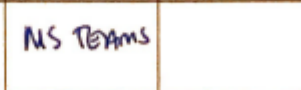
PROJECT: Nepean Hospital AUDIT No.: AQ 1245.03

AUDITEE: CPB, CBRE, HI LEAD AUDITOR: Annabelle Turgol


MEETING LOCATION: CPB site office

OPENING MEETING DATE AND TIME: 26/05/2020 8:30am

CLOSING MEETING DATE AND TIME: 26/05/2020 1:00pm

NAME	ORGANISATION	POSITION	SIGNATURE	
			OPENING MEETING	CLOSING MEETING
Ara Murdoch	AQUAS	Env. Auditor		
Annabelle Turgol	AQUAS	Auditor		
P. Kierulff	CPB	SHE Manager		
Kirsten Evans	CPB	Construction Mgr		
Robert Davis	CBRE	SPM		
Karen McLauchlan	CPB	Site Engineer		
Narek Mitnani	CPB	Project Manager		
Max James	CPB	Senior Project Engineer		
Stephen Jamson	CBRE			
Adam Timp	HEALTH INFRASTRUCTURE	Senior Project Manager		

Appendix C. Independent Audit Declaration Forms

Declaration of Independence - Auditor	
Project Name:	Nepean Hospital and Integrated Ambulatory Services
Consent Number:	SSD 8766
Description of Project:	Redevelopment of the Nepean Hospital, including the demolition of existing structures and construction of a 14 storey Stage 1 Tower for Hospital Services
Project Address:	35-65 Derby Street, Kingswood, Penrith 2747
Proponent:	Health Administration Corporation
Date:	5 June 2020
I declare that:	
<ul style="list-style-type: none"> i. I am not related to any proponent, owner, operator or other entity involved in the delivery of the project. Such a relationship includes that of employer/employee, a business partnership, sharing a common employer, a contractual arrangement outside an Independent Audit, or that of a spouse, partner, sibling, parent, or child; ii. I do not have any pecuniary interest in the project, proponent or related entities. Such an interest includes where there is a reasonable likelihood or expectation of financial gain (other than being reimbursed for performing the audit) or loss to the auditor, or their spouse, partner, sibling, parent, or child; iii. I have not provided services (not including independent reviews or auditing) to the project with the result that the audit work performed by themselves or their company, except as otherwise declared to the Department prior to the audit; iv. I am not an Environmental Representative for the project; and v. I will not accept any inducement, commission, gift or any other benefit from auditee organisations, their employees or any interested party, or knowingly allow colleagues to do so. 	
Notes:	
<ul style="list-style-type: none"> 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 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). 	
Name of Auditor: Annabelle Tungol	
Signature:	
Qualification:	Lead Environmental Auditor – Exemplar Global Certificate No. 119536
Company:	AQUAS Pty Ltd

Declaration of Independence - Auditor

Project Name: Nepean Hospital and Integrated Ambulatory Services

Consent Number: SSD 8766

Description of Project: Redevelopment of the Nepean Hospital, including the demolition of existing structures and construction of a 14 storey Stage 1 Tower for Hospital Services

Project Address: 35-65 Derby Street, Kingswood, Penrith 2747

Proponent: Health Administration Corporation

Date: 4 June 2020

I declare that:

- i. I am not related to any proponent, owner, operator or other entity involved in the delivery of the project. Such a relationship includes that of employer/employee, a business partnership, sharing a common employer, a contractual arrangement outside an Independent Audit, or that of a spouse, partner, sibling, parent, or child;
- ii. I do not have any pecuniary interest in the project, proponent or related entities. Such an interest includes where there is a reasonable likelihood or expectation of financial gain (other than being reimbursed for performing the audit) or loss to the auditor, or their spouse, partner, sibling, parent, or child;
- iii. I have not provided services (not including independent reviews or auditing) to the project with the result that the audit work performed by themselves or their company, except as otherwise declared to the Department prior to the audit;
- iv. I am not an Environmental Representative for the project; and
- v. I will not accept any inducement, commission, gift or any other benefit from auditee organisations, their employees or any interested party, or knowingly allow colleagues to do so.

Notes:

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

Name of Auditor: Ana Maria Munoz

Signature: 

Qualification: Environmental Auditor – Exemplar Global Certificate No. 115421

Company: AQUAS Pty Ltd

Appendix D. Audit Checklist and Audit Findings

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
1.0	PART A - ADMINISTRATIVE CONDITIONS					
1.1	A	A1	Obligation to Minimise Harm to the Environment In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development.	There was no material harm reported to date. The site activities during this audit were concrete pouring, crane works, formwork and partitions on walls. Sighted records for weekly environmental inspection on 25/05/2020 and workplace inspection for environmental management No.43 – 21/05/2020. No observations were raised during the site inspection.		Compliant
1.2	A	A2	Terms of Consent The development may only be carried out:	The development has been carried out in accordance with all written directions of the Department and the approved plans. Modification 2 approved on the 10/10/19 had refinements to the design. Updated plans have been posted in the Health Infrastructure Project website and stamped by DPIE dated 10/10/19. Non-compliance 01: Based on the audit identifying one non-compliance for the project, condition A2 (a) is assessed as non-compliant. This was addressed through the actions taken to close out the non-compliance (NC-02) raised in the previous audit. NC now closed		Compliant
	A	A2 (a)	in compliance with the conditions of this consent;			
	A	A2 (b)	in accordance with all written directions of the Planning Secretary;			
	A	A2 (c)	generally in accordance with the EIS and Response to Submissions;			
	A	A2 (d)	in accordance with the approved plans in the table below:			
	A	A2	* Architectural Plans prepared by BVN * Landscape Plans prepared by Arcadia Landscape Architecture * Concept Stormwater, sediment and erosion Control Plan prepared by Bonacci			

Audit Compliance Codes: C: Compliant NC: Non-Compliant; NT: Not triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
1.3	A	A7	Planning Secretary as Moderator In the event of a dispute between the Applicant and a public parking authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Noted. No disputes to date.		Not Triggered
1.4	A	A9	Legal Notices Any advice or notice to the consent authority must be served on the Planning Secretary.	No legal notices received.		Not Triggered
1.5	A	A11	Staging, Combining and Updating Strategies, Plans and Programs With the approval of the Planning Secretary, the Applicant may:	<p>Modification 4 (MOD 4) sought to establish a staging report of the project. First submission (Rev.4) was sent to DPIE on the 17/9/19 and last changes / submission was made on the 25/11/19 (Rev 10b). Final approval by DPIE was granted 2/12/19. However, it was noted that some conditions from Part B were not explicitly included in the Staging Report, as noted in this audit.</p> <p>Opportunity for Improvement 01: Staging Report Rev. 13 includes conditions B18, B37 and B38 in the compliance matrix. Staging report was further reviewed on the 6/5/2020 - Rev. 14, report was sent to DPIE, sighted email. OPI now closed.</p>		Compliant
	A	A11 (a)	prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);			
	A	A11 (b)	combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and			
	A	A11 (c)	update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).			
1.6	A	A13	If approved by the Planning Secretary, updated strategies, plans or programs supersede the	Staging Report Rev. 13 23/03/2020 approved by DPIE on 04/2020. Conditions		Not Triggered

Audit Compliance Codes: C: Compliant NC: Non-Compliant; NT: Not triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
			previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	will be monitored and implemented at each stage, as per the Staging Report.		
1.7	A	A14	Demolition Demolition work must comply with AS 2601-2001 The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans, and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.	Staging Report (Rev.14), indicates the Demolition of Child Care building will be prepared during the second Quarter of 2020 - Stage 5, this has been delayed and works will start in July/August 2020.		Not Triggered
1.8	A	A16	External Walls and Cladding The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Part of Stage 3 (Q4 of 2019) of the Staging Report dated 25/11/19 (Rev.10b). Presented External Wall system Disclosure Statement (design) dated 18/2/2020 completed by Brighton Australia referring to the BCA requirements. Certificate of Test for the façade was sighted 10/02/2016 provided by CSIRO. Sighted Eureka Façade Engineering letter refereeing to the materials and drawings 19/02/2020.		Compliant
1.9	A	A18	However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	No known update of guideline, protocol, Standard or policy that affects the current development design or monitoring. No directions issued by Planning Secretary.		Not Triggered

Audit Compliance Codes: C: Compliant NC: Non-Compliant; NT: Not triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
1.10	A	A22 NEW	Temporary Western Façade Within 36 months after the commencement of operation, the Applicant must return any sections of the temporary façade on the western elevation of the building that are not required for connection to any future building, to the permanent facade as per materials and finishes shown on plan A0-305 prepared by BVN dated 27/9/19, provided as part of the section 4.55 modification application (SSD 8766 MOD 2).	Request for quotation façade and safe access system sighted 15/11/19 Transmittal from Aconex No. Con-TTRAN-000019 mail number Con-TTRAN-000026. This condition to be provided during operational phase.		Not Triggered
1.11	A	AN1	Advisory Notes All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	No other permits and licenses for the project have been required, so far.		Not Triggered
2.0	PART B - PRIOR TO COMMENCEMENT OF CONSTRUCTION					
2.5	B	B5	External Walls and Cladding Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	This was addressed during Stage 3 (from Quarter 4 - 2019 to Quarter 4 - 2021). Presented External Wall system Disclosure Statement (design) dated 18/2/2020 completed by Brighton Australia referring to the BCA requirements. Certificate of Test for the façade was sighted 10/02/2016 provided by CSIRO. CC3 includes the structural façade design statement from Eureka Façade Engineering Pty Ltd 18/2/2020. Sighted Eureka Façade Engineering letter refereeing to the materials and drawings 19/02/2020.		Compliant

Audit Compliance Codes: C: Compliant NC: Non-Complaint; NT: Not triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
2.6	B	B6	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.	Certifier accepted the documentation for external walls and cladding on the 27/02/2020. It was noted that a letter was sent to DPIE on the 24/04/2020 notifying that the timing for providing the documentation for this condition was after the required timeframe (seven days after Certifier has accepted). A non-conformance was raised for the project team.		Complaint
2.9	B	B9	Upon completion of each stage of remedial works, in accordance with the Site Audit Report - Staging Plan prepared by JBS&G and dated 12/8/19 , the Applicant must submit a Site Audit Report and Section A Site Audit Statement for the relevant part of the site prepared by a NSW EPA accredited Site Auditor. The Site Audit Report and Section A Site Audit Statement must verify the relevant part of the site is suitable for the hospital land use and be provided to the satisfaction of the Certifying Authority.	SSD8766 Mod 3 approved 14/08/2019 addresses process and timing of Site Audit reports. Presented Senversa report 16/08/2019. Site Audit statement will be prepared once the child care is demolished.		Not Triggered
2.11	B	B11	Utility and Services Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Correspondence for prospective works for Utilities and Services has occurred: Sydney Water (NOR); Jemena (Gas Upgrade) and Endeavor Energy (HV upgrade). Consultation with the Energy, Water and Gas provider and negotiations for telecommunication services provisions is ongoing and will be completed with the relevant approvals issued prior to Stage 4 and 5 being completed and the issue of CC4 and CC5.		Not Triggered

Audit Compliance Codes: C: Compliant NC: Non-Compliant; NT: Not triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
2.12	B	B12	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.	No utility works/above ground works conducted to date. Advice has been obtained from the approved electrical supply authority (Endeavour Energy letter approval received 20/12/18). Telecommunications carrier and gas carrier approvals will be obtained prior to the completion of Stage 4 and 5 – ongoing.		Not Triggered
2.17	B	B17	Outdoor Lighting Prior to commencement of construction, all outdoor lighting within the site must comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Lighting must comply with any recommendations of the review undertaken under condition B44 to ensure the ongoing safe operations of the existing helipad on the site. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority.	SSD modification (MOD 4) with Staging Report was issued to DPIE on 25/11/19. Report captures required consent condition approvals and certifications, this will be during Stage 3 (from Quarter 4 - 2019 to Quarter 4 - 2021). Presented Completion Certificate for Electrical Building Services dated 12/12/19.		Compliant
2.18	B	B18	Access for People with Disabilities The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	SSD modification (MOD 4) with Staging Report was issued to DPIE on 25/11/19. Report captures required consent condition approvals and certifications, this will be done during Stage 3 (from Quarter 4 - 2019 to Quarter 4 - 2021). Detailed design and construction of accessible elements will commence during Stage 3. Sighted iAcces consultants report		Compliant

Audit Compliance Codes: C: Compliant NC: Non-Compliant; NT: Not triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
				dated 31/01/2020 No. IAC-715 with access report details. Report included in the CC3.		
2.28	B	B28	Roads Design and Traffic Facilities 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.	No roads and traffic facilities construction. There will be only internal roads. Required permits and approvals will be obtained prior to commencing Stage 4 (Q4-2020 to Q4-021).		Not Triggered
2.30	B	B30	Operational Noise - Design of Mechanical Plant and Equipment Prior to commencement of construction, the Applicant must incorporate the noise mitigation recommendations in the Acoustic Assessment (Rev 9), prepared by Acoustic Logic dated 15/11/18, 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 Assessment.	SSD modification (MOD 4) with Staging Report was issued to DPIE on 25/11/19. Report captures required consent condition approvals and certifications, this will be done during Stage 3 (from Quarter 4 - 2019 to Quarter 4 - 2021). Presented Acoustic Logic Certificate of Design Acoustics dated 5/2/2020 – 20181654.2/0502A/RD/VF		Compliant
2.33	B	B33	Operational Waste Storage and Processing Prior to the commencement of construction, the Applicant must obtain agreement from Council for the design of the operational waste storage area where waste removal is undertaken by Council.	It was noted in the Staging Report that there will be no waste to be removed by Council. Therefore, this not triggered.	Note: This condition has been deleted as per MOD 4 01/12/2019.	-
2.34	B	B34	Mechanical Ventilation All mechanical ventilation systems must be designed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 <i>The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and AS/NZS 3666.1:2011 <i>Air handling and water systems of buildings– Microbial</i>	SSD modification (MOD 4) with Staging Report was issued to DPIE on 25/11/19. Report captures required consent condition approvals and certifications, this will be done during Stage 3 (from Quarter 4 - 2019 to Quarter 4 - 2021).		Compliant

Audit Compliance Codes: C: Compliant NC: Non-Compliant; NT: Not triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
			<i>control</i> to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction.	Presented Certificate of Design – Mechanical Services 17/02/2020 from Fredon Air as well as relevant drawings for all the mechanical ventilation.		
2.35	B	B35	Rainwater Harvesting Prior to the commencement of construction, the Applicant must ensure that a rainwater reuse/harvesting system for the development is developed for the site. A rainwater re-use plan must be prepared and certified by an experienced hydraulic engineer.	SSD modification (MOD 4) with Staging Report was issued to DPIE on 25/11/19. Report captures required consent condition approvals and certifications, this will be done during Stage 2 - rainwater and harvesting design (from Quarter 3 - 2019 to Quarter 4 - 2020). Presented Design Certificate from Axis Consulting Services dated 15/08/2019 and was included in the CC2.		Compliant
37	B	B37	Car Parking and Service Vehicle Layout Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction:	SSD modification (MOD 4) with Staging Report was issued to DPIE on 25/11/19. Report captures required consent condition approvals and certifications, this will be done during Stage 4 as part of CC4 (from Q4 - 2020 to Q4 - 2021). This condition is included in the Staging Report (Rev.14).		Not Triggered
	B	B37 (a)	all vehicles must enter and leave the Site in a forward direction;			
	B	B37 (b)	minimum of 59 on-site car parking spaces for use during operation of the development and designed in accordance with the latest version of AS2890.1;			
2.38	B	B38	Bicycle Parking and End-of-trip Facilities Compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction:	SSD modification (MOD 4) with Staging Report was issued to DPIE on 25/11/19. Report captures required consent condition approvals and certifications, this will be done during Stage 4 as part of CC4 (from Q4 - 2020 to Q4 - 2021).		Not Triggered
	B	B38 (a)	the provision of a minimum 25 bicycle parking space			

Audit Compliance Codes: C: Compliant NC: Non-Compliant; NT: Not triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
	B	B38 (b)	the layout, design and security of bicycle facilities must comply with the minimum requirements of <i>AS 2890.3:2015 Parking facilities - Bicycle parking</i> ; and be located in easy to access, well-lit areas that incorporate passive surveillance;	Condition is included in the Staging Report (Rev.14).		
	B	B38 (c)	the provision of end-of-trip facilities for staff in accordance with the ESD Design & As Built rating;			
	B	B38 (d)	appropriate pedestrian and cyclist advisory signs are to be provided; and			
	B	B38 (e)	all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority			
2.39	B	B39	Public Domain Works Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifying Authority that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifying Authority.	No footpath or public domain works conducted to date. This will be addressed as part of Stage 4 (Quarter 4 - 2020 to Quarter 4 - 2021) as indicated in the Staging Report issued to DPIE on 25/11/19 and approved on 2/12/19 (SSD modification (MOD 4)).		Not Triggered
2.42		B42	Compliance Reporting 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.	<ul style="list-style-type: none"> - Pre-construction compliance report (PCCR) dated 2/10/19 was sent to DPIE 15/10/19. - Compliance Construction Report (CCR_1) prepared by Wolfpeak dated 6/12/19 (Rev.3). - Compliance Construction Report (CCR_2) prepared by Wolfpeak dated 18/5/2020 Rev.1 for December 2019 to May 2020. Report submitted to DPIE on the 19/05/2020. 		Compliant

Audit Compliance Codes: C: Compliant NC: Non-Complaint; NT: Not triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
2.43	B	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.	No request to cease the ongoing annual operational compliance reports received to date.		Not Triggered
2.45	B	B45	Proposed Helipad Design 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 CAAP 92-2(2) Guidelines for the establishment and other relevant National and International guidelines.	Included in Stage 3 of the Staging Report approved by DPIE on 2/12/19. Aviation Report issued to Certifying Authority, prepared by AviPro dated 4/11/19 Rev.1.7. Design Report 80% updated schematics & imagery. Sighted Approved Design Drawing 20/03/2020 Rev. E Ref No. 40F-NL00030 for the Helipad. Staging report indicates that Construction of the Helipad Structure will be completed at the end of Stage 2.		Compliant
2.46	B	B46	Proposed Helipad Operations 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 shall be identified in consultation with relevant stakeholders in accordance with Civil Aviation Safety Authority Civil Aviation Advisory Publication CAAP 92-2(2) Guidelines for the establishment 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	Included in Stage 3 of the Staging Report approved by DPIE on 2/12/19. Aviation Report issued to Certifying Authority, prepared by AviPro dated 4.11.19 Rev.1.7. Design Report 80% updated schematics & imagery. Presented Survey Report completed on 3/12/19 by PDA Surveyors. Report submitted to DPIE 6/5/2020. Report was submitted to CA 3/4/2020 and a copy submitted to Penrith City Council 30/4/2020.		Compliant

Audit Compliance Codes: C: Compliant NC: Non-Compliant; NT: Not triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
			to the satisfaction of Certifying Authority and a copy submitted to the Department and Council.			
3.0	PART C - DURING CONSTRUCTION					
3.1	C	C1	Approved Plans on Site A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.	Approved plans were electronically available on Aconex, website and hard copies on site.		Compliant
3.2	C	C2	Site Notice A site notice(s):	Site notice displayed near the access/egress gate of the site and been maintained.		Compliant
	C	C2 (a)	must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer.	Site notice includes all the required information as per this condition. Builder, Certifying Authority, Structural Engineer and approved working hours included. Previous non-compliance was closed.		
	C	C2 (b)	is to satisfy all but not be limited to, the following requirements:			
	C	C2 (b) (i)	minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;			
	C	C2 (b) (ii)	the notice is to be durable and weatherproof and is to be displayed throughout the works period;			
	C	C2 (b) (iii)	the approved hours of work, the name of the site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and			

Audit Compliance Codes: C: Compliant NC: Non-Compliant; NT: Not triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
	C	C2 (b) (iv)	the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.			
3.3	C	C3	Operation of Plant and Equipment All plant and equipment used on site, or to monitor the performance of the development must be:	Sighted log book and verification of competency for working around live power and excavator elevated working platform skyjack 3219 Serial No 22090491. The operator ticket was also checked and was current. Plant register and maintenance records were available and presented during this audit. Asset Inspection Report for the EWP INM-TB1 Project No: N01030 Authorisation No. 0460. Serial No: 2007832 – 19 feet Scissor lift Plant Registration No: V1503402. Plant Risk Assessment Review Form was also available.		Compliant
	C	C3 (a)	maintained in a proper and efficient condition; and			
	C	C3 (b)	operated in a proper and efficient manner.			
3.4	C	C4	Demolition Demolition work must comply with <i>Australian Standard AS 2601-2001</i> The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans, and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.	Crown Certificate 1 issued by the Certifier includes the demolition of all structures for early works bulk excavation. Demolition will not be required until Stage 5 (as per Stage Report Rev. 10b – 25/11/19) for the demolition of the Childcare.		Not Triggered
3.5	C	C5	Construction Hours Construction, including the delivery of materials to			Compliant

Audit Compliance Codes: C: Compliant NC: Non-Compliant; NT: Not triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
			and from the site, may only be carried out between the following hours:	The CEMP, NVMP and CTMP included working hours. No OOHW has been carried out since the last audit.		
	C	C5 (a)	between 7am and 6pm, Mondays to Fridays inclusive; and			
	C	C5 (b)	between 7am and 5pm, Saturdays.			
	C	C5	No work may be carried out on Sundays or public holidays.			
3.6	C	C6	Activities may be undertaken outside of the hours in condition C5 if required:	No out of hours work conducted to date		Not Triggered
	C	C6 (a)	by the Police or a public authority for the delivery of vehicles, plant or materials; or			
	C	C6 (b)	in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or			
	C	C6 (c)	where the works are inaudible at the nearest sensitive receivers; or			
	C	C6 (d)	where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works.			
3.7	C	C7	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	No out of hours work conducted to date		Not Triggered
3.8	C	C8	Rock breaking, rock hammering, sheet piling, pile driving, and similar activities may only be carried out between the following hours:	None		Not Triggered
	C	C8 (a)	9am to 12pm, Monday to Friday;			
	C	C8 (b)	2pm to 5pm Monday to Friday; and			
	C	C8 (c)	9am to 12pm, Saturday.			
3.9	C	C9	Implementation of Management Plans The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	The following plan and sub-plans have been reviewed and updated: - CEMP updated 20/10/19 - Rev. 3 - CNVMSP updated 15/8/19 Rev.2 - CWMSP updated 30/7/19 Rev.2		Compliant

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				<ul style="list-style-type: none"> - CSWMSP updated 1/8/19 Rev. C - FERSP updated 15/8/19 Rev. D <p>It was noted that the CTPMSP Rev.14 remained the same, no changes made since 10/4/19.</p> <p>Previous Non-Compliance 02: The implementation of some of the CEMP process and procedures were not evident, including the following:</p> <ul style="list-style-type: none"> - No evidence provided for management review meetings - No audit schedule provided; and - Environmental performance trend to be included in Monthly Report <p>The previous non-compliance was addressed by the following:</p> <ul style="list-style-type: none"> - Senior Team meeting were conducted on fortnightly- minutes of the meeting sighted; - Corporate Management System Audit Schedule was provided as evidence to close the non-compliance; - Environmental performance trend to were included in Monthly Report; sighted April 2020 monthly report. - Workplace Inspection were conducted weekly. Records were sighted e.g. Workplace Inspection No.43 Environmental Management dated 25/5/2020. - Nepean Redevelopment Weekly Environmental Inspection Checklist dated 25/05/2020. <p>NC is now Closed</p>		

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3.10	C	C10	Construction Traffic All construction vehicles (excluding worker vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping.	Traffic control plan was implemented. No construction vehicles parked on the road.		Compliant
3.11	C	C11	Road Occupancy Licence A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	A ROL has not been required to date.		Not Triggered
3.12	C	C12	SafeWork Requirements To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant Safe Work requirements.	Site fenced and secured, traffic control plan implemented and traffic controllers in place. Pedestrian access and signs in place. Pre-start briefings in place. Sighted SDS for Diesel Fuel (BP Australia) dated 25/5/16, Unleaded 91 (BP Australia) dated 1/9/16 and Premium Unleaded 95 (BP Australia) dated 16/9/16. Previous OFI closed. License for Excavator Operator in place; also, pre-start log book completed 26/11/19. Safety incident – Incident Notification to DPIE was sent on 24 April 2020. Incident - Overturned EWP on 17 April 2020- Incident Report 17 April 2020. SafeWork NSW was notified within the same day as they were onsite doing scaffold inspection. NHR Scaffold Inspection & Handover Tracking Register – Monthly Inspection Report Inspection No 81050 dated 21/5/2020.		Compliant

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3.13	C	C13	Hoarding Requirements The following hoarding requirements must be complied with:	Class A hoarding (2.7 meters) was installed around the site. Near sensitive receiver were installed with plywood for noise control)		Compliant
	C	C13 (a)	no third-party advertising is permitted to be displayed on the subject hoarding/ fencing;	There was no advertising noted around the site fence.		
	C	C13 (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	There was no graffiti noted around the site fence.		
	C	C13 (c)	the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	None on Council land.		
3.14	C	C14	No Obstruction of Public Way The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under and circumstances, unless prior approval has been obtained from the relevant authority. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.	There was no obstruction on public access.		Compliant
3.15	C	C15	Construction Noise Limits The development must be constructed to achieve the construction noise management levels detailed in the <i>Interim Construction Noise Guideline</i> (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	Noise barrier was installed around the Child Care Centre. NVMP has been implemented as well as the noise and vibration monitoring. No noisy works during Stage 2.		Compliant

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3.16	C	C16	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C5.	Subcontractors toolbox talks, and induction included the approved working hours. There was a noise complaint regarding construction vehicles arriving at the site outside approved working hours.		Compliant
3.17	C	C17	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.	CPB had installed audible movement alarm on every moving plant.		Compliant
3.18	C	C18	Any noise generated during construction of the development must not be offensive noise within the meaning of the <i>Protection of the Environment Operations Act 1997</i> or exceed approved noise limits for the site.	Majority of current construction noise was generated from concrete pumping, report from Acoustic Logic were sighted.		Compliant
3.19	C	C19	To provide a noise barrier during works, a Temporary 2.7m high solid noise screen around the perimeter of the child care centre area is to be erected and managed during the demolition and construction.	Noise barrier were installed around the Child Care Centre - window treatment and temporary 2.7m plywood screen were installed and were maintained		Compliant
3.20	C	C20	Vibration Criteria Vibration caused by construction at any residence or structure outside the site must be limited to:	Sighted Vibration Monitoring Reports from Acoustic Logic No.21(23/10/19) and No.26 (27/11/19). Sighted Dust monitoring reports from JBS&G – 25/02/2020 and 16/04/2020		Compliant
	C	C20 (a)	for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and			

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	C	C20 (b)	for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> (DEC, 2006) (as may be updated or replaced from time to time).	Dust and vibration monitoring results reports are posted in the website and are within the limits.		
3.21	C	C21	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 C20.	No vibratory compactors used this reporting period which was after the completion of the excavation works.		Compliant
3.22	C	C22	The limits in conditions C20 and C21 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.	Section 4.2 of the NVMP defined the construction vibration criteria in accordance with ICNG.		Compliant
3.23	C	C23	Detailed Site Investigation Following the demolition of any existing structures, infrastructure and in ground utilities, the Applicant is to carry out further investigation of soil contamination (including within the footprint and immediate surrounds of those structures, infrastructures and utilities prior to undertaking any construction) to address any contamination with regard to the following:	JBS&G conducted the pre-classification of the whole building footprint prior to excavation. There was no reported contamination and soil was classified as VENM. No further assessment required. L006 - Virgin Excavated Natural Material Assessment - main Works Redevelopment, Nepean Hospital Kingswood 2747 by JBS&G dated 4/10/18.		Compliant
	C	C23 (a)	NSW EPA Sampling Design Guidelines;	Section 5.1 includes reference to Guidelines 1995		
	C	C23 (b)	Guidelines for the NSW Site Auditor Scheme (3rd edition) 2017;	Section 5.1 references the Guidelines 2017 and section 5.3.1 includes the guidance on the soil remediation		
	C	C23 (c)	Guidelines for Consultants Reporting on Contamination Sites, 2011; and	Section 5.1 includes reference to Guidelines 2011.		
	C	C23 (d)	The National Environment Protection (Assessment of Contamination) Measure.	Section 5.1 includes reference to Guidelines (2013)		

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3.24	C	C24	The RAP must be updated based on the findings of the further site investigation constructed once existing buildings are demolished on the site.	RAP 16/4/19 (Rev.1). No unexpected finds to date that warrants the update of the RAP. Demolition of the childcare not yet triggered.		Not Triggered
3.25	C	C25	Tree Protection For the duration of the construction works:	No trees within the project footprint that needs to be protected. No street trees have been damaged or removed by the project.		Compliant
	C	C25 (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;			
	C	C25 (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;			
	C	C25 (c)	all trees on the site that are not approved for removal must be suitably protected during construction as per recommendations of the Arboricultural development Assessment Report prepared by Moore Trees Arboricultural Services dated 26/11/18; and			
	C	C25 (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.			

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3.26	C	C26	Dust Minimisation The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Dust gauge monitors where located at Child care centre, oral heath, east block, north block, hope cottage, Drug & Alcohol. Dust monitoring reports refer to project website.		Compliant
3.27	C	C27	During construction, the Applicant must ensure that:	Most of the site access and work area has been sealed. Rumble grid was still onsite. No mud tracking noted. Haul road was free of dust/mud. No dust exceedances and no complaints from neighbouring establishments.		Compliant
	C	C27 (a)	exposed surfaces and stockpiles are suppressed by regular watering;			
	C	C27 (b)	all trucks entering or leaving the site with loads have their loads covered;			
	C	C27 (c)	trucks associated with the development do not track dirt onto the public road network;			
	C	C27 (d)	public roads used by these trucks are kept clean; and			
	C	C27 (e)	land stabilisation works are carried out progressively on site to minimise exposed surfaces.			
3.28	C	C28	Air quality discharges 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.	Dust monitoring results are available on the project website. Plant maintenance register was sighted. During the site inspection there was no equipment/plant emitting bad smoke.		Compliant
3.29	C	C29	Erosion and Sediment Control All erosion and sediment control measures, must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment.	Sighted Main Works Phase 2 Soil and Water Management Plan Issue 1, ALL-0000701 24/2/2020 prepared by Bonacci. Plan was in placed, maintained and implemented. Pit drains were covered with mesh and metal plates Coir logs were installed around the stockpile and expose ground.		Compliant

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3.30		C30	Imported Soil The Applicant must:	No imported soil brought onto the site to date.		Not Triggered
		C30 (a)	ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;			
		C30 (b)	keep accurate records of the volume and type of fill to be used; and			
		C30 (c)	make these records available to the [Department/Certifying Authority] upon request.			
3.31	C	C31	Disposal of Seepage and Stormwater Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the <i>Protection of the Environment Operations Act 1997</i> .	No discharge of stormwater or seepage to date. Stormwater pits were protected		Compliant
3.32	C	C32	Unexpected Finds Protocol - Aboriginal Heritage In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the site included in the 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.	No unexpected finds to date.		Not Triggered

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3.33	C	C33	Unexpected Finds Protocol - Historic Heritage If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the OEH Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of the Heritage Division of the OEH.	No unexpected finds to date.		Not Triggered
3.34	C	C34	Waste Storage and Processing Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Wastes bins onsite and recycling is being managed by Bingo. Waste segregation was implemented on site.		Compliant
3.35	C	C35	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014)	Waste Register was presented and was up to date to April 2020.		Compliant
3.36	C	C36	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.	Trucks leaving the site were covered.		Compliant
3.37	C	C37	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.	Concrete wash bays were used at the site.		Compliant
3.38	C	C38	Handling Asbestos The Applicant is to consult with Safe Work NSW	Asbestos monitoring in place, no asbestos disposed offsite. Records sighted for:		Compliant

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			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.	<ul style="list-style-type: none"> - Airborne Asbestos Fibre Monitoring Report from JBS&G - 21/11/19 - Asbestos monitoring report from JBS&G – 24/10/19 Asbestos were capped within the site as per the RAP. Site Auditor is Senversa.		
3.39	C	C39	Independent Environmental Audit 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 with approval for AQUAS auditors received on the 20/3/19.		Compliant
3.40	C	C40	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.	Audit Program sent to DPIE on 14/3/19 version 2.0 and version 3.1 (final) on 28/3/19.		Compliant
3.41	C	C41	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:	The proponent had complied with the frequency of audits as per SSD condition C41 and the Audit Program approved by DPIE.	Opportunity for Improvement OFI 01: Based on the previous independent audits results, with demonstration of good environmental performance, the auditors recommend reviewing and apply to DPIE a variation or modification of the Audit Program to conduct the next audit in 12 months.	Compliant OFI-01
	C	C41 (a)	An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and	Second audit conducted on the 26 of November 2019. This is the third audit conducted on this project.		
	C	C41 (b)	A subsequent Independent Audit of construction must be undertaken no later than six months from the date of the initial construction Independent Audit.	Subsequent audits were conducted every 6 months from the initial audit. The previous 3 independent audits (including this audit) results had demonstrated a good environmental performance i.e. addressing and closing out of non-compliances, continual		

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				improvements noted on implementation and updating CEMP and implementations of environmental mitigation measures.		
3.42	C	C42	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.	Independent Audits not been required to be undertaken at different times to date.		Not Triggered
3.43	C	C43	Independent Audits of the development must be carried out in accordance with:	Independent Audit was carried out within the required timeframe. Audit report followed the methodology from the IAPAR document.		Compliant
	C	C43 (a)	The Independent Audit Program submitted to the Department and the Certifying Authority under condition C39 of this consent; and			
	C	C43 (b)	The requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018)			
3.44	C	C44	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must:	The second audit was conducted on the 26/11/2019 and the Final Audit Report (Ref. No.AQ1245.02) was submitted by AQUAS to HI on the 17/12/2019. The proponent prepared their response to the audit report and submitted to DPIE on the 24/2/2020. Report and response to the report are both available on the project website.		Compliant
	C	C44 (a)	review and respond to each Independent Audit Report prepared under condition C38 of this consent;			
	C	C44 (b)	submit the response to the Department and the Certifying Authority; and			
	C	C44 (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.			

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3.45	C	C45	Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational audits to cease, where it has been demonstrated to the Planning Secretary's satisfaction that ongoing operational audits are no longer required.	No request to cease the ongoing annual operational audits received to date.		Not Triggered
3.46	C	C46	Incident Notification, Reporting and Response The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.	Safety incident overturned dated 17 April 2020. DPIE was notified on 24 April 2020 within 7 days.		Compliant
3.47		C47	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 1.	Detailed incident report for the overturned EWP was submitted to DPIE on 13 May 2020.		Compliant
3.48	C	C48	Non-compliance Notification The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	Second Audit Final Report dated 17/12/2019 noted 2 Non-Conformances (NCs). However, the notification to DPIE with regards to these NCs were not conducted within 7 days. Due to the holiday break the notification to DPIE was missed. However, the Final Audit Report was submitted to DPIE in February 2020 with the appropriate response to address the non-compliances. A non-compliance was not raised in this audit since the Final Audit Report was already submitted to DPIE as a form or notification. Instead an opportunity for improvement was raised by the auditors	Opportunity for Improvement OFI-02: An opportunity for improvement for the proponent to ensure that all notifications to DPIE must be done within the timeframe required by the SSD conditions.	Compliant OFI-02

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				to ensure future submissions and notifications to DPIE will be conducted.		
3.49		C49	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.	Response from HI to DPIE for the IAR dated 17/12/2019 addressed this requirement.		Compliant
3.50		C50	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Noted. Refer to safety incident C46.		Compliant
3.51	C	C51	Revision of Strategies Plans and Programs Within three months of:	Construction Compliance Report was prepared on 6/12/19 (Rev.3). No incidents reported to date. Independent Audit Report was provided on 17/12/19. Modifications have been approved as per condition A3. Revision of CEMP Notification to CA was conducted on 19 Feb 2020 and to DPIE was also conducted on 19 Feb 2020 through written notification. Previous audit OFI-02: It was suggested that all sub-plans are reviewed as part of the CEMP review. If no changes are required, this should be noted in the document approval table. It was noted that the CTPMSP Rev.14 has not been reviewed since 10/04/19 and no changes were noted in the plan. Indicate in the CEMP document approval table the revision of any subplans, even if no changes are made. Also, the revision number of the CEMP needs to be		Compliant
	C	C51 (a)	the submission of a compliance report under condition B40;			
	C	C51 (b)	the submission of an incident report under condition C46;			
	C	C51 (c)	the submission of an Independent Audit under condition C43;			
	C	C51 (d)	the approval of any modification of the conditions of this consent; or			
	C	C51 (e)	the issue of a direction of the Planning Secretary under condition A2 which requires a review,			
	C	C51	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.			

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				consistent in all pages. This was addressed with the updated CEMP. OFI now closed.		
3.52	C	C52	<p>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.</p> <p><i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i></p>	<p>CEMP revision 2 – 20 Jan 2020.</p> <p>Notification to CA and DPIE was conducted on 19 Feb 2020 through written notification.</p>		Compliant
3.53	C	C53	<p>Operational Noise - Design of Mechanical Plant and Equipment</p> <p>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:</p>	<p>NVMP was updated on the 3/3/2020 revision 3. Plan included noise and vibration controls.</p> <p>Stage 3 Crown Certificate – Nepean Hospital Redevelopment (Stage 1 Tower) Certificate of Design – Acoustics dated 5 February 2020. Clause A2.2 Building Code of Australia</p>		Compliant
	C	C53 (a)	prepared by a suitably qualified person.	Prepared by Acoustic Logic.		
	C	C53 (b)	detail the operational noise and vibration sources and activities, including mechanical plant.	Included in the NVMP section 5.0 Table 6		
	C	C53 (c)	outline all feasible and reasonable noise and vibration mitigation and management measures to be implemented.	Section 7.0 recommendations and Section 9.0 Additional Noise and Vibration control methods.		
	C	C53 (d)	demonstrate that noise levels will not exceed the recommended operational noise levels identified in the Acoustic Assessment Report (Rev 9) prepared by Acoustic Logic dated 15/11/2018.	Section 6.0 Noise impacts - check report against NVMP.		

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ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
	C	C53	The Applicant must incorporate the noise mitigation recommendations in the Acoustic Assessment Report (Rev 9) prepared by Acoustic Logic dated 15/11/2018 into the detailed design drawings.	Noted, design phase is ongoing.		
	C	C53	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.	Noted, design phase is ongoing.		
4	APPENDIX A - WRITTEN NOTIFICATION AND REPORTING					
4.1	Appx	1	A written incident notification addressing the requirements set out below must be emailed to the Department at the following address: compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition C32 or, having given such notification, subsequently forms the view that an incident has not occurred.	<p>No reportable environmental incidents.</p> <p>Safety incident overturned dated 17 April 2020. DPIE was notified on 24 April 2020 within 7 days.</p>		Compliant
4.2	Appx	2	<p>Written notification of an incident must:</p> <ul style="list-style-type: none"> a) identify the development and application number; b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); c) identify how the incident was detected; d) identify when the applicant became aware of the incident; e) identify any actual or potential non-compliance with conditions of consent; 	Detailed incident report for the overturned EWP was submitted to DPIE on 13 May 2020.		Compliant

Audit Compliance Codes: C: Compliant NC: Non-Compliant; NT: Not triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
			f) describe what immediate steps were taken in relation to the incident; g) identify further action(s) that will be taken in relation to the incident; and h) identify a project contact for further communication regarding the incident.			
4.3	Appx	3	Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.	Detailed incident report for the overturned EWP was submitted to DPIE on 13 May 2020.		Compliant
4.4	Appx	4	The Incident Report must include: a) a summary of the incident; b) outcomes of an incident investigation, including identification of the cause of the incident; c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and d) details of any communication with other stakeholders regarding the incident.	Detailed incident report for the overturned EWP was submitted to DPIE on 13 May 2020 complied to these requirements.		Compliant

Appendix E. Audit Photos



Photo 1 – Site notice displayed at project entrance.



Photo 2 – Entrance corridor with rock lining controls.



Photo 3 – Concrete wash bay.



Photo 4 – Rumble grid was maintained.



Photo 5 – Concrete pouring works.



Photo 6 – Formworks



Photo 7 – Concrete trucks



Photo 8 – Sediment controls in place.



Photo 9 – Scaffold Tagged



Photo 10 – Hazardous substances' cage was in place.



Photo 11 – Traffic Control was in place.



Photo 12 – Sediment controls were installed around stormwater pits.

Appendix F. Consultation Records

From: [Hala Fua](#)
To: [Munoz, Ana-Maria](#)
Cc: [Elizabeth.Williamson; "Paul.Isaac@health.nsw.gov.au"; "Mohammad.Ashari@health.nsw.gov.au"; "Robyn.Jarvis@cbre.com"](#)
Subject: RE: Nepean Hospital Development (SSD 8766) Independent Environmental Audit - Consultation
Date: Tuesday, 26 May 2020 12:13:01 PM

Apologies,

The body of the below email references the incorrect condition and consent number highlighted in yellow. I take this opportunity to correct that error and provide the correct condition and consent number, being Condition C43 of Development Consent SSD 8766. I apologise for any initial confusion and inconvenience caused.

Regards,

Hala Fua
Senior Compliance Officer
Planning & Assessment | Department of Planning, Industry and Environment
P (02) 8837 6328 E hala.fua@planning.nsw.gov.au
Locked Bag 5022 | PARRAMATTA NSW 2124
www.dpie.nsw.gov.au



**Planning,
Industry &
Environment**

From: Hala Fua
Sent: Tuesday, 26 May 2020 11:19 AM
To: anamaria.munoz@aquas.com.au
Cc: Elizabeth.Williamson <Elizabeth.Williamson@planning.nsw.gov.au>;
Paul.Isaac@health.nsw.gov.au; Mohammad.Ashari@health.nsw.gov.au; Robyn.Jarvis@cbre.com
Subject: RE: Nepean Hospital Development (SSD 8766) Independent Environmental Audit - Consultation

Hi Ana,

Thank you for consulting with the Department of Planning, Industry and Environment (Department) on the scope of the audit. Please ensure that the audit is conducted in accordance with **Condition C42 of Development Consent SSD 9344**, which requires the audit to be carried out in accordance with the Independent Audit Post Approval Requirements (PARs). As you may be aware, the PARs have recently been updated. The updated PAR's, along with fact sheets, are now available from our website at:
<https://www.planning.nsw.gov.au/Assess-and-Regulate/About-compliance/Compliance-policy-and-guidelines>

If you have any questions, please call me.

Kind regards,

Hala Fua
Senior Compliance Officer
Planning & Assessment | Department of Planning, Industry and Environment
P (02) 8837 6328 E hala.fua@planning.nsw.gov.au
Locked Bag 5022 | PARRAMATTA NSW 2124
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**Planning,
Industry &
Environment**