

## Nepean Hospital Redevelopment Independent Environmental Audit



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

Audit Reference:	<b>AQ1245.04</b>
Audit Organisation:	<b>CPB Contractors</b>
Auditor:	<b>Ana Maria Munoz, Auditor, AQUAS</b>
Date of Audit:	<b>15 April 2021</b>
Draft Report Submitted:	<b>26 April 2021</b>
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Draft	26/04/2021	Draft issue to CBRE for comments	CBRE – Carlo Biaro
Final	03/05/2021	Final version	CBRE – Carlo Biaro

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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: 03/05/2021

Reviewed by:

**ANNABELLE TUNGOL**  
Lead Environmental Auditor

Date: 03/05/2021

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## 1. Executive Summary

CBRE engaged AQUAS to undertake the fourth independent environmental audit during the construction phase of the Nepean Hospital Redevelopment project to verify compliance with the State Significant Development (SSD) 8766 (Modification 4 – dated 1 December 2019) Condition C43.

The audit was conducted by Ana Maria Munoz (AQUAS Auditor) on 15 April 2021 which covered the conditions under Part A, Part B and Part C of the SSD 8766.

The development was progressing with the following construction activities sighted:

- stripping of the scaffold;
- joinery installation;
- brickwork;
- painting of walls and fit-out works;
- installation of fixtures;
- correcting defects;
- installing the lights in the helipad floor; and
- finishing installation of the roof.

Overall, the project is generally compliant to the conditions of Development Consent SSD 8766 with the following key strengths noted:

- The Hospital construction activities were carried out as per the project audit programme and staging report 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 SSD conditions; revisions on the CEMP have been notified to the DPIE;
- Environmental inspections were carried out weekly;
- Communication and disruption notices with the Hospital and stakeholders were undertaken;
- One safety incident was reported to DPIE on the 5 March 2021;
- No complaints were received during the audited period;
- Opportunities for improvements raised in the previous independent environmental audit were recorded and corrective actions implemented;
- Compliance tracking was regularly conducted and reporting sent to DPIE;
- Environmental controls on site have been implemented, including:
  - erosion and sedimentation i.e. drains/pits covered;
  - noise barriers used around sensitive receivers;
  - dust and vibration monitoring reports posted in the website;
  - traffic controls, vehicle and pedestrian access were in place;
  - rumble grid installed at the site exit;
  - wastes segregation was in place; and
  - construction site was secured

No non-compliances were found and one opportunity for improvement was raised during the audit, more details can be found in **Section 5.3** of this report.

Additionally, the opportunities for improvement raised in the previous Independent Environmental Audit (May 2020) were addressed and closed out.

## 2. Introduction

### 2.1 Background

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

- A new clinical services block;
- A new and expanded emergency department;
- Expanded and upgraded medical imaging;
- A new neonatal intensive care unit;
- A new helipad;
- New community health services; and
- Expansion of medical oncology services.

CBRE engaged AQUAS to undertake the fourth independent environmental audit on 15 of April 2021 during construction phase of the Nepean Hospital Redevelopment project to verify compliance with the SSD 8766, condition C43:

Independent Audits of the development must be carried out in accordance with:

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

### 2.2 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	<p>Building structure is 100% completed. Internal works sighted during this audit included:</p> <ul style="list-style-type: none"><li>- stripping of the scaffold;</li><li>- joinery installation;</li><li>- brickwork;</li><li>- painting of walls and fit-out works;</li><li>- installation of fixtures;</li><li>- correcting defects;</li><li>- installing the lights in the helipad floor; and</li><li>- finishing installation of the roof.</li></ul>

### 2.3 Audit Team

Details of the AQUAS environmental auditor(s) for this audit were approved by the Department of Planning, Industry and Environment (DPIE).

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

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

## 2.4 Audit Objectives

The objective of this audit was to undertake the fourth independent environmental audit during construction phase of Nepean Hospital Redevelopment Project in compliance with the SSD 8766 condition C43 and review the following:

- Closing out the previous non-compliances and opportunities for improvement;
- Non-triggered conditions from Part A and Part B;
- Compliance with Part C – During Construction of SSD 8766;
- Incident Management notifications as per SSD 8766, Appendix 1.

## 2.5 Audit Scope

The scope of this audit comprised of the following:

- Review of implementation of management plans:
  - Construction Environmental Management Plan - Revision 5 dated 1 March 2021
  - Construction Traffic and Pedestrian Management Sub-Plan – 16 July 2020
  - Construction Noise and Vibration Management Sub-Plan – 3 March 2020
  - Construction Waste Management Sub-Plan – 1 March 2021
  - Construction Soil and Water Management Sub-Plan – 24 February 2021
  - Flood Emergency Plan – Rev.15 17 June 2020
  - Remedial Action Plan – 5 February 2021
- Site inspection conducted on 15 April 2021;
- Review of environmental site controls and records;
- Interview of site personnel; and
- Consultation with stakeholders.

## 2.6 Audit Period

This was the fourth independent environmental audit carried out by AQUAS on the project which covers the review of environmental documentation and records for the construction works from May 2020 to 15 April 2021 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 (15 April 2021).

## 3. Audit Methodology

### 3.1 Approval of Auditors

Letter from DPIE agreeing to the auditor(s) is attached as **Appendix A**.

### 3.2 Audit scope development

AQUAS developed the audit scope and a checklist based on the Development Consent Conditions SSD 8766. Refer to **Appendix D** of this report.

### 3.3 Audit Process

#### 3.3.1 Opening Meeting

An opening meeting was held on 15 April 2021 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 agenda.

#### 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 the audit following the checklist that was prepared based on the SSD Conditions by interviewing relevant personnel and review of records provided as evidence of compliance; and
- Discussion of identified findings and observations during the site inspection with the project team at the closing meeting.

#### 3.3.3 Closing Meeting

The closing meeting was held on 15 April 2021 at 3:20pm with the project personnel and AQUAS. General feedback and the findings of the audit were discussed during the closing meeting.

AQUAS auditor 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
Richard Valdezate	CPB	Foreman



### 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 controls: vehicle and pedestrian management;
- Roads surroundings the site for dust/mud tracking;
- Stabilised access/egress;
- Dust management;
- Noise and vibration management;
- Site fence/screening;
- Chemical storage;
- Waste management;
- Site signage; and
- General housekeeping.

Few observations were identified during the site inspection. Refer to details of the inspection in section 5.4 of this report and site photos in **Appendix E**.

### 3.6 Consultation

A consultation email was sent in advance of the audit to DPIE, Health Infrastructure and Hospital Representatives to request their feedback about the project and highlight any areas for AQUAS to focus on 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).

The Health Infrastructure Representative indicated that there has been no issues or complaints from anyone to date and CPB kept very good supervision since the last audit. It was requested that during this audit a review to the silt fencing and storm water management is undertaken for the new portion of work along the Parker St. 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.



## 4. Document Review

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

- Construction Environmental Management Plan (CEMP) Rev. 5 – 1/3/2021
- Construction Traffic Pedestrian Management Sub-Plan (CTPMSP) Issue 16 – 16/7/2020
- Construction Noise and Vibration Management Sub-Plan Rev. 3 – 3/3/2020
- Construction Waste Management Plan Rev. 4 – 1/2/2021
- Construction Soil and Water Management Sub-Plan Rev. F – 24/2/2021
- Soil and Water Management Plan by Bonacci Issue 4, ALL-0000701 - 30/7/2020.
- Flood Emergency Response Plan Rev. G – 24/2/2021
- Remedial Action Plan Rev. 3 – 5/2/2021
- Nepean Hospital Redevelopment Detailed Contract Program – 19/03/2021
- Construction Compliance Report (Wolfpeak) No.3 Version 2 – 9/11/2020
- Project Complaints Register 26/04/2020
- Staging Report – Nepean Hospital Redevelopment Stage 1 Revision 15 – 17/6/2020
- BCA Crown Certificate No. CRO- CRO-20062 (Stage 4) – 15/06/2020
- BCA Crown Certificate No. CRO- CRO-21018 (Stage 5) – 8/03/2021
- Monthly Project Report (No. 36) – March 2021
- Asset Assessment Report No. THOD 03 from Tonagh Civil Contractor for Horizontal Directional Drill – 22/2/2021
- Weekly Environmental Inspection Checklists – 1/2/2021, 9/2/2021, 2/4/2021 and 9/4/2021
- Demolition Work Plan by Matt Dalley Demolition – 29/06/2020
- Request for quotation façade and safe access system – 15/11/2019
- Senversa Report from EPA Accredited Site Auditor – 16/08/2019
- Validation Report by JBS&G Ref. No. 54794/127732 Rev.1 – 14/07/2020
- Site Audit Statement and Site Audit Report by Senversa – 29/07/2020
- Compliance Certificate by Star Group for Tower building 1 electrical services - 12/12/2019
- Letter from Sydney Water with notice of requirements for section 73 - 25/10/2018
- Design Certificate Civil from Bonacci - 19/5/2020
- Acoustic Logic Certificate of Design Acoustics 20181654.2/0502A/RD/VF - 5/2/2020
- Acoustic Logic Assessment for the Child Car demolition – 28/10/2020
- Car Parking Design Statement from PTC - 12/6/2020
- S138 Road Act Approval No. EA20/0049 from Penrith City Council - 2/3/2021
- Operator ticket (ADITC Card) Certificate IV in Drilling No.1585 - 19/12/2007
- Asset assessment report No. THOD 03 from Tonagh Civil Contractor for Horizontal Directional Drill, model No. 4020AT - 22/2/2021
- Out of Hours Work Application to HI NO. N01038 – 0025 - 13/11/2020
- Letter box drop for Out of Hours Work - 13/11/2020
- Vibration Monitoring Reports from Acoustic Logic No. 53 (15/06/2020) and No.54 (22/6/2020)
- Dust monitoring reports from JBS&G – 30/11/2020, 24/11/2020 and 3/3/2020
- Remedial Action Plan from JBS&G Rev.3 – 05/02/2021
- Import Materials tracking from Cherrie Civil Engineering - 3/11/2020 to 4/3/2021
- Export Materials tracking - 30/9/2020 to 11/2/2020
- Waste Reports from Bingo for March 2021 and Indigi Bins Australia – 27/01/2021
- Waste Delivery Docket from Bing Waste Services - 5/1/2021
- Airborne Asbestos Fibre Monitoring Report from JBS&G - 21/11/19
- Asbestos monitoring report from JBS&G – 24/10/19

## 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	58
Non-Compliant	0
Not Triggered	19
Total Requirements	77

### 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	10	Compliant – 4
		Non-Compliant – 0
		Not Triggered – 6
Part B – Prior to commencement of Construction	10	Compliant – 8
		Non-Compliant – 0
		Not Triggered – 2
Part C – During Construction Appendix 1 – Incident Notification	57	Compliant – 46
		Non-Compliant – 0
		Not Triggered – 11

### 5.2 Notices, Incidents and Complaints

CPB noted that no agency notices, orders, penalty notices or prosecutions have been issued.

One safety incident was reported in 4 March 2021, incident was notified to DPIE on the 5 March 2021 and SafeWork. Incident investigation was completed and actions recorded.

No complaints were received during the reporting period (May 2020 to April 2021). The Complaints Register was available in the project website. Details about the only complaint received since the start of the project was recorded including the relevant resolution. That complaint was made on the 24 of February 2020 regarding construction traffic in residential streets.

### 5.3 Previous Audit (May 2020) Recommendations

There was no non-compliances raised in the last audit conducted on the 26 May 2020.

The two opportunities for improvement raised in the previous audit were addressed as follows:

OFI No.	SSD Condition	Audit Finding	Follow-up Comments	Status
<b>Opportunities for Improvement</b>				
OFI-01	<b>C41:</b> Independent Environmental Audit	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.	The independent environmental audits frequency and Audit Program was revised to conduct the next audit in 12 months, which is compliant with IAPAR June 2018, Table 1 – Audit Frequency.  Audit programme was revised on the 11 May 2020 (version 4.0) and issued to DPIE on 20 May 2020. Acknowledgment from DPIE was received on 12 June 2020.	<b>Closed</b> 15/04/21
OFI -02	<b>C48:</b> Non-compliance Notification	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.  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.	A review of all conditions with time requirements around notification was carried out in May 2020 to ensure that all notifications to the DPIE are conducted within the timeframe required by the SSD Conditions.  During this audit it was noted that notifications to DPIE were sent within the timeframe required by the SSD Conditions.	<b>Closed</b> 15/04/21

### 5.4 Audit Site Inspection

The site inspection was conducted at 9:30am on 15 April 2021. AQUAS auditor and CPB representatives walked through the construction site, where environmental controls were observed, including:

- Erosion and sediment controls;
- Site signage and site sheds;
- Suitable storage for hazardous materials;
- Traffic management and signage well implemented;
- Street in front of the hospital was free of dust / mud tracking;
- Dust and vibration monitoring reports were posted on website; and
- Skip bins for waste and recycling in various locations.

There were few observations made during the site inspection which were rectified immediately i.e.:

- Maintenance of the silt fence in the ambulance bay area;
- housekeeping and adjustment of silt socks at the western end of North Road; and
- covering of the drain with geo-fabric at the entrance of North Road in front of the store shed.

Please refer to photos of the site inspection in **Appendix E**.

### 5.5 Suitability of Plans and the EMS

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

The Environmental Management System demonstrated good processes in place for induction, training, consultation, communications, environmental monitoring, reporting, incident notification, documentation and record keeping during the project construction activities. No harm to the environment was noted.

### 5.6 Development Past Performance

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

- All the conditions requirements of SSD 8766 have been tracked and monitored;
- Compliance reports were prepared, as required;
- Management plans were reviewed and updated accordingly and submitted to DPIE;
- Noise, vibration and asbestos monitoring was conducted and reports posted in the project website;
- No complaints or disputes were raised during the reporting period;
- Project stages have been completed in accordance with the Staging Report dated 17/6/2020 (Rev.15) which was aligned with the project conditions and approved by the Certifying Authority based on the Crown Certificates timelines.
- Environmental controls were implemented and maintained.

### 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 demonstrated a good environmental performance in compliance with SSD 8766 with no non-compliance raised during this audit and with the following key strengths noted:

- The Hospital construction activities were carried out as per the project audit programme and staging report 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 SSD conditions; revisions on the CEMP have been notified to the DPIE;
- Environmental inspections were carried out weekly;
- Communication and disruption notices with the Hospital and stakeholders were undertaken;
- One safety incident was reported to DPIE on the 5 March 2021;
- No complaints were received during the audited period;
- Opportunities for improvements raised in the previous independent environmental audit were recorded and corrective actions implemented;
- Compliance tracking was regularly conducted and reporting sent to DPIE;
- Environmental controls on site have been implemented, including:
  - erosion and sedimentation i.e. drains/pits covered;
  - noise barriers used around sensitive receivers;
  - dust and vibration monitoring reports posted in the website;
  - traffic controls, vehicle and pedestrian access were in place;
  - rumble grid installed at the site exit;
  - wastes segregation was in place; and
  - construction site was secured

## 6. Recommendations

There were no non-compliances identified during this audit.

The auditor found one opportunity for improvement for the continual improvement of the environmental performance of the project.

OFI Number	Consent Condition Description	Audit Findings	Recommendations
OFI-01	<b>C35:</b> All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014)	It was noted that the waste register has not been updated due to the missing reports from Indigi Bins Australia. Additionally, maintaining the waste register up-to-date is one of the environmental KPIs included in the CEMP Section 2.3: Tracking of waste, implementation of a waste register and Implementation of Waste Sub Plan.	The waste register must be updated and maintained based on the reports received from Indigi Bins and Bingo.

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

## Appendix A. Auditors Approval



Planning &  
Environment

Contact: Kate Moore  
Phone: 02 9274 6095  
Email: [compliance@planning.nsw.gov.au](mailto: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](mailto: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](mailto: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](http://planning.nsw.gov.au)



## Appendix B. Audit Attendance Sheet

### AUDIT ATTENDANCE SHEET



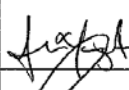
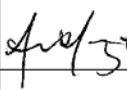




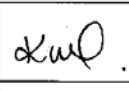
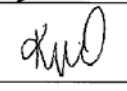
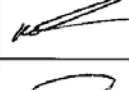
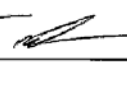
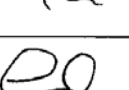
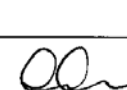
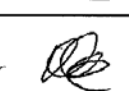





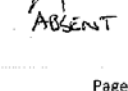




PROJECT: Nepean Hospital AUDIT No.: AQ 1245.04

AUDITEE: CPB & CBRE LEAD AUDITOR: Ana Maria Munoz

MEETING LOCATION: Derby Street, Kingswood - CPB site office

OPENING MEETING DATE AND TIME: 15/04/2021 8:45am

CLOSING MEETING DATE AND TIME: 15/04/2021 3:20pm

NAME	ORGANISATION	POSITION	SIGNATURE	
			OPENING MEETING	CLOSING MEETING
Ana Maria Munoz	AQUAS	Env. Auditor		
Adrian Tunc	Health Infrastructure	Senior PD		
STEPHEN JANSSEN	CBRE	Senior PM		
MARK MITCHELL	CPB	PM		
KARA MILORNIK	CPB	SITE ENGINEER		
MAX ELMES	CPB	S. PROJECT ENG		
Rose Li	HI	Project Coordinator		
Mohammad Ashari	HC	Project Director		
Ranya George	CBRE	Project Manager		
Pat Nancumb	CPB	SHE Manager		
CARLO BIANCO	CBRE	PM - PROJECT MGR.		
MARC VAN HEENST	CPB	CONSTRUCTION DIRECTOR	ABSENT	

Date: 04.06.14

F-02 Audit Attendance Sheet Rev.1.docx

Page: 1 of 1

Uncontrolled when printed

## 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:	26 April 2021

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) 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	<b>PART A - ADMINISTRATIVE CONDITIONS</b>					
1.1	A	A1	<b>Obligation to Minimise Harm to the Environment</b> In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development.	There was no material harm reported to date. The site activities during this audit were bricklayers, fit-out works. Sighted records for weekly environmental inspection on 1/2/2021, 9/2/2021, 2/4/2021 and 9/4/2021. No observations were raised during the site inspection.		Compliant
1.2	A	A2	<b>Terms of Consent</b> 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 3 was approved on the 14/08/19 and Modification 4 on 1/12/19  Plans have been posted in the Health Infrastructure Project website and stamped by DPIE dated 10/10/19.		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	<b>Planning Secretary as Moderator</b> In the event of a dispute between the Applicant and a public parking authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Noted. No disputes to date.		Not Triggered
1.4	A	A9	<b>Legal Notices</b> Any advice or notice to the consent authority must be served on the Planning Secretary.	No legal notices received.		Not Triggered
1.5	A	A11	<b>Staging, Combining and Updating Strategies, Plans and Programs</b> With the approval of the Planning Secretary, the Applicant may:	Staging report was reviewed on the 17/6/2020 - Rev. 15, report was sent to DPIE. Stages have been achieved as per the report.  Review of the CEMP and Sub-plans was undertaken. CEMP Rev.5, dated 1/3/2021 was submitted to the DPIE on 4/3/2021 and published on the website on the 17/3/2021.		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. 15 approved by DPIE on 17/6/2020. Conditions will be		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.	monitored and implemented at each stage, as per the Staging Report.		
1.7	A	A14	<b>Demolition</b> Demolition work must comply with AS 2601-2001 The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans, and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.	Demolition of Child Care was conducted as part of Stage 4 in July 2020. Crown Certificate No. CRO-20062 dated 15/06/2020 (CC4) included demolition of the existing Childcare Centre. Demolition Work Plan prepared Matt Dalley Demolition on the 29/6/2020 referring to the relevant AS 2601 and AS1428.1. Statement of compliance contained within the Plan signed by the Project Manager. Plan was sent to CA (BMG) on the 3/7/2020, sighted email sent through Aconex. Demolition started 6/7/2021.		Compliant
1.8	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
1.9	A	A22 NEW	<b>Temporary Western Façade</b> 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	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

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
			of the section 4.55 modification application (SSD 8766 MOD 2).			
1.10	A	AN1	<b>Advisory Notes</b> 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	<b>PART B - PRIOR TO COMMENCEMENT OF CONSTRUCTION</b>					
2.1	B	B9	<b>Upon completion of each stage of remedial works, in accordance with the Site Audit Report - Staging Plan prepared by JBS&amp;G and dated 12/8/19,</b> the Applicant must submit a Site Audit Report and Section A Site Audit Statement for the relevant part of the site prepared by a NSW EPA accredited Site Auditor. The Site Audit Report and Section A Site Audit Statement must verify the relevant part of the site is suitable for the hospital land use and be provided to the satisfaction of the Certifying Authority.	Senversa Report dated 16/08/2019 from EPA accredited Site Auditor providing interim audit advice on implementation of the RAP sighted. The following records were sighted: - Validation Report Rev.1 dated 14/07/2020 (Ref. No.54794/127732) prepared by JBS&G in accordance with the RAP. - Site Audit Statement certified by Senversa on 29/7/2020. - Site Audit Report for Nepean Hospital, prepared by Senversa, dated 29/7/2020. Sighted approval email dated 23/10/2020 from the Certifier (BMG) for Condition B9 regarding Stage 1 and 2a of the SAS & SAR prepared by NSW EPA Accredited Auditor.		Compliant
2.2	B	B11	<b>Utility and Services</b> Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Staging Report Rev.15 approved by DPIE on 17/06/2020, moved the requirements of B11 and B12 to Stage 5 of the project. Crown Certificate 5 dated 8/3/2021 (CRO-21018) includes letter of offer for gas		Compliant



ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
				<p>meter connection dated 24/8/2020 from Jemena Gas.</p> <p>Letter from Endeavour Energy (20/12/2018) certifying the design drawings 512124A 19/12/2018.</p> <p>Compliance Certificate from Star Group was provided on the 12/12/2019 for Tower building 1 electrical services.</p> <p>Sighted letter from Sydney Water on the 25/10/2018 with notice of requirements for section 73 subdivider/developer compliance certificate. Approval for application on the adjustment of the main sewer was received on the 16/5/2019 from Sydney Water.</p> <p>Sighted correspondence from LHD 22/10/2020 noting that they do not require a new telco service for the Stage 1 tower and will be backing off the existing service that currently service the campus.</p> <p>Approval from Certifier (BMG) for B11 and B12 was received on 23/10/2020.</p>		
2.3	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.	<p>Staging Report Rev.15 approved by DPIE on 17/06/2020, moved the requirements of B11 and B12 to Stage 5 of the project.</p> <p>Crown Certificate 5 dated 8/3/2021 (CRO-21018).</p> <p>Approval from Certifier (BMG) for B11 and B12 was received on 23/10/2020.</p>		Compliant
2.4	B	B28	<p><b>Roads Design and Traffic Facilities</b></p> <p>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</p>	<p>Design Certificate – Civil from Bonacci dated 19/5/2020 indicating that B28 meet the council requirements; certificate is included in CC4 CRO-20062 dated 15/6/2020.</p>		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
			must be obtained prior to the commencement of road or pavement construction works.	Note: current site access road was constructed under separate approval (REF 004_2019).		
2.5	B	B30	<b>Operational Noise - Design of Mechanical Plant and Equipment</b> Prior to commencement of construction, the Applicant must incorporate the noise mitigation recommendations in the 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.	Letter from Acoustic Logic, dated 05/02/2020, confirms certification of the design in accordance with this Condition and the Acoustic Assessment Rev 9. Presented Acoustic Logic Certificate of Design Acoustics dated 5/2/2020 – 20181654.2/0502A/RD/VF  This was approved as part of CC3 dated 27/2/2020 item No.15.		Compliant
2.6	B	B37	<b>Car Parking and Service Vehicle Layout</b> Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction:	Drawings submitted as part of CTPMSP for Crown Certificate application prepared by Bonacci Group 28/4/2020. CC1 issued by the Certifying Authority on 02/05/2020.		Compliant
	B	B37 (a)	all vehicles must enter and leave the Site in a forward direction;	Car Parking Design Statement from PTC dated 12/6/2020 submitted as part of CC4 dated 15/6/2020 approved by BMG 12/6/2020.		
	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;			
2.7	B	B38	<b>Bicycle Parking and End-of-trip Facilities</b> Compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction:	Condition not triggered until stage 6 works (completion on Q4 2021), this is included in the Staging Report (Rev.15 – 17/6/2020).		Not Triggered
	B	B38 (a)	the provision of a minimum 25 bicycle parking space			

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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;			
	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			
2.8	B	B39	<b>Public Domain Works</b> 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.	Approval from Penrith City Council on 2/3/2021 was sighted – S138 Road Act Approval No. EA20/0049 for public domain works in Somerset Street, Kingswood associated with the Nepean Hospital Redevelopment at 35 Derby Street, Kingswood. Documentation was sent to CA (BMG) and approved 5/3/2021.		Compliant
2.9		B42	<b>Compliance Reporting</b> The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done.	Sighted Compliance Construction Report (CCR_3) prepared by Wolfpeak dated 9/11/2020 Version 2.0 for May 2020 to November 2020. Report submitted to DPIE on the 17/11/2020 and posted in the project website 15/1/2021. Certifier notification was sent on the 18/11/2020. CCR_4 is currently in draft April 2021.		Compliant
2.10	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	No request to cease the ongoing annual operational compliance reports received to date.		Not Triggered

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ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
			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.			
3.0	<b>PART C - DURING CONSTRUCTION</b>					
3.1	C	C1	<b>Approved Plans on Site</b> A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.	Approved plans were electronically available on Aconex, website and hard copies on site. CEMP Rev.5 dated 1/3/2021.		Compliant
3.2	C	C2	<b>Site Notice</b> 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.		
	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			



ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
			construction/ noise complaint must be displayed on the site notice; and			
	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	<b>Operation of Plant and Equipment</b> All plant and equipment used on site, or to monitor the performance of the development must be:	Sighted plant pre-start operational checklist completed by Tonagh Contractor on the Directional Drill (Vermeer) serial number: D20x22.		Compliant
	C	C3 (a)	maintained in a proper and efficient condition; and	The operator ticket was also checked Certificate IV in Drilling No.1585 issued 19/12/2007 – ADITC Card.		
	C	C3 (b)	operated in a proper and efficient manner.	Asset assessment report No. THOD 03 from Tonagh Civil Contractor for Horizontal Directional Drill, model no. 4020AT completed 22/2/2021 by the site engineer.		
3.4	C	C4	<b>Demolition</b> Demolition work must comply with <i>Australian Standard AS 2601-2001</i> The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans, and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.	Demolition of Child Care was conducted as part of Stage 4 in July 2020. Crown Certificate No. CRO-20062 dated 15/06/2020 (CC4) included demolition of the existing Childcare Centre. Demolition Work Plan prepared Matt Dalley Demolition on the 29/6/2020 referring to the relevant AS 2601 and AS1428.1. Statement of compliance contained within the Plan signed by the Project Manager. Plan was sent to CA (BMG) on the 3/7/2020, sighted email sent through Aconex. Demolition started 6/7/2021.		Compliant
3.5	C	C5	<b>Construction Hours</b> Construction, including the delivery of materials to	The CEMP, NVMP and CTMP included working hours. Site induction presentation		Compliant


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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:	<p>Rev.6 dated 26/2/2021 includes a slide on construction hours.</p> <p>Some works were conducted outside the construction hours. Sighted OOHW application to HI NO. N01038 – 0025 sent 13/11/2020 and approval was granted by HI on the same day.</p> <p>Letter box drop was prepared on the 13/11/2020 indicating that floor preparation and painting works on the Sundays in Nov and Dec 2020.</p> <p>Same works were required during January and February 2021. OOHW application was sent to HI on the 14/1/2021.</p>		
	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:	<p>Out of Hours Protocol was followed for the example above.</p> <p>OOHW application to HI NO. N01038 – 0025 sent 13/11/2020 and approval was granted by HI on the same day.</p> <p>Second OOHW application during January and February 2021 was sent to HI on the 14/1/2021.</p>		Compliant
	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.	Letter box drop was prepared on the 13/11/2020 indicating that floor preparation and painting works on the Sundays in Nov and Dec 2020. That was sent to all residents.		Compliant
3.8	C	C8	Rock breaking, rock hammering, sheet piling, pile driving, and similar activities may only be carried out between the following hours:	During the demolition of the child care rock-breaking works were carried out during those hours and timber hoarding		Compliant

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ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
	C	C8 (a)	9am to 12pm, Monday to Friday;	was put in place and kept until now. Refer to photos.		
	C	C8 (b)	2pm to 5pm Monday to Friday; and			
	C	C8 (c)	9am to 12pm, Saturday.			
3.9	C	C9	<b>Implementation of Management Plans</b> The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	The following plan and sub-plans have been reviewed, updated and implemented on site: <ul style="list-style-type: none"> <li>- CEMP updated 1/3/21 - Rev. 5</li> <li>- CNVMSP updated 3/3/2020 Rev.3</li> <li>- CWMSP updated 1/2/2021 Rev.4</li> <li>- CSWMSP updated 24/2/2020 Rev. F</li> <li>- FERSP updated 24/2/2021 Rev. G</li> <li>- CTPMSP updated 16/7/2020 Issue 16</li> <li>- Remedial Action Plan 5/2/2021 Rev.3</li> </ul>		Compliant
3.10	C	C10	<b>Construction Traffic</b> All construction vehicles (excluding worker vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping.	Traffic control plan and vehicle management plan were implemented. No construction vehicles parked on the road.		Compliant
3.11	C	C11	<b>Road Occupancy Licence</b> A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	A ROL has not been required to date.		Not Triggered
3.12	C	C12	<b>SafeWork Requirements</b> To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant Safe Work requirements.	Site fenced and secured, traffic control plan implemented and traffic controllers in place. Pedestrian access and signs in place. Pre-start briefings in place. Security Cameras around the site and security guard patrol from 5pm to 7am. Safety Incident was notified to SafeWork, refer to Section 4 of this checklist.		Compliant

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ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
3.13	C	C13	<b>Hoarding Requirements</b> The following hoarding requirements must be complied with:	Class A hoarding (2.7 meters) was installed around the site. Near sensitive receiver (doctors accommodation and D&A area) were installed with plywood.  		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	<b>No Obstruction of Public Way</b> The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under and circumstances, unless prior approval has been obtained from the relevant authority. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.	There was no obstruction on public access.		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
3.15	C	C15	<b>Construction Noise Limits</b> The development must be constructed to achieve the construction noise management levels detailed in the <i>Interim Construction Noise Guideline</i> (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	Noise barrier was installed between Gate 1 and Gate 2 (eastern side). NVMP has been implemented as well as the noise and vibration monitoring.  During demolition of the child care – Acoustic Logic provided an assessment on the 28/10/2020 indicating that the minor construction works (demo of the child care) will not exceed the noise or vibration level.		Compliant
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. Sighted site induction presentation.		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. Trucks used onsite installed with “quacker” movement alarms.		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.	There have been no noise exceedances or noise complaints in response to construction vehicles arriving at the site outside approved working hours.		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 installed between Gate 1 and 2 and has been maintained.		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
3.20	C	C20	<b>Vibration Criteria</b> Vibration caused by construction at any residence or structure outside the site must be limited to:	Sighted Vibration Monitoring Reports from Acoustic Logic No. 53 (15/06/2020) and No.26 (22/6/2020). More details on the report. Sighted Dust monitoring reports from JBS&G, sighted examples for 30/11/2020, 24/11/2020 and 3/3/2020 with no exceedances. Dust and vibration monitoring results reports are posted in the project website and are within the limits. No exceedances observed.		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			
	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).			
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.	Vibratory compactors used during demolition of child care were not closer than 30 meters from residential building. Sighted Acoustic Logic assessment dated 28/10/2020 Ref. 20181654.3/ 2810A/ RO/ AR indicating that the proposed activities will not produce vibration levels with potential to cause structural damage at nearby receivers as hydraulic hammers and sheet piling were not used.		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	<b>Detailed Site Investigation</b> 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	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. Further assessment following demolition of the Childcare was undertaken by JBS&G		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
			any construction) to address any contamination with regard to the following:	on 24/7/2020. Sampling and analysis is completed in accordance with the requirements of the RAP. Concentrations of contaminants (including asbestos) were below the site validation criteria in the RAP and considered suitable for the proposed land use without further remediation or management.		
	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)		
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.	Remedial Action Plan Rev. 3 – 5/2/2021. After demolition of the childcare the RAP as it currently stands adequately addresses the known contamination issues at the site.		Compliant
3.25	C	C25	<b>Tree Protection</b> For the duration of the construction works:	No trees within the project footprint that needs to be protected.		Not Triggered
	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;	No street trees have been damaged or removed by the project.		
	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;			

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	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.			
3.26	C	C26	<b>Dust Minimisation</b> The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	During the child care centre demolition, water spray was put in place (trucks and people) and dust monitoring reports produced and posted in the project website. Dust monitors were located in that area (Jul-Nov 2020). After those works were completed, gravel was put in place in that area - ambulance bay – refer to the photos. Weekly cleaning of the site.		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 at the exit. No mud tracking noted. Roads were free of dust/mud – refer to photos 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;			


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	C27 (c)	trucks associated with the development do not track dirt onto the public road network;	Records of dust monitoring included in dust monitoring register and uploaded to project website.		
	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	<b>Air quality discharges</b> 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. During the site inspection there was no equipment/plant emitting bad smoke.		Compliant
3.29	C	C29	<b>Erosion and Sediment Control</b> All erosion and sediment control measures, must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment.	Sighted Main Works Phase 3 Soil and Water Management Plan Issue 4, ALL-0000701 30/7/2020 prepared by Bonacci. Plan was in place, maintained and implemented. Pit drains were covered with mesh and metal plates – refer to photos. Toolbox talk was conducted on environmental controls including erosion and sediment control on 04/06/2020 and 05/06/2020.		Compliant
3.30		C30	<b>Imported Soil</b> The Applicant must:	The following records were sighted: - Import Materials tracking from Cherrie Civil Engineering from 3/11/2020 to 4/3/2021. Material was used to back-fill the ambulance bay area. - Export Materials tracking 30/9/2020 to 11/2/2020.		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.			

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
3.31	C	C31	<b>Disposal of Seepage and Stormwater</b> Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the <i>Protection of the Environment Operations Act 1997</i> .	No discharge of stormwater or seepage to date. Stormwater pits were protected and connection has not been completed. Toolbox talk was conducted on environmental controls including management of seepage and stormwater on 04/06/2020 and 05/06/2020.		Compliant
3.32	C	C32	<b>Unexpected Finds Protocol - Aboriginal Heritage</b> In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and OEH to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of OEH.	No unexpected finds to date.		Not Triggered
3.33	C	C33	<b>Unexpected Finds Protocol - Historic Heritage</b> If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the OEH Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the	No unexpected finds to date.		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
			written approval of the Heritage Division of the OEH.			
3.34	C	C34	<b>Waste Storage and Processing</b> 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.	Waste bins onsite and recycling is being managed by licensed general waste subcontractor 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 Report from Bingo for March 2021 and from Indigi Bins Australia for January, received 27/01/2021 were sighted. However, February and other previous reports from Indigi have not been received. It was indicated that the waste register has not been updated due to the missing reports from Indigi Bins and lack of resources. It was noted that maintaining the waste register up-to-date is a requirement of the CEMP Section 2.3: KPI No.5: Tracking of waste, implementation of a waste register and implementation of Waste Sub Plan. Waste register needs to be updated.	<b>OFI-01:</b> Waste register has not been updated based on the reports received from Indigi Bins and Bingo. Register must be updated and maintained.	Compliant



ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
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 covered the loads. No trucks sighted during the site inspection. Sighted docket from Bingo Waste Services 5/1/2021 including quantities going to Eastern Creek Ecology Park. The name at Eastern Creek was changed following the acquisition of Dial-A-Dump (EC) by Bingo. The Waste Management Plan refers to Dial-A-Dump Licensed waste facility - License numbers for Dial-A-Dump (EC) Pty Ltd are: 20121 and 13426.		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.	No concrete works were being undertaken at the time of the site inspection. Note: Concrete wash bays were used at the site. Excess concrete is pumped into a bin lined with plastic acting as a mould. Once dry, this is emptied into the recycling concrete bin.		Not triggered
3.38	C	C38	<b>Handling Asbestos</b> The Applicant is to consult with Safe Work NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – 'Transportation and management of asbestos waste' must also be complied with.	No notification required for asbestos. No asbestos disposed offsite. Asbestos monitoring was in place and records sighted during 2019 for: - 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. Long Term Asbestos Management Plan Rev. 2 dated 15 June 2020 Ref. No. 54794/127732 prepared by JBS&G.		Compliant
3.39	C	C39	<b>Independent Environmental Audit</b> Proposed independent auditors must be agreed to	Letter from DPIE with approval for AQUAS auditors received on the 20/3/19.		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
			in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.			
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.	Independent Audit Program was revised on the 11/05/2020 - Rev.4 provided an updated audit schedule.		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 conditions.		Compliant
	C	C41 (a)	An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and	Initial environmental audit was undertaken 13/06/2019.		
	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.	Second audit was conducted on the 26/11/2019 and the third audit conducted on 26/5/2020. This is the fourth audit and as per the audit program was conducted within 12 months.		
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		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
	C	C43 (a)	The Independent Audit Program submitted to the Department and the Certifying Authority under condition C39 of this consent; and	followed the methodology from the IAPAR document.		
	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:	Last audit (No.3) was conducted on the 26/5/2020 and the Final Audit Report (Ref. No.AQ1245.03) issued on the 19/6/2020. The proponent prepared their response to the audit report and submitted to DPIE on the 23/06/2020. 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.			
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	<b>Incident Notification, Reporting and Response</b> The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number	One safety incident happened on the 4 March 2021 at 2.50pm. A Quad Dog trailer roll over during unloading of road base in the ambulance bay. Incident was reported to DPIE on 5 March 2021 at 10.58am.		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 the name of the development if it has one), and set out the location and nature of the incident.	Notification refers to the SSD 8776, location Nepean compound (Map attached) and nature of the incident.		
3.47		C47	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 1.	Incident investigation was completed and notified on the 12/3/2021.		Compliant
3.48	C	C48	<b>Non-compliance Notification</b> The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	No non-compliances raised in the last audit.		Not triggered
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.	No non-compliances raised in the last audit		Not triggered
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.		Not triggered
3.51	C	C51	<b>Revision of Strategies Plans and Programs</b> Within three months of:	Construction Compliance Report No.3 was prepared on 9/11/2020 (Rev.3). No incidents reported to date. Independent Audit Report was provided on 19/6/2020. Modifications have been approved as per condition A3.		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;			

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	C51 (d)	the approval of any modification of the conditions of this consent; or	Revision of CEMP was undertaken in the 1/3/2021 Notification to CA was conducted on 28/1/2021 and to DPIE was also conducted on 28/1/2021 through written notification. Revised CEMP were issued on the 4/3/2021.		
	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.			
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 Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary 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>Review of the CEMP and Sub-plans was undertaken. CEMP Rev.5, dated 1/3/2021 was submitted to the DPIE on 4/3/2021 and published on the website on the 17/3/2021.</p> <p>Sighted email on the 28/1/2021 notifying the CA (BMG) about the revision of the CEMP (Rev.5).</p>		Compliant
3.53	C	C53	<p><b>Operational Noise - Design of Mechanical Plant and Equipment</b></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>Impact Assessment from Acoustics Logic dated 30/10/2020 was received to comply with C53.</p> <p>Operational noise and vibration impact assessment completed by Acoustic Logic was submitted to the Certifying Authority on the 4/11/2020 and they approved it on the same day.</p> <p>Assessment sent to DPIE 5/11/2021 response received 12/11/2020.</p>		Compliant
	C	C53 (a)	prepared by a suitably qualified person.	Prepared by Acoustic Logic.		

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	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.		
	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.	Operational noise and vibration impact assessment completed by Acoustic Logic was submitted to the Certifying Authority on the 4/11/2020 and they approved it on the same day.		
	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.	Operational noise and vibration impact assessment completed by Acoustic Logic was submitted to the Certifying Authority on the 4/11/2020 and they approved it on the same day.		
<b>4</b>	<b>APPENDIX A - WRITTEN NOTIFICATION AND REPORTING</b>					
4.1	Appx	1	A written incident notification addressing the requirements set out below must be emailed to the Department at the following address: compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition C32 or, having given such notification, subsequently forms the view that an incident has not occurred.	A safety incident happened on the 4/3/2021 (2.50pm) re. Quad Dog trailer roll over during unloading of road base in the ambulance bay. Incident was reported to DPIE on 5/3/2021 at 10.58am. Notification refers to the SSD 8776, location Nepean compound (with a Map attached).		Compliant
4.2	Appx	2	Written notification of an incident must: a) identify the development and application number;	Incident notification included: Reference to SSD 8776, Date 4/3/2021, time: 2:50pm, location: site compound,		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
			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; 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.	incident details, immediate actions were established an exclusion zone. Project contact was included as HI Representative (Rachel Mitchell).		
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 further reports as request	Detailed incident investigation report was provided to DPIE 19/3/2021.		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; 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.	Report included: - Detailed description of incident - Contributing Factors: tipping area on ramp, poor visibility to driver, spotter did not identify hazard, supervision required. - Recommendations: toolbox (conducted 5/3/2021 signed by various trades), designated tipping area, SWMS reviewed, supervision and communication. - Incident was reported immediately to CPB and to Safework Ref: 2-166053		Compliant



## Appendix E. Audit Photos



**Photo 1 – Ambulance bay with rock lining controls**



**Photo 2 – Entrance clean and tidy**



**Photo 3 – Traffic Control was in place**



**Photo 4 – Somerset street free of dust and mud**





Photo 5 – Sediment controls in place around stormwater pits



Photo 6 – Scaffold stripping works



Photo 7 – Hazardous substances' cage was in place



Photo 8 – Directional drilling works with sediment controls





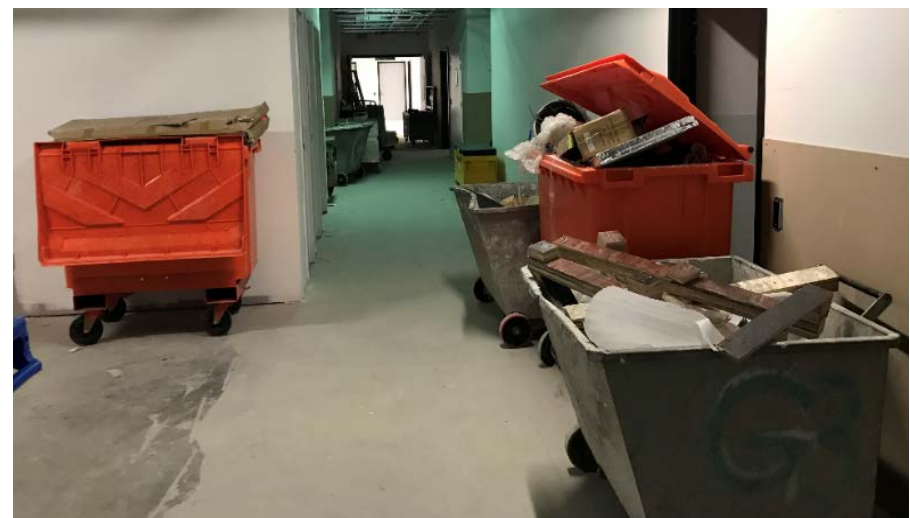
**Photo 9 – Drain with geo-fabric at the entrance of North Road**



**Photo 10 – Adjustment of silt socks at the western end of North Road**



**Photo 11 – Slit fence rectified in the ambulance bay area**



**Photo 12 – Waste segregation inside the building**





Photo 13 – Bingo waste skip bin in place



Photo 14 – Rumble grid was in place at the site entrance



Photo 15 – Installation of lights at the Helipad



Photo 16 – Defects works carried out at Level 1 ICU area

## Appendix F. Consultation Records

### Email from DPIE

**From:** [Alex McGuirk](#)  
**To:** [Munoz, Ana-Maria](#)  
**Cc:** [Biaro, Carlo](#)  
**Subject:** RE: Nepean Hospital (SSD 8766) Independent Environmental Audit - Consultation  
**Date:** Thursday, 25 March 2021 1:00:26 PM

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Hi Ana Maria,

Thank you for consulting with the Department of Planning, Industry and Environment (Department) on the scope of the audit.

Please ensure the audit is 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 (2018).

If you have any questions, please do not hesitate to contact me,

**Alex McGuirk**

**Senior Compliance Officer**

Planning & Assessment | Department of Planning, Industry and Environment

Locked Bag 5022 | PARRAMATTA NSW 2124

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



**Planning,  
Industry &  
Environment**

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**From:** Munoz, Ana-Maria <[anamaria.munoz@aquas.com.au](mailto:anamaria.munoz@aquas.com.au)>  
**Sent:** Wednesday, 24 March 2021 1:18 PM  
**To:** DPE PSVC Compliance Mailbox <[compliance@planning.nsw.gov.au](mailto:compliance@planning.nsw.gov.au)>  
**Cc:** Biaro, Carlo @ Sydney <[Carlo.Biaro@cbre.com](mailto:Carlo.Biaro@cbre.com)>  
**Subject:** Nepean Hospital (SSD 8766) Independent Environmental Audit - Consultation

Hi there,

Health Infrastructure NSW have engaged AQUAS to undertake the Independent Environmental Audit (IEA) of the Nepean Hospital Redevelopment project.

The audit is a requirement of the Development Consent SSD 8766 and will be conducted on Thursday 15 April 2021.

I kindly ask, if you have any feedback for us in relation to the project construction activities and how they have impacted the work environment, if there are any positive comments or concerns, or specific areas where you would like us to focus during the environmental review e.g. noise and vibration, air and dust controls, waste management, community consultation/communication, traffic management, etc.

Any feedback or commentary would be appreciated.

Thank you and regards,

## Email from Health Infrastructure

**From:** [Mohammad Ashari \(Health Infrastructure\)](#)  
**To:** [Munoz, Ana-Maria](#); [Paul Isaac \(Nepean Blue Mountains LHD\)](#)  
**Cc:** [Adrian Timp \(Health Infrastructure\)](#)  
**Subject:** RE: Nepean Hospital (SSD 8766) Independent Environmental Audit - Consultation  
**Date:** Tuesday, 13 April 2021 10:34:06 AM

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Hi Ana Maria,

Thanks for reaching out.

In terms of the CPB's Main Site (along the Somerset St.), we had no issues/complaint from anyone to date. They kept the very good supervision since your last inspection/audit.

There is a new portion of work that CPB is managing for us along the Parker St for HV ARRP project which we had some hiccups earlier this year with their subcontractors regarding the silt fencing and storm water management. I really appreciate if you can put some time aside and audit their current systems in place to ensure they are in full compliance.

Kind Regards,

**Mohammad Ashari**

Project Director | **Health Infrastructure**

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