

Nepean Hospital Redevelopment Independent Environmental Audit



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

Audit Reference:	AQ1245.05
Audit Organisation:	CPB Contractors
Auditor:	Ana Maria Munoz, Auditor, AQUAS
Date of Audit:	7 April 2022
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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: 2/05/2022

Reviewed by:

ANNABELLE TUNGOL
Lead Environmental Auditor

Date: 2/05/2022

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1. Executive Summary

This independent audit was completed to assess the compliance of Nepean Hospital Redevelopment project with the requirements of Development Consent SSD 8766 (Modification 5 – 14 October 2021).

This is the fifth independent environmental audit and was conducted by Ana Maria Munoz (AQUAS Lead Auditor) on 7 April 2022 which covered the conditions under Part C -During Construction and Part D- Prior to Occupation of the SSD 8766.

The development progressed in accordance with the Staging Report prepared by Wolfpeak, Revision 17a dated 9 February 2022. The current construction activities corresponded to Stage 6 and 7. The main tower was handed over to the Hospital Representatives in February 2022 and the remaining construction works are close to completion. The proposed date for the Hospital operations and open to the public will be on 10 May 2022.

The following construction activities were sighted during this audit:

- Installation of fixtures on Level 5 and 7;
- External works, landscaping and installation of signages;
- Link bridge works on Level 1; and
- Maternity access drop-off.

Overall, the project was found to be compliant to the conditions of Development Consent SSD 8766 with the following key strengths noted:

- The main tower 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;
- A Compliance Tracking Register was maintained, and compliance reports were sent to DPE;
- Environmental inspections were carried out weekly;
- Consultations and communications i.e. disruption notices were actively undertaken with stakeholders;
- No complaints and no incidents were recorded during this audited period;
- The opportunity for improvement raised in the previous independent environmental audit was addressed and corrective actions were implemented;
- Implementation of environmental controls on site were noted:
 - erosion and sedimentation controls around the site boundary, covering of pits drains, deployment of street sweeper, as necessary;
 - no mud tracking observed on the road;
 - traffic controls were implemented as per the Traffic Control Plans (TCP);
 - wastes segregation was in place; and
 - construction site was secured.

There was one non-compliance raised during this audit against condition C51:

NC-01 - Condition 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. During this audit it was noted that revisions of the Construction Environmental Management Plan (CEMP) and sub-plans were not notified to the Certifying Authority in writing after the reviews were carried out.

More details can be found in **Section 5.3** of this report.

2. Introduction

2.1 Background

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

The proponent engaged AQUAS to undertake this fifth independent environmental audit on 7 of April 2022 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. Main tower was handed over in February 2022 to Health and Hospital Representatives.</p> <p>Construction activities sighted during this audit included:</p> <ul style="list-style-type: none">- Installation of fixtures on Level 5 and 7;- External works, landscaping and installation of signage;- Link bridge works on Level 1; and- Maternity access drop-off.

2.3 Audit Team

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

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 fifth independent environmental audit focused on the construction phase and prior to occupation requirements of Nepean Hospital Redevelopment Project in compliance with the SSD 8766 condition C43 and review the following:

- Closing out the previous opportunities for improvement;
- Non-triggered conditions from Part A and Part B;
- Compliance with Part C (During Construction) and Part D (Prior to Occupation) of SSD 8766;
- Incident Management notifications as per SSD 8766, Appendix 1.

2.5 Audit Scope

The scope of this audit comprised of the review of the project compliance against SSD 8766 Mod-5 Conditions Parts C and D, including the following:

- Review of implementation of management plans:
 - Construction Environmental Management Plan updated 15/3/2022 - Rev. 8
 - Construction Noise and Vibration Management Sub Plan updated 3/3/2020 Rev.3
 - Construction Waste Management Sub Plan updated 1/3/2021 Rev.4
 - Construction Soil and Water Management Sub Plan updated 24/2/2021 Rev. F
 - Flood and Emergency Response Management Sub Plan updated 24/2/2021 Rev. G
 - Construction Traffic and Pedestrian Management Sub Plan updated 16/7/2020 Issue 16
 - Remedial Action Plan 5/2/2021 Rev.3
- Site inspection conducted on 7 April 2022;
- Review of environmental site controls and records;
- Interview of site personnel; and
- Consultation with stakeholders.

2.6 Audit Period

This was the fifth independent environmental audit carried out by AQUAS on the project which covers the review of environmental documentation and records for the construction works from April 2021 to 7 April 2022 only.

It should be noted that this report is based on the result of sampling and supplied documentation/records provided by the auditee, as well as site activities sighted on the day of audit inspection on 7 April 2022.

3. Audit Methodology

3.1 Approval of Auditors

Letter from DPE 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 Project Development Consent Conditions SSD 8766 Mod-5. Refer to **Appendix D** of this report.

3.3 Audit Process

3.3.1 Opening Meeting

An opening meeting was held on 7 April 2022 at 8:40am with the project personnel from CPB, CBRE, HI 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 current status of the works;
- Staging of works per the Staging Report;
- Occurrence of any environmental incidents and compliants; 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 Mod-5;
- Site inspection to review implementation of mitigation measures and environmental controls;
- Conduct of the audit following the checklist prepared in accordance with the SSD Conditions through interviews with project personnel and review of records provided as evidence of compliance; and
- Preparation of identified findings and any actions noted during site inspection for discussion during closing meeting;
- Review of records provided by the Proponent and contractor after the conduct of site inspection and interview with personnel;
- Submission of draft audit report to the Proponent for their review and their response to the audit findings; and
- Submission of final report to the Proponent for their submission to DPIE and to be posted on the Project website.

3.3.3 Closing Meeting

The closing meeting was held on 7 April 2022 at 2:00pm with the representatives of CPB, CBRE, HI and AQUAS. General feedback was provided, and the findings of the audit were discussed during the closing meeting.

The 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
Max Elmes	CPB	Project Manager
Pat Newcombe	CPB	SHE Manager

3.5 Details of Site Inspection

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

- Erosion and sedimentation controls including sediment fences and controls around pits;
- Site access and egress;
- Road surroundings the site for dust/mud tracks;
- Waste management;
- Site security, fences and screens;
- Traffic management controls;
- Soil and water management;
- Site signage;
- Chemical storage; and
- General housekeeping.

No issues were identified during the site inspection. Photos taken during the site inspection are included in **Appendix E**.

3.6 Consultation

Consultations via email were conducted with DPE and Health Infrastructure in advance of the audit, to request feedback about the project and any focus areas to be reviewed by AQUAS during this audit.

The Department 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). Additionally, DPE indicated the audit shall ensure:

- The environmental performance of the development is assessed, including but not limited to actual versus predicted impacts. Refer to section 5.7.
- A high-level assessment of the environmental management plans is included. Refer to section 5.5
- Matters considered relevant to this audit i.e.:
 - a. Communication of compliance obligations to relevant contractors;
 - b. Provision of required information on the project website;
 - c. Ongoing consultation with affected community; and
 - d. Notification of incidents and non-compliances to the Department.

3.6.a Communication of Compliance Obligations

CPB indicated that a copy of the Development Consent Conditions SSDA 8766 was provided to all contractors during the onboarding process. Evidence was sighted for Polyseal Waterproof Technologies (PWT) Contractor; the contract was executed on the 5 May 2020 between CPB and PWT, and for O'Landscapes Contractor signed on the 31 May 2021.

3.6.b Information on the project website

Nepean Redevelopment Project website was sighted during the audit, and it was verified that requirements from condition A20 – Access to Information have been posted and documentation were easily found.

A suggestion was made for all the Approved Plans to be posted in one location. It was noted that some were posted in the Health Infrastructure website and the others in the NSW Planning Portal website under Modification 2 - Design Refinements.

3.6.c Consultation with Community

Active consultation and communications have been undertaken with Penrith City Council and the community including the issue of disruption notices. Evidence was sighted including: Communications Working Group Meeting on the 25 February 2022, Open Day flyer, Community Engagement Plan dated 25 February 2022, Consumer Consultation Committee Working Group on the 24 March 2022 and poster on Instagram for Guided Tour before the Open Day.

3.6.d Notification of Incidents and Non-compliances

No incidents were reported, and no complaints were received during the audited period.

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

3.7 Audit Compliance Status Descriptors

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

Status 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. 8 – 15/3/2022
- 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 – 1/3/2021
- 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 – 22/03/2022
- Construction Compliance Report (Wolfpeak) No.4 Version 2 – 18/5/2021
- Construction Compliance Report (Wolfpeak) No.5 Revision 2 – 19/11/2021
- Project Complaints Register 26/04/2020
- Staging Report – Nepean Hospital Redevelopment Stage 1 Revision 17b – 24/3/2022
- BCA Crown Certificate No. CRO- CRO-21038 (Stage 6) – 8/07/2021
- BCA Partial Completion Certificate BCAC-22012 – 14/02/2022
- Modification of Development Consent SSD-8766-Mod-5 Minor design refinements – 14/10/2021
- Weekly Environmental Inspection Checklists – 20/1/2022, 17/2/2022, 30/3/2022 and 6/4/2022
- Asset Inspection Report – Mobile Plant – 10/3/2022
- Plant Risk Assessment Form – 10/3/2022
- Project Safety Rules Induction Presentation – 04/2021
- Project Induction Attendance Register – 4/4/2022
- Health and safety Induction Record for Electrician – 4/4/2022
- Dust monitoring reports from JBS&G – 28/10/2021, 9/11/2021, 17/11/2021
- Monthly Waste Report from Bingo for Jan-2022, Feb-2022 and the whole of 2021
- Notification of Occupation Letter from CPB – 11/02/2022
- Dilapidation Report from Hatch – 17/02/2022
- Section 73 Compliance Certificate issued by Sydney Water - 19/1/2021
- Green Travel Plan from Ptc – Draft 26/10/2021
- Wayfinding Strategy from Urbanite – 17/9/2021
- NSW Food Authority Licence No.25605, expiry 15/9/2022
- Operation Maintenance Plan from Bonacci Civil – 8/11/2021
- WAE Plan from Axis plumbing – 1/8/2021
- Installation Certificate for Warm Water systems issued for Milestone 1 - 22/2/2022
- Lighting Strategy issued to Penrith City Council - 13/9/2021
- Design Compliance Certificate from Star Group – 3/12/2021
- Helipad Lighting Compliance Letter from Avipro – 7/10/2021
- Civil/Road Flood Warning Signage from Bonacci – 26/10/2021
- Operational Waste Management Plan from CPB – Version 1.0, 23/7/2021
- Landscape Management Plan from O Landscapes dated - November 2021
- Easement Plans from Land Registry Services – 21/10/2021
- Shuttle Bus Route Assessment from Ptc – Revision 4, 8/6/2021

5. Audit Findings

This audit was completed to assess the implementation of CEMP and environmental controls established by the Proponent to meet the requirements of Development Consent SSD 8766. The audit confirmed that CPB, CBRE and HI have implemented the approved CEMP and subplans to satisfactory level.

The following table summarises the audit findings by rating category:

Compliance Status Descriptors	Number of Findings
Compliant	53
Non-Compliant	1
Not Triggered	53
Total Requirements	107

5.1 Assessment of Compliance

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

SSD Requirements	Requirements	Findings
Part A – Administrative Controls	9	Compliant – 3
		Non-Compliant – 0
		Not Triggered – 6
Part B – Prior to commencement of Construction	3	Compliant – 2
		Non-Compliant – 0
		Not Triggered – 1
Part C – During Construction Appendix 1 – Incident Notification	57	Compliant – 33
		Non-Compliant – 1
		Not Triggered – 23
Part D – Prior to Occupation	38	Compliant – 15
		Non-Compliant – 0
		Not Triggered – 23

5.2 Notices, Incidents and Complaints

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

No complaints were received during the reporting period (April 2021 to 7 April 2022). 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 Recommendation (April 2021)

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

OFI No.	SSD Condition	Audit Finding	Follow-up Comments	Status
Opportunities for Improvement				
OFI-01	C35: 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.	Waste register was presented showing up-to-date information based on the reports received from Indigi Bins and Bingo. Total for 2021 were sighted as well as for Jan-22 and Feb-22. Waste tracking reports were obtained, and register has been checked monthly.	Closed 7/04/22

5.4 Audit Site Inspection

The site inspection was conducted at 9:00am on 7 April 2022. AQUAS auditor and CPB project staff walked through the construction site, where environmental controls were observed, including:

- Site signage and site sheds;
- Fencing installed around the perimeter of the site;
- Erosion and sediment controls implemented in accordance with the plan;
- Sandbags installed and maintained along the site boundary on Somerset Street;
- Traffic signage and traffic controllers onsite;
- Somerset Street free of dust / mud tracking;
- Suitable storage for hazardous materials;
- Skip bins available for waste segregation;
- Good housekeeping; and
- It was noted that no heritage items were on site and no tree protection was required.

There were no issues raised during the site inspection. Environmental mitigation measures were implemented and maintained in good condition.

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. The plans generally address the impacts and mitigation measures noted in the Environmental Impact Assessment developed for the project. Implementation of environmental controls was observed during the site inspection.

A non-compliance was identified during this audit against condition C51, as revisions of the CEMP and sub-plans were not notified to the Certifying Authority in writing after the reviews were carried out.

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 DPE;
- Noise and vibration 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 Rev.17 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 were no additional impacts noted on the actual construction works based on the monitoring results. The predicted impacts as stated in the Environmental Impact Assessment (EIA) continue the same. The contractor noted that the amount of asbestos found on site was less than expected and everything was well managed through the Remedial Action Plan (RAP) prepared by JBS&G dated 9 November 2018 Revision O.

5.8 Key Strengths

Overall, the project was found to be compliant to the conditions of Development Consent SSD 8766 with the following key strengths noted:

- The main tower 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;
- A Compliance Tracking Register was maintained, and compliance reports were sent to DPE;
- Environmental inspections were carried out weekly;
- Consultations and communications i.e., disruption notices were actively undertaken with stakeholders;
- No complaints and no incidents were recorded during this audited period;
- The opportunity for improvement raised in the previous independent environmental audit was addressed and corrective actions were implemented;
- Implementation of environmental controls on site were noted:
 - erosion and sedimentation controls around the site boundary, covering of pits drains, deployment of street sweeper, as necessary;
 - no mud tracking observed on the road;
 - traffic controls were implemented as per the Traffic Control Plans (TCP);
 - wastes segregation was in place; and
 - construction site was secured.

6. Recommendations

The audit identify one non-compliance as follows:

NC Number	Consent Condition Description	Audit Findings	Recommendations
NC-01	<p>C51: Revision of Strategies, Plans and Programs.</p> <p>Within three months of:</p> <ul style="list-style-type: none"> a) the submission of a compliance report under condition B40; b) the submission of an incident report under condition C46; c) the submission of an Independent Audit under condition C43; d) the approval of any modification of the conditions of this consent; or e) the issue of a direction of the Planning Secretary under condition A2 which requires a review, <p>the strategies, plans and programs required under this consent must be reviewed, and the Department and the Certifying Authority must be notified in writing that a review is being carried out.</p>	<p>Although a notification was sent to DPE on the 7/4/2022 notifying the latest revision of the CEMP, previous revisions of the CEMP and sub-plans were not notified to the Certifying Authority (BMG) in writing after the reviews were carried out.</p>	<p>Proponent and project team to consider undertaking a lesson learnt session to discuss notification required as per the SSD Conditions requirements in future projects.</p>

Additionally, 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	<p>A2: Terms of Consent</p> <p>The development may only be carried out:</p> <ul style="list-style-type: none"> g) in accordance with the approved plans: <ul style="list-style-type: none"> * Architectural Plans prepared by BVN * Landscape Plans prepared by Arcadia Landscape Architecture * Concept Stormwater, sediment and erosion Control Plan prepared by Bonacci * Swept Path Analysis and Signage Plan prepared by Ptc. 	<p>A suggestion was made for all the Approved Plans to be posted in one location in the project website. It was noted that some Plans were posted in the Health Infrastructure website and others in the NSW Planning Portal website under Modification 2 - Design Refinements.</p>	<p>A suggestion was made for all the Approved Plans to be posted in one location for easy reference and access.</p>

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

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

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

Dear Ms Mitchell

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

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

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

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

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

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

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

Yours sincerely,

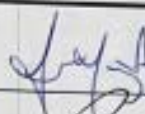
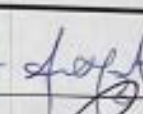












Kate Moore
A/Principal Compliance Officer (Social Infrastructure)
As Nominee of the Secretary
Dated: 20/07/19

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

Appendix B. Audit Attendance Sheet

AUDIT ATTENDANCE SHEET			AQUAS	
PROJECT:	Nepean Hospital Redevelopment		AUDIT No.:	AQ1245.05
AUDITEE:	CPB & CBRE		LEAD AUDITOR:	Ana Maria Munoz
MEETING LOCATION:	35-65 Derby Street, Kingswood (site office)			
OPENING MEETING DATE AND TIME:	7/4/2022		8:40am	
CLOSING MEETING DATE AND TIME:	7/4/2022		2:00pm	

NAME	ORGANISATION	POSITION	SIGNATURE	
			OPENING MEETING	CLOSING MEETING
Ana Maria Munoz	AQUAS	Environmental Auditor		
Adrian Timp	Health Inspector	Senior Project Director		
MAX ELMES	CPB	SPE		
El Nasser	CPB	SHG Manager		
CAROL BIRAO	CBRE	Senior Project Manager		
STEPHAN JAMES	CBRE	Project Director		
CAROL BIRAO	CBRE			

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
Title of Audit:	Independent Environmental Audit No. 5
Date:	20 April 2022

I declare that I have undertaken the Independent Audit and prepared the contents of the attached Independent Audit Report and to the best of my knowledge:

- i. the audit has been undertaken in accordance with relevant condition(s) of consent and the Independent Audit Post Approval Requirements (Department 2020);
- ii. the findings of the audit are reported truthfully, accurately and completely;
- iii. I have exercised due diligence and professional judgement in conducting the audit;
- iv. I have acted professionally, objectively and in an unbiased manner;
- v. I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the Independent Audit, or by relationship as spouse, partner, sibling, parent, or child;
- vi. I do not have any pecuniary interest in the project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- vii. neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- viii. I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

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

Name of Auditor:	Ana Maria Munoz
Signature:	
Qualification:	Environmental Auditor – Exemplar Global Certificate No. 115421
Company:	AQUAS Pty Ltd
Company Address:	Level 7, 116 Miller Street, North Sydney NSW 2060

Appendix D. Audit Checklist and Audit Findings

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
1.0	PART A - ADMINISTRATIVE CONDITIONS					
1.1	A	A1	Obligation to Minimise Harm to the Environment In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development.	There was no material harm reported to date. The site activities during this audit were minor works around the maternity access and landscaping works. Sighted records for weekly environmental inspections on 20/1/2022, 17/2/2022, 30/3/2022 and 6/4/2022. Sighted pre-start on the 7/4/2022 including environmental controls such as waste management compliance. No observations were raised during the site inspection.		Compliant
1.2	A	A2	Terms of Consent The development may only be carried out:	The development has been carried out in accordance with all written directions of the Department and the approved plans. Latest Modification No. 5 was approved on the 14/10/2021 Plans have been posted in the Health Infrastructure Project website. Architectural Plans dated 19/07/2021 and Landscape Plans dated 06/10/2021 have been stamped by DPE. Note: old plans are available on the DPE website under Mod 2.	Opportunity for Improvement OFI-01: Recommended to post all the Approved Plans in one location in the project website. It was noted that some Plans were posted in the Health Infrastructure website and others in the NSW Planning Portal website under Modification 2 - Design Refinements.	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)	generally, in accordance with section 4.55 modification application (SSD 8766 MOD 2) prepared by _planning Pty Ltd, dated 5 August 2019;			
	A	A2 (e)	generally, in accordance with section 4.55 modification application (SSD 8766 MOD 4) document titled Response to Request for Additional Information- Nepean Hospital Redevelopment – SSD 8766 Mod 4 prepared by			

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			Health Infrastructure and Wolf Peak, dated 31 and 25 November 2019 respectively;			
	A	A2 (f) NEW	generally, in accordance with section 4.55 modification application (SSD 8766 MOD 5) document titled Modification report Nepean Hospital Stage 1 Redevelopment SSD DA 8766 – Mod 5 prepared by _planning dated September 2021; and			
	A	A2 (g) NEW	in accordance with the approved plans in the table below: * Architectural Plans prepared by BVN * Landscape Plans prepared by Arcadia Landscape Architecture * Concept Stormwater, sediment and erosion Control Plan prepared by Bonacci			
1.3	A	A7	Planning Secretary as Moderator In the event of a dispute between the Applicant and a public parking authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	Noted. No disputes to date.		Not Triggered
1.4	A	A9	Legal Notices Any advice or notice to the consent authority must be served on the Planning Secretary.	No legal notices received.		Not Triggered
1.5	A	A11	Staging, Combining and Updating Strategies, Plans and Programs With the approval of the Planning Secretary, the Applicant may:	Staging report was reviewed on the 24/3/2022 - Rev. 17b, report was sent to DPE (pending for approval). Stages have been achieved as per the report. Previous version 09/2/2022, 2/11/2021.		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	DPE has requested to combine the Construction Staging Report and the		

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			strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);	Operational Staging Report. This still in draft form.		
	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	Review of the CEMP and Sub-plans was undertaken. CEMP Rev.8 dated 15/3/2022 was published on the website and submitted to the DPE on 7/4/2022.		
	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 previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	Staging report was reviewed on the 24/3/2022 - Rev. 17b, report was sent to DPE (pending for approval). Conditions will be monitored and implemented at each stage, as per the Staging Report.		Not Triggered
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	Temporary Western Façade Within 36 months after the commencement of operation, the Applicant must return any sections of the temporary façade on the western elevation of the building that are not required for connection to any future building, to the permanent facade as	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

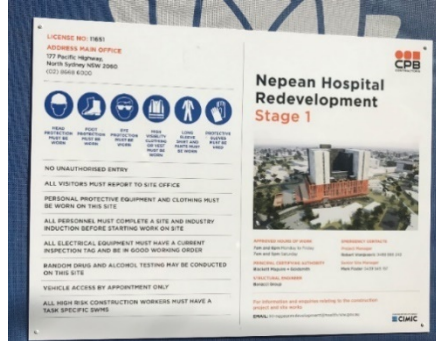
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			per materials and finishes shown on plan A0-305 prepared by BVN dated 27/9/19, provided as part of the section 4.55 modification application (SSD 8766 MOD 2).			
1.10	A	AN1	Advisory Notes All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	No other permits and licenses for the project have been required, so far.		Not Triggered
2.0	PART B - PRIOR TO COMMENCEMENT OF CONSTRUCTION					
2.1	B	B38	Bicycle Parking and End-of-trip Facilities Compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction:	This has been included in the Staging Report (Rev.17b – 24/3/2022) to be done during Stage 7. Sighted: <ul style="list-style-type: none"> - Facilities Compliance Statement provided by BVN (architect) dated 22/3/2022 to satisfy a) and b); - EOT Facilities Compliance Statement from Cundall dated 16/3/2022 to satisfy c) - Design Statement from Urbanite received 23/3/2022 to comply with item d). - Email from CPB to CA on the 23/3/2022 indicating they will pay for the cost. Approved by CA on the 24/3/2022.		Compliant
	B	B38 (a)	the provision of a minimum 25 bicycle parking space			
	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			
2.9		B42	Compliance Reporting	Sighted Compliance Construction Report (CCR_5) prepared by Wolfpeak dated		Compliant

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			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.	19/11/2021 Version 2.0 for May 2021 to November 2021. Report submitted to DPE on the 25/11/2021 and posted in the project website 24/1/2022. Certifier notification was sent on the 25/11/2021.		
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 compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.	No request to cease the ongoing annual operational compliance reports received to date.		Not Triggered
3.0	PART C - DURING CONSTRUCTION					
3.1	C	C1	Approved Plans on Site A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept on the Site at all times and must be readily available for perusal by any officer of the Department, Council or the Certifying Authority.	Approved plans were electronically available on Aconex, website and hard copies on site. CEMP Rev.8 dated 15/3/2022		Compliant
3.2	C	C2	Site Notice A site notice(s):	Site notice displayed near the access/egress gate of the site and been maintained.		Compliant
	C	C2 (a)	must be prominently displayed at the boundaries of the site for the purposes of informing the public of project details including, but not limited to the details of the Builder, Certifying Authority and Structural Engineer.	Site notice includes all the required information as per this condition. Builder, Certifying Authority, Structural Engineer and approved working hours included.		
	C	C2 (b)	is to satisfy all but not be limited to, the following requirements:			

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	C	C2 (b) (i)	minimum dimensions of the notice must measure 841 mm x 594 mm (A1) with any text on the notice to be a minimum of 30-point type size;			
	C	C2 (b) (ii)	the notice is to be durable and weatherproof and is to be displayed throughout the works period;			
	C	C2 (b) (iii)	the approved hours of work, the name of the site/project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and			
	C	C2 (b) (iv)	the notice(s) is to be mounted at eye level on the perimeter hoardings/fencing and is to state that unauthorised entry to the site is not permitted.			
3.3	C	C3	Operation of Plant and Equipment All plant and equipment used on site, or to monitor the performance of the development must be:	Sighted pre-start completed on the 7/4/2022. Asset inspection report for 1.5T excavator dated 10/3/2022, not used during the site inspection.		Compliant
	C	C3 (a)	maintained in a proper and efficient condition; and			
	C	C3 (b)	operated in a proper and efficient manner.			
3.4	C	C4	Demolition Demolition work must comply with <i>Australian Standard AS 2601-2001</i> The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans, and the statement of compliance must be submitted to the Certifying Authority before the commencement of works.	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.		Compliant

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				Plan was sent to CA (BMG) on the 3/7/2020, sighted email sent through Aconex. Demolition started 6/7/2021.		
3.5	C	C5	Construction Hours Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:	The CEMP, NVMP and CTMP included working hours. Site induction presentation Rev.6 dated 26/2/2021 includes a slide on construction hours.		Compliant
	C	C5 (a)	between 7am and 6pm, Mondays to Fridays inclusive; and	Sighted H&S induction record completed for Star Contractor – electrician on the 4/4/2022.		
	C	C5 (b)	between 7am and 5pm, Saturdays.	Attendance Register sighted for 4/4/2022. No works were conducted outside the construction hours during 2021.		
	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:	Out of Hours (OoH) Protocol was followed for the example above. No OoH have been required on the audited period.		Not Triggered
	C	C6 (a)	by the Police or a public authority for the delivery of vehicles, plant or materials; or			
	C	C6 (b)	in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or			
	C	C6 (c)	where the works are inaudible at the nearest sensitive receivers; or			
	C	C6 (d)	where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works.			
3.7	C	C7	Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	No OoH have been required on the audited period.		Not Triggered
3.8	C	C8	Rock breaking, rock hammering, sheet piling, pile driving, and similar activities may only be carried out between the following hours:	No rock breaking, rock hammering, sheet piling, pile driving,		Not Triggered
	C	C8 (a)	9am to 12pm, Monday to Friday;			
	C	C8 (b)	2pm to 5pm Monday to Friday; and			

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	C	C8 (c)	9am to 12pm, Saturday.			
3.9	C	C9	Implementation of Management Plans The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	The following plan and sub-plans have been reviewed, updated and implemented on site: - CEMP updated 15/3/2022 - Rev. 8 - CNVMSP updated 3/3/2020 Rev.3 - CWMSP updated 1/3/2021 Rev.4 - CSWMSP updated 24/2/2021 Rev. F - FERSP updated 24/2/2021 Rev. G - CTPMSP updated 16/7/2020 Issue 16 - Remedial Action Plan 5/2/2021 Rev.3		Compliant
3.10	C	C10	Construction Traffic All construction vehicles (excluding worker vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site before stopping.	Traffic control plan and vehicle management plan were implemented. No construction vehicles parked on the road.		Compliant
3.11	C	C11	Road Occupancy Licence A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	A ROL has not been required to date.		Not Triggered
3.12	C	C12	SafeWork Requirements To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant Safe Work requirements.	Site fenced and secured, traffic control plan implemented and traffic controllers in place. Pedestrian access and signs in place. Pre-start briefings in place. Security Cameras under Hospital management.		Compliant
3.13	C	C13	Hoarding Requirements The following hoarding requirements must be complied with:	Class A hoarding (2.7 meters) was installed around the site.		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.		

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	C	C13 (b)	the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application; and	There was no graffiti noted around the site fence.		
	C	C13 (c)	the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	None on Council land.		
3.14	C	C14	No Obstruction of Public Way The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under and circumstances, unless prior approval has been obtained from the relevant authority. Non-compliance with this requirement will result in the issue of a notice by the relevant Authority to stop all works on site.	There was no obstruction on public access.		Compliant
3.15	C	C15	Construction Noise Limits The development must be constructed to achieve the construction noise management levels detailed in the <i>Interim Construction Noise Guideline</i> (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	NVMP has been implemented and noise and vibration have been monitored. Results posted on the website. No complaints received.		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.	No parking outside. Subcontractor's induction included the approved working hours. Sighted site induction presentation, slide 11 including constructions hours.		Compliant

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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.	Delivery trucks used reverse alarms and “quacker” movement alarms. Usually delivery trucks stay only couple of hours on site.		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.	Not applicable at this stage of the project.		Not Triggered
3.20	C	C20	Vibration Criteria Vibration caused by construction at any residence or structure outside the site must be limited to:	Vibration monitoring results reports are posted in the project website and are within the limits. No exceedances observed. Sighted Vibration Monitoring Reports from Acoustic Logic No. 53 (15/06/2020) and No.26 (22/6/2020). Dust is control with a sweeper and no dust was noted during the site inspection.		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.	Not required for the current works.		Not Triggered

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3.22	C	C22	The limits in conditions C20 and C21 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B23 of this consent.	Section 4.2 of the NVMP defined the construction vibration criteria in accordance with ICNG.		Compliant
3.23	C	C23	Detailed Site Investigation Following the demolition of any existing structures, infrastructure and in ground utilities, the Applicant is to carry out further investigation of soil contamination (including within the footprint and immediate surrounds of those structures, infrastructures and utilities prior to undertaking any construction) to address any contamination with regard to the following:	JBS&G conducted the pre-classification of the whole building footprint prior to excavation. There was no reported contamination and soil was classified as VENM. Further assessment following demolition of the Childcare was undertaken by JBS&G 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.		Compliant
	C	C23 (a)	NSW EPA Sampling Design Guidelines;	Section 5.1 includes reference to Guidelines 1995		
	C	C23 (b)	Guidelines for the NSW Site Auditor Scheme (3rd edition) 2017;	Section 5.1 references the Guidelines 2017 and section 5.3.1 includes the guidance on the soil remediation		
	C	C23 (c)	Guidelines for Consultants Reporting on Contamination Sites, 2011; and	Section 5.1 includes reference to Guidelines 2011.		
	C	C23 (d)	The National Environment Protection (Assessment of Contamination) Measure.	Section 5.1 includes reference to Guidelines (2013)		
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

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3.25	C	C25	Tree Protection For the duration of the construction works:	<p>No trees within the project footprint that needs to be protected.</p> <p>No street trees have been damaged or removed by the project.</p>		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;			
	C	C25 (b)	all street trees must be protected at all times during construction. Any tree on the footpath, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;			
	C	C25 (c)	all trees on the site that are not approved for removal must be suitably protected during construction as per recommendations of the Arboricultural development Assessment Report prepared by Moore Trees Arboricultural Services dated 26/11/18; and			
	C	C25 (d)	if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.			
3.26	C	C26	Dust Minimisation The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	<p>Truck mud has been monitored during the weekly inspections and cleaning of the site is done periodically.</p> <p>No dust noted during the site inspection.</p>		Compliant

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3.27	C	C27	During construction, the Applicant must ensure that:	<p>Most of the site access and work area has been sealed. No mud tracking noted. Roads was free of dust/mud – refer to photos. No dust exceedances and no complaints from neighbouring establishments.</p> <p>Records of dust monitoring uploaded to project website. Sighted for Dust monitoring reports from JBS&G – 28/10/2021, 9/11/2021, 17/11/2021</p>		Compliant
	C	C27 (a)	exposed surfaces and stockpiles are suppressed by regular watering;			
	C	C27 (b)	all trucks entering or leaving the site with loads have their loads covered;			
	C	C27 (c)	trucks associated with the development do not track dirt onto the public road network;			
	C	C27 (d)	public roads used by these trucks are kept clean; and			
	C	C27 (e)	land stabilisation works are carried out progressively on site to minimise exposed surfaces.			
3.28	C	C28	Air quality discharges The Applicant must install and operate equipment in line with best practice to ensure that the development complies with all load limits, air quality criteria/air emission limits and air quality monitoring requirements as specified in the EPL applicable to the site.	During the site inspection there was no equipment/plant emitting bad smoke.		Compliant
3.29	C	C29	Erosion and Sediment Control All erosion and sediment control measures, must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment.	<p>Sighted Main Works Phase 3 Soil and Water Management Plan Issue 4, ALL-0000701 30/7/2020 prepared by Bonacci. Plan was in placed, maintained and implemented.</p> <p>Pit drains were covered with mesh and metal plates – refer to photos.</p> <p>Sandbags along the pathway and boundary with the site.</p>		Compliant
3.30		C30	Imported Soil The Applicant must:	Works have been completed, so this is not applicable at this stage.		Not Triggered
		C30 (a)	ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;			

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		C30 (b)	keep accurate records of the volume and type of fill to be used; and			
		C30 (c)	make these records available to the [Department/Certifying Authority] upon request.			
3.31	C	C31	Disposal of Seepage and Stormwater Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the <i>Protection of the Environment Operations Act 1997</i> .	No discharge of stormwater or seepage to date. Stormwater pits are connected, and area clean around them. Other are protected as there are closer to the site, refer to photos.		Compliant
3.32	C	C32	Unexpected Finds Protocol - Aboriginal Heritage In the event that surface disturbance identifies a new Aboriginal object, all works must halt in the immediate area to prevent any further impacts to the object(s). A suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects. The site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by OEH and the management outcome for the site included in the information provided to AHIMS. The Applicant must consult with the Aboriginal community representatives, the archaeologists and OEH to develop and implement management strategies for all objects/sites. Works shall only recommence with the written approval of OEH.	No unexpected finds to date.		Not Triggered
3.33	C	C33	Unexpected Finds Protocol - Historic Heritage If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the OEH Heritage Division contacted. Depending on the	No unexpected finds to date.		Not Triggered

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			possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of the Heritage Division of the OEH.			
3.34	C	C34	Waste Storage and Processing Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	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 Jan-22, Feb-22 and total for the whole year of 2021 was presented from Indigi Bins Australia. Waste register has been maintained. KPI No.5: Tracking of waste and implementation of a waste register was sighted. For 2021 the total recycle waste was 93.14%, for Jan-22 91.28% and for Feb-22 92.45%. Waste report (from Apr-21 to Feb-22) indicates a total of 90% recycle waste and green star compliance. Also sighted letter from Bingo on the 8/2/2022 with confirmation that all waste from the project was lawfully disposed at Bingo Industries EPA licensed Recycling centres.		Compliant

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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.	No trucks sighted during the site inspection.		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.	Not concrete waste at this stage of the project.		Not triggered
3.38	C	C38	Handling Asbestos 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.		Not Triggered
3.39	C	C39	Independent Environmental Audit Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit.	Letter from DPE with approval for AQUAS auditors received on the 20/3/19.		Compliant
3.40	C	C40	No later than four weeks before the date notified for the commencement of construction, an Independent Audit Program prepared in accordance with the independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority.	Independent Audit Program was revised on the 31/03/2022 - Rev.5 provided an updated audit schedule. Program was sent to HI on the 4/4/22 and is in the process to be sent to DPE.		Compliant

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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.	Fourth audit conducted on 15/4/2021. This is the fifth 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 followed the methodology from the IAPAR document.		Compliant
	C	C43 (a)	The Independent Audit Program submitted to the Department and the Certifying Authority under condition C39 of this consent; and			
	C	C43 (b)	The requirements for an Independent Audit Methodology and Independent Audit Report in the Independent Audit Post Approval Requirements (Department 2018)			
3.44	C	C44	In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must:	Last audit (No.4) was conducted on the 15/4/2021 and the Final Audit Report (Ref. No.AQ1245.04) issued on the 3/5/2021.		Compliant
	C	C44 (a)	review and respond to each Independent Audit Report prepared under condition C38 of this consent;			

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	C	C44 (b)	submit the response to the Department and the Certifying Authority; and	The proponent prepared their response to the audit report and submitted to DPE on the 3/5/2021. Report and response to the report are both available on the project website.		
	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	Incident Notification, Reporting and Response The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.	No incidents reported for this period		Not Triggered
3.47		C47	Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 1.	No incidents reported for this period, therefore this is not required.		Not Triggered
3.48	C	C48	Non-compliance Notification The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance. The Certifying Authority must also notify the Department in writing to compliance@planning.nsw.gov.au within seven days after they identify any non-compliance.	No non-compliances raised in the last audit.		Not triggered

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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	Revision of Strategies Plans and Programs Within three months of:	Construction Compliance Report No.5 was prepared on 19/11/2021 (Rev.2). No incidents reported to date. Independent Audit Report was provided on 3/5/2021. Modifications have been approved as per condition A3. Revision of CEMP was undertaken in the 15/3/2022 Notification to DPE was conducted on 7/4/2022 through written notification. It was noted that the Certifying Authority (BMG) was not notified about the revision of the CEMP (Rev.8).	Non-compliance NC-01: Although a notification was sent to DPE on the 7/4/2022 notifying the latest revision of the CEMP, previous revisions of the CEMP and sub-plans were not notified to the Certifying Authority (BMG) in writing after the reviews were carried out. Proponent and project team to consider undertaking a lesson learnt session to discuss notification required as per the SSD Conditions requirements in future projects.	Non-Compliant
	C	C51 (a)	the submission of a compliance report under condition B40;			
	C	C51 (b)	the submission of an incident report under condition C46;			
	C	C51 (c)	the submission of an Independent Audit under condition C43;			
	C	C51 (d)	the approval of any modification of the conditions of this consent; or			
	C	C51 (e)	the issue of a direction of the Planning Secretary under condition A2 which requires a review,			
	C	C51	the strategies, plans and programs required under this consent must be reviewed, and the Department and the Certifying Authority must be notified in writing that a review is being carried out.			
3.52	C	C52	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,	Review of the CEMP and Sub-plans was undertaken. CEMP Rev.8, dated 15/3/2022 was submitted to the DPE on 7/4/2022 and published on the website.		Compliant

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			the revised document must be submitted to the Planning Secretary for approval within six weeks of the review. <i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i>			
3.53	C	C53	Operational Noise - Design of Mechanical Plant and Equipment 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:	Impact Assessment from Acoustics Logic dated 30/10/2020 was received to comply with C53. 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. Assessment sent to DPE 5/11/2021 response received 12/11/2020.		Compliant
	C	C53 (a)	prepared by a suitably qualified person.	Prepared by Acoustic Logic.		
	C	C53 (b)	detail the operational noise and vibration sources and activities, including mechanical plant.	Included in the NVMP section 5.0 Table 6		
	C	C53 (c)	outline all feasible and reasonable noise and vibration mitigation and management measures to be implemented.	Section 7.0 recommendations and Section 9.0 Additional Noise and Vibration control methods.		
	C	C53 (d)	demonstrate that noise levels will not exceed the recommended operational noise levels identified in the Acoustic Assessment Report (Rev 9) prepared by Acoustic Logic dated 15/11/2018.	Section 6.0 Noise impacts - check report against NVMP.		
	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.		

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	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.		
4	PART D - PRIOR TO OCCUPATION OR COMMENCEMENT OF USE					
4.1	D	D1	Notification of Occupation The date of commencement of the occupation of the development must be notified to the Department in writing, at least one month before occupation. If the operation of the development is to be staged, the Department must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Letter was submitted to DPE on the 11/01/2022 notifying the building commissioning on 15/2/2022 and First Occupation on the 10/5/2022 and Second 11/10/2022.		Compliant
4.2	D	D2	External Walls and Cladding Prior to the occupation of the building, the Applicant must provide the Certifying Authority with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	External walls on the link bridge and maternity access still been constructed once completed a certification will be provided to the CA. Sighted External & common wall components certificates from: - Brighton 18/11/2021. - Facetti Masonry Contractor 9/12/2021 - CPB dated 10/12/2021 - Eureka Façade Engineer 3/12/2021		Not Triggered
4.3	D	D3	The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	External walls on the link bridge and maternity access still been constructed once completed a certification will be provided to the CA.		Not Triggered

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4.4	D	D4	Post-construction Dilapidation report Prior to occupation of the building, the Applicant must engage a suitably qualified person to prepare a post-construction dilapidation report at the completion of construction. This report is: <ul style="list-style-type: none"> (a) to ascertain whether the construction created any structural damage to adjoining buildings or infrastructure. (b) to be submitted to the Certifying Authority. In ascertaining whether adverse structural damage has occurred to adjoining buildings or infrastructure, the Certifying Authority must: <ul style="list-style-type: none"> (b) (i) compare the post-construction dilapidation report with the pre-construction dilapidation report required by these conditions; and (b) (ii) have written confirmation from the relevant authority that there is no adverse structural damage to their infrastructure and roads. (c) to be forwarded to Council. 	Sighted dilapidation report prepared by Hatch on the 17/2/2022. Report was sent to CA 5/4/2022. Waiting from confirmation from the Council to fully comply with this condition.		Not Triggered
4.5	D	D5	Protection of Public Infrastructure Unless the Applicant and the applicable authority agree otherwise, the Applicant must: <ul style="list-style-type: none"> a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development. 	Repair of street and internal roads to be done.		Not Triggered

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4.6	D	D6	Utilities and Services Prior to occupation of the building, a compliance certificate under the section 307 of the Water Management Act 2000 must be obtained from Council and submitted to the Certifying Authority.	Section 73 Compliance Certificate issued by Sydney Water dated 19/1/2021 was sighted. Issued to CA on 2/9/2021 CA approval received on the 6/9/2021.		Compliant
4.7	D	D7	Roadworks and Access The Applicant must complete the new Somerset Street access works prior to operation of the development to the satisfaction of Council.	Repair of street to be done, as well as the approval form Council.		Not Triggered
4.8	D	D8	Works as Executed Plans Prior to occupation of the building, works-as-executed drawings signed by a registered surveyor demonstrating that is in accordance with Council's Engineering Construction Specification for Civil Works, Water Sensitive Urban Design Technical Guidelines and Stormwater Drainage for Building Developments, and finished ground levels have been constructed as approved, must be submitted to the Certifying Authority.	Works still happening.		Not Triggered
4.9	D	D9	Green Travel Plan Prior to the commencement of operation, a Green Travel Plan (GTP) must be prepared and be submitted to the Secretary to promote the use of active and sustainable transport modes. The plan must: <ul style="list-style-type: none"> a) be prepared by a suitably qualified traffic consultant in consultation with Council and Transport for NSW; b) include objectives and modes share targets (i.e. site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP; 	A Draft Green Travel Plan PTC has been prepared on the 26/10/2021 and submitted to the CA and approved 26/10/2021. Plan was also submitted to DPE and comments were provided regarding consultation with TfNSW.		Not Triggered

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			<ul style="list-style-type: none"> c) set out measures to encourage staff to park in dedicated staff car parks; d) outline facilities and measures to promote public transport usage, car share schemes and employee incentives; e) Include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP; f) describe pedestrian and bicycle linkages and end of trip facilities available on-site. g) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of staff to and from hospital. 			
4.10	D	D10	Mechanical Ventilation Following completion, installation and testing of all mechanical ventilation systems, the Applicant must provide evidence to the satisfaction of the CA, prior to the final occupation, that the installation and performance of the mechanical systems complies with: <ul style="list-style-type: none"> a) the BCA; b) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and other relevant codes; c) the development consent and any relevant modifications; and d) any dispensation granted by the NSW Fire Brigade. 	Testing of all mechanical ventilation to be done prior to the 10/5/2022. This is not triggered yet.		Not Triggered

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4.11	D	D11	Carparking Arrangements Unless otherwise agreed by the Planning Secretary, occupation or commencement of use of the building must not occur until evidence to the satisfaction of the Planning Secretary is submitted demonstrating that a minimum of 2,009 car parking spaces are available to staff and visitors on the site.	This condition will be triggered at Stage 10, refer to Staging Report section 2.2. Carparking spaces arrangement was sent to the DPE and currently waiting for their comments.		Not Triggered
4.12	D	D12	Prior to the occupation of the building, a car parking wayfinding strategy must be submitted to the Certifying Authority which details proposed measures, such as the installation of signage, to advise of, and direct drivers to, the various car parking facilities available across the site.	Wayfinding strategy developed by Urbanite 17/9/2021 sent to the CA 3/12/2021 and approved on the 3/12/2021. BCA Partial Completion Certificate BCAC-22012 dated 14/02/2022.		Compliant
4.13	D	D13	Road Damage The cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development is to be met in full by the Applicant prior to commencement of use of any stage of the development.	Repair of street to be done.		Not Triggered
4.14	D	D14	Fire Safety Certification Prior to the final occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	Fire Safety Certificate has not been obtained, this will be done before the 10/5/2022 operational date.		Not Triggered
4.15	D	D15	Structural Inspection Certificate A Structural Inspection Certificate or a Compliance Certificate must be submitted to the satisfaction of the Certifying Authority prior to the occupation of	BCA Partial Completion Certificate BCAC-22012 dated 14/02/2022.		Not Triggered

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			<p>the relevant parts of any new or refurbished buildings. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:</p> <ul style="list-style-type: none"> a) the site has been periodically inspected and the Certifying Authority is satisfied that the structural works is deemed to comply with the final design drawings; and b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s. 	Certificate will be obtained prior the 10/5/2022 operational date.		
4.16	D	D16	<p>Compliance with Food Code</p> <p>Where relevant, the Applicant is to obtain a certificate from a suitably qualified tradesperson, certifying that the kitchen, food storage and food preparation areas have been fitted in accordance with the AS 4674 Design, construction and fit-out of food premises. The Applicant must provide evidence of receipt of the certificate to the satisfaction of the Certifying Authority prior to occupation.</p>	<p>The new building does not have a kitchen, the LHD will utilise the existing kitchen to serve requirements for Tower 1. It was indicated that in the existing kitchen HSNSW undergoes regular external food audits from the NSW Food Authority (NSW FA). NSW Food Authority Licence No.25605 (exp. 15/9/2022) is in place indicating that the premise is fully compliant with the construction and building requirements of the Food Standards Australia and New Zealand.</p> <p>Currently there is an area that can be used as food storage – check staging report</p>		Not Triggered
4.17	D	D17	<p>Stormwater Quality Management Plan</p> <p>Prior to occupation of the building, an Operation and Maintenance Plan (OMP) is to be prepared to ensure proposed stormwater quality measures remain effective. The OMP must contain the following:</p>	<p>OMP developed by Bonacci Civil dated 8/11/2021. It satisfies the a,b,c,d. CA approved it on the 8/3/2022.</p>		Compliant

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			a) maintenance schedule of all stormwater quality treatment devices; b) record and reporting details; c) relevant contact information; and d) Work Health and Safety requirements.			
4.18	D	D18	Details demonstrating compliance must be submitted to the Certifying Authority prior to occupation.	BCA Partial Completion Certificate BCAC-22012 dated 14/02/2022. OMP was sent to the CA on the 24/11/2021 and approved on the 8/3/2022.		Compliant
4.19	D	D19	Rainwater Harvesting A signed works-as-executed Rainwater Re-use Plan must be provided to the Certifying Authority prior to occupation of the building.	Signed WAE plan 1/8/2021 provided by Axis plumbing. Plan sent to CA on the 8/12/2021 and approved on the 13/1/2021. The route highlighted in yellow shows the as-built information for the inground pipework from the 20kL rainwater tank to the pump where the outlet is capped ready for connection. The only services that will use this rainwater is the landscape irrigation system which will connect at this capped point.		Compliant
4.20	D	D20	Warm Water Systems and Cooling Systems The installation, operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Parts 1 and 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	Installation certificate issued for Milestone 1 works provided dated 22/2/2022. Conditions referenced as being complied as part of this certificate. CA acceptance received on the 08/3/2022.		Compliant

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ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
4.21	D	D21	Outdoor Lighting To ensure that lighting of the building is sympathetic to the suburban environment and does not emphasise the scale of the building, the Applicant must prepare a lighting strategy for the proposed building in consultation with Council. The strategy shall be submitted to the satisfaction of the Certifying Authority prior to the occupation of the building and a copy provided to the Department and Council.	Lighting strategy issued to Penrith City Council on the 13/9/2021 for consultation. Strategy sent to the CA on the 28/9/2021 and one recommendation was made for the Design Compliance Certificate prepared by Star Group to specifically reference compliance with DA Condition No. D21. This was addressed and approved by the CA on the 3/12/2021. BCA Partial Completion Certificate BCAC-22012 dated 14/02/2022.		Compliant
4.22	D	D22	The Applicant must ensure the installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers. Outdoor lighting must: <ul style="list-style-type: none"> a) comply with the latest version of AS 4282-1997 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and b) be mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network. 	Certification for the installed lighting will be provided once all the lights are installed. In the process to do this.		Not Triggered
4.23	D	D23	The Applicant shall ensure that the installed lighting associated with the development achieves the objective of not causing distraction to helicopter operations associated with the proposed helipad having regard to the advice of a suitably qualified and experienced aviation professional and relevant National and International guidelines.	Helipad lighting letter confirming compliance from AviPro received on the 7/10/2021 indicating compliance from the Helipad Test Flight. This was approved by the CA on the 13/1/2022.		Compliant
4.24	D	D24	Upon installation of outdoor lighting, but before it is finally commissioned, the Applicant must submit to the Certifier evidence from a qualified	BCA Partial Completion Certificate BCAC-22012 dated 14/02/2022.		Not Triggered

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			practitioner demonstrating compliance in accordance with conditions D21 and D22.	Star will test the lighting onsite to confirm it complies with condition. Once commissioned it will be tested and send through the results.		
4.25	D	D25	Signage Way-finding signage and signage identifying the location of staff car parking must be installed prior to occupation.	Way findings signage has not been installed yet.		Not Triggered
4.26	D	D26	Bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas prior to occupation.	Bicycle way findings signage has not been installed yet.		Not Triggered
4.27	D	D27	'Do not drink' signage on non-potable water used for toilet flushing and to new hose taps and irrigation systems for landscaped areas must be installed within the site prior to occupation.	Do not drink signage has not been installed yet.		Not Triggered
4.28	D	D28	Prior to occupation, installation of flood warning signs on the north-eastern corner of the site to prevent access from Great Western Highway during major flood events.	Sighted Bonacci's Civil/Road Flood Warning Signage, this has been positioned in the north-east corner of the site (near Cancer Care). Design was approved by the CA on the 20/7/2021 and Signage installation on the 26/10/2021.		Compliant
4.29	D	D29	Operational Waste Management Plan Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Department/Certifying Authority. The Waste Management Plan must: a) detail the type and quantity of waste to be generated during operation of the development; b) describe the handling, storage and disposal of all waste streams generated on site, consistent	Sighted Operational Waste Management Plan dated 23/7/2021, Version 1.0. Plan was developed in consultation with LHD. Plan was sent to the CA on the 4/8/21 and approved on the 9/8/21. Letter sighted from DPE on the 24/8/2021 acknowledging receipt of the final Operational Waste Management Plan, Version 1 dated 23/7/2021.		Compliant

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

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
			<p>with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Department of Environment, Climate Change and Water, 2009);</p> <p>c) detail the materials to be reused or recycled, either on or off site; and</p> <p>d) include the Management and Mitigation Measures included in Section 11 of the EIS.</p>			
4.30	D	D30	<p>Validation Report</p> <p>The Applicant must prepare a Validation Report for the development. The Validation Report must:</p> <p>a) be prepared by an appropriately qualified environmental consultant and reviewed by an EPA accredited Site Auditor;</p> <p>b) be submitted to EPA, the Planning Secretary and the Certifying Authority for information one month after completion of remediation works;</p> <p>c) be prepared in accordance with the RAP and the Contaminated Sites: Guidelines for Consultants Reporting on Contaminated Sites (OEH, 2011); and</p> <p>d) include, but not be limited to:</p> <ol style="list-style-type: none"> comment on the extent and nature of the remediation undertaken; describe the location, nature and extent of any remaining contamination on site; sampling and analysis plan and sampling methodology; results of sampling of treated material, compared with the treatment criteria; 	JBS&G engaged to do the validation report, not completed yet.		Not Triggered

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
			<ul style="list-style-type: none"> v. details of the volume of treated material emplaced within the containment cell and its location; vi. results of any validation sampling, compared to relevant guidelines/criteria; vii. discussion of the suitability the remediates areas for the intended land use. viii. any other requirement relevant to the project. 			
4.31	D	D31	Site Audit Report and Site Audit Statement Prior to occupation of the acute clinical services building, the Applicant must obtain from an EPA accredited Site Auditor, a Site Audit Statement and a Site Audit Report which demonstrates that the relevant part of the site is suitable for its intended use(s).	Senversa engaged to do this, not completed yet.		Not Triggered
4.32	D	D32	Within two months of submission of the Validation report required by condition D18, the Applicant must demonstrate to the satisfaction of the Certifying Authority that the Site Auditor has submitted a Site Audit Report and Site Audit Statement to EPA in accordance with the requirements of EPA's Guidelines for the NSW Site Auditor Scheme (3rd Edition) 2017.	Senversa engaged to do this, not completed yet.		Not Triggered
4.33	D	D33 NEW	Landscaping Prior to occupation, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Certifying Authority. The plan must: <ul style="list-style-type: none"> a) detail the species to be planted on-site; b) describe the monitoring and maintenance measures to manage revegetation and landscaping works; 	Landscape Management Plan provided by O Landscapes dated November 2021 Plan was submitted to the CA on the 3/12/2021 and approved 3/12/2021. Plan includes: Planting schedule, maintenance of plants and trees, etc. Note: Arcadia Landscape Drawings show a different number of plants.		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) be consistent with the Applicant's Management and Mitigation Measures at EIS; d) provide for the planting of 229 trees as per the Landscape Plans and Plant Schedule prepared by Arcadia Landscape Architecture dated 21/08/2018.			
4.34	D	D34	The Applicant must not commence operation until the Landscape Management Plan is submitted to the Certifying Authority.	Plan was submitted to the CA on the 3/12/2021 and approved 3/12/2021.		Compliant
4.35	D	D35	Ecologically Sustainable Development Within 6 months of commencement of operation, Green Star certification must be obtained demonstrating the development achieves a minimum 4-star Green Star As Built rating unless updated NSW Health Engineering Guidelines are accepted by the Planning Secretary. Evidence of the certification or other evidence as agreed with the Planning Secretary in updated NSW Health Engineering Services Guidelines must be provided to the Certifying Authority and the Planning Secretary.	An alternative was done as per B16, but this condition is not triggered yet.		Not Triggered
4.36	D	D36	Easements A drainage easement is to be dedicated over the existing drainage infrastructure that drains Barber Avenue through the hospital grounds to Somerset Street. The drainage easement widths are to be in accordance with Council's Stormwater Drainage Specification for Building Developments.	Registered and signed easement plans were sighted. Plans received from Land Registry Services on the 21/10/21. Plan submitted to CA on the 25/10/2021 and approved 26/10/2021. Plan was signed by Council and now registered with LRS.		Compliant
4.37	D	D37	Hospital Shuttle Bus A report with revised shuttle bus schedule, including pick up and drop off points is to be provided to the Certifying Authority and the Planning Secretary. This report should	Shuttle Bus Route Assessment (Rev.4) dated 8/6/2021 was prepared by PTC. Assessment was sent and approved by the CA on the 9/7/2021.		Compliant

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

ID No.	SSD Part No.	SSD Req. No.	SSD Requirement	Audit Evidence	Audit Findings / Recommendations	Compliance Descriptor
			demonstrate compliance with disability access requirement at the pick-up and drop-off points, timing and integration with public transport services and provide waiting areas that have weather protection.	Letter received from DPE on the 7/7/2021 regarding D37 with acknowledgment receipt of the Hospital Shuttle Bus Assessment.		
4.38	D	D38	Wind Tunnel Testing Prior to the occupation of the building, details of compliance with the recommendations within the Pedestrian wind Environment Statement prepared by Windtech dated 6/04/2018 is to be submitted to the Certifying Authority.	Wind Tunnel Report and planting of the trees still in the process, so this is not triggered yet.		Not Triggered
5	APPENDIX A - WRITTEN NOTIFICATION AND REPORTING					
5.1	Appx	1	A written incident notification addressing the requirements set out below must be emailed to the Department at the following address: compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition C32 or, having given such notification, subsequently forms the view that an incident has not occurred.	No incidents have happened on site.		Not Triggered
5.2	Appx	2	Written notification of an incident must: a) identify the development and application No.; 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;	No incidents have happened on site.		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
			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.			
5.3	Appx	3	Within 30 days of the date on which the incident occurred or as otherwise agreed to by the DPE, the Applicant must provide the DPE and any relevant public authorities (as determined by the DPE) with a detailed report on the incident addressing all requirements below, and further reports as request	No incidents have happened on site.		Not Triggered
5.4	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.	No incidents have happened on site.		Not Triggered

Appendix E. Audit Photos



Photo 1 – Site fence in place around the main tower



Photo 2 –Erosion and sediment controls (sandbags) along the site boundary



Photo 3 – Somerset Street free of dust and mud



Photo 4 – Truck entrance clean and tidy



Photo 5 – Drain with geo-fabric at the landscaping works area



Photo 6 – Stormwater pit with geo-fabric and sandbags



Photo 7 – Hazardous substances' cage maintained



Photo 8 – Waste segregation outside the main tower



Photo 9 – Signage in place for Emergency Bay

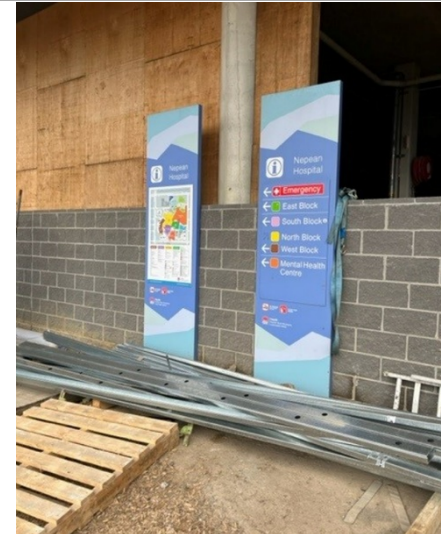


Photo 10 – Signage and Hospital Map in place



Photo 11 – Scaffold tagged and steps with anti-slip



Photo 12 – Traffic Control signage in place



Photo 13 – Recovery area completed



Photo 14 – Theatre room completed, and new equipment installed



Photo 15 – New trees planted, and landscaping works completed inside



Photo 16 – Site fence along the South-East area

Appendix F. Consultation Records

Email from DPE

From: [Ania Dorocinska](#)
To: [Munoz, Ana-Maria](#)
Subject: RE: Nepean Hospital (SSD 8766) Independent Environmental Audit - Consultation
Date: Tuesday, 29 March 2022 8:01:19 AM
Attachments: [image003.png](#)

EXTERNAL

Good Morning Ana Maria,

Thank you for consulting with the Department of Planning and Environment (Department) on the scope of the Nepean Hospital Independent Audit.

Please ensure the audit is conducted in accordance with Condition C43 of the Development Consent SSD-8766, which requires the audit to be carried out in accordance with the Independent Audit Post Approval Requirements. Consistent with Section 3.3 of those requirements, please ensure:

- The environmental performance of the development is assessed, including but not limited to actual versus predicted impacts
- A high level assessment of the environmental management plans is included
- Matters considered relevant to this audit:
 - Communication of compliance obligations to relevant contractors
 - Provision of required information on the project website
 - Ongoing consultation with affected community
 - Notification of incidents and non-compliances to the Department.

Thank you

Kind regards,

Ania Dorocinska

Senior Compliance Officer – Government Projects

Planning & Assessments | Department of Planning and Environment
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The Department of Planning and Environment acknowledges that it stands on Aboriginal land.

We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.