

Nepean Hospital Redevelopment Independent Environmental Audit



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

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|-------------------------|---|
| Audit Reference: | AQ1245.01 |
| Audit Organisation: | CPB Contractors |
| Auditors: | Annabelle Tungol, Lead Auditor, AQUAS Ana Maria Munoz, Auditor, AQUAS |
| Date of Audit: | 13 June 2019 |
| Draft Report Submitted: | 25 June 2019 |
| Final Report Submitted: | Rev. 0 – 10 July 2019 Rev. 1 – 6 August 2019 Rev. 2 – 9 September 2019 |

Amendment, Distribution & Authorisation Record

Version Control and Distribution

| Revision No. | Date | Reasons for Revision | Issued to |
|--------------|-----------|-------------------------|--------------------------|
| Draft | 25/6/2019 | | CBRE – Cameron McClement |
| Rev. 0 | 10/07/19 | Addressed CBRE comments | CBRE – Cameron McClement |
| Rev. 1 | 6/8/19 | Addressed DPIE comments | CBRE – Cameron McClement |
| Rev. 2 | 9/9/19 | Addressed DPIE comments | CBRE – Cameron McClement |

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

This report has been prepared by:

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Date: 5/09/2019

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Date: 9/09/2019

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1. Executive Summary

This audit was completed to assess the compliance of Nepean Hospital Redevelopment Project with the requirements of Development Consent State Significant Development (SSD) 8766 Condition C43. The audit was conducted by AQUAS (Annabelle Tungol – Lead Auditor and Ana Maria Munoz – Auditor) on 13 June 2019.

Overall, the project was non-compliant with the pre-construction conditions of the Development Consent SSD 8766, however, the project demonstrated a satisfactory environmental performance in implementing mitigation measures on site based on the following key strengths noted during this audit:

- The Construction Environmental Management Plan (CEMP) and majority of sub-plans have been reviewed, updated and implemented;
- Environmental inspections have been undertaken weekly;
- Internal and external communication mechanisms have been established;
- Consultations with the community and sensitive receivers have been managed well;
- The process for reporting incidents, complaints and non-conformances has been implemented and recorded; and
- Environmental controls have been implemented such as:
 - erosion and sedimentation i.e. dust-bloc sprayed on stockpiles and controls around pits;
 - dust suppression i.e. (trucks leaving site were covered, water cart in used);
 - rumble grids were installed at the site exit;
 - traffic controls; and
 - noise barriers were installed around sensitive receivers.

Summary of Audit Findings

Based on the conducted document and records review, interview with key personnel and site inspection, there were a total of 125 Conditions of Consent that have been reviewed during this audit under Part A, Part B and Part C conditions of the SSD 8766. Out of these conditions, there were a total 70 compliant items, 13 non-compliant items and 42 not triggered items.

The following non-compliant items were raised that need to be addressed by HI and CPB to attain full compliance with SSD 8766 and continually improve the environmental performance of the development.

Non-Compliances

- **NC-01** Condition A2 - Based on the number of non-compliant items the project is non-compliant to the requirement of A2 (a).
- **NC-02** Condition A20 - Not all the required information i.e. CEMP, sub-plans, performance reports, monitoring reports and complaints register as per condition A20, have been made publicly available on the Health Infrastructure website or project website.
- **NC-03** Condition B5 - Documented evidence of the products and systems use for the construction of external walls and cladding was not provided to the Certifying Authority prior to commencement of construction.
- **NC-04** Condition B6 – Based on the non-compliant with condition B5 copy of the design documentation for external walls and cladding was not provided to DPIE within the required timeframe.
- **NC-05** Condition B17 - Outdoor lighting documentation was not provided to Certifying Authority prior to commencement of construction.
- **NC-06** Condition B18 - Design and construction of the facilities/access to people with disability in accordance with BCA requirements was not provided to the Certifying Authority prior to commencement of construction.

- **NC-07** Condition B30 - The incorporation of noise mitigations controls for the operational plant and equipment in the detailed design drawings were not provided to Certifying Authority prior to commencement of construction.
- **NC-08** Condition B33 - Agreement from the Council for the design of the operational waste storage area was not provided prior to the commencement of construction.
- **NC-09** Condition B34 - Details of the mechanical ventilation systems were not provided to the Certifying Authority prior to the commencement of construction.
- **NC-10** Condition B35 - Details of the rainwater reuse/harvesting system and rainwater re-use plan were not provided prior to the commencement of construction.
- **NC-11** Condition B37(b) - The minimum of 59 on-site car parking spaces for use during operation of the development and designed in accordance with latest version of AS2890.1 was not yet completed prior commencement of construction.
- **NC-12** Condition B38 - Details of the design of the bicycle parking and end-of-trip facilities were not provided to the satisfaction of the Certifying Authority prior to the commencement of construction.
- **NC-13** Condition C2 - Site notice displayed near the access/egress gate of the site did not include the name of Builder, Certifying Authority and Structural Engineer as well as the approved hours of work and site address.

In addition to the non-compliances raised, the auditor identified two opportunities for improvement for the continual improvement of the environmental performance of the project.

Opportunities for Improvement

- **OFI-01** Condition B19d - Monitoring programs were currently being implemented by CPB (e.g. dust, vibration, noise, etc.). However, this were not specifically defined in the CEMP Section 8.20 but process included in Elements 12. An opportunity for improvement to update the CEMP to include the specific monitoring programs that are currently being implemented. CPB to also include in the monthly report the results of monitoring and the project environmental performance.
- **OFI-02** Condition C12 - An opportunity for improvement to update the SDS for unleaded petrol is recommended prior to any refuelling activities.

2. Introduction

2.1 Background

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

CBRE has engaged AQUAS to undertake the initial independent environmental audit on 13 of June 2019 during construction phase of the Nepean Hospital Redevelopment project in compliance with the following Development Consent Conditions:

Condition C41

- (a) An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction.

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 | Current site works included bulk earthworks and truck and dogs only (which commence two weeks prior to audit). |

2.3 Audit Team

Details of the AQUAS environmental auditors for this audit were submitted to the Department of Planning by CBRE. Endorsement by Planning of the following auditors was granted prior to the conduct of the audit Refer to **Appendix A**:

| Name | Company | Position | Certification |
|------------------|---------|----------------------------|---|
| Annabelle Tungol | AQUAS | Lead Environmental Auditor | Exemplar Global Principal Environmental Auditor – Certificate No. 119536 |
| Ana Maria Munoz | AQUAS | Environmental Auditor | SAI Global Lead Auditor; Exemplar Global Certification as Environmental Auditor in progress |

2.4 Audit Objectives

The objective of this audit was to undertake the initial independent environmental audit in compliance with the Development Consent Condition SSD 8766 Cl. C43, in accordance with:

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

2.5 . Audit Scope

The scope of this audit comprised of the following:

- Review of implementation of CPB Environmental Management Plan (EMP) Revision B dated 18 February 2019 and the following appendices:
 - Appendix C - Environmental Work Method Statements:
 - EWMS 7 - Air Quality (Dust and Odour)
 - EWMS 8 - Noise & Vibration
 - EWMS 9 – Dangerous Goods & Substances
 - Waste Management Environmental Control Plan
 - Site Contamination & Hazardous Substances Environmental Control Plan
 - Appendix F – Emergency Response Procedure (Environmental)
 - Appendix G – Erosion and Sediment Control Plan
 - EWMS 1 - Erosion and Sediment Control (Stormwater Management)
 - Appendix H – Remedial Action Plan and Waste Management Plan
 - EWMS 2 - Waste Management
 - Appendix I – Asbestos Control Plan
 - Appendix J – Community Safety Plan
 - Appendix K – Traffic Management Plan
- Site inspection conducted on 13 June 2019;
- Review of environmental records;
- Interview of site personnel; and
- Consultation with stakeholders.

2.6 Audit Period

This was the first independent environmental audit carried out by AQUAS on the project which covers the review of environmental documentation and records for the construction works covering construction works between May 2019 and 13 June 2019 only.

It should be noted that this report is based on the result of sampling and supplied documentation/records, as well as site activities on the day of audit (13 June 2019).

3. Audit Methodology

3.1 Approval of Auditors

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

3.2 Audit scope development

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

3.3 Audit Process

3.3.1 Opening Meeting

An opening meeting was held on 13 June 2019 at 8:30am with CPB project personnel and AQUAS auditors as per the Audit Attendance Sheet. Refer to **Appendix B** of this report.

Key items were discussed, including:

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

3.3.2 Conduct of Audit

Audit activities included the following:

- Reviewed the project documentation (EMP and its sub-plans and EWMS) to verify compliance with the Development Consent Conditions SSD 8766;
- Conducted a site walk to review implementation of mitigation measures and environmental controls;
- Conducted the audit following the checklist that was prepared based on the Development Consent Conditions by interviewing personnel and review of records provided as evidence of compliance; and
- Any identified findings were discussed during closing meeting and any actions noted during site inspection were clearly communicated to the site personnel and addressed immediately.

3.3.3 Closing Meeting

The closing meeting was held on 13 June 2019 at 2:30pm with representatives of HI, CPB and AQUAS. General feedback and the findings of the audit were discussed during the closing meeting.

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

3.4 Interviewed Persons

Name and position of persons interviewed:

| Name | Organisation | Position |
|-----------------|--------------|----------------------|
| Kirsten Evans | CPB | Construction Manager |
| Rob Vranjgsevic | CPB | Project Manager |
| Pat Newcombe | CPB | SHE Manager |

3.5 Details of Site Inspection

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

- Erosion and sedimentation controls including sediment fences and controls around pits.
- Stabilised access/egress;
- Roads surrounding the site for dust/mud tracking;
- Chemical storage;
- Dust management;
- Wastes management;
- Site fence/screening;
- Traffic management,
- Noise management;
- Site signage; and
- General housekeeping.

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

3.6 Consultation

Communications were sent to relevant personnel in Health Infrastructure to request feedback about the project and highlight any areas for review by AQUAS during the audit. The feedback provided was positive and there was no requirement to review specific areas of the project as part of various SSD Conditions. Refer to **Appendix F** for consultation records.

Consultation with the Department of Planning, Industry and Environment was not conducted during this audit. It will be noted that consultation with the Department will be conducted on the next scheduled audit.

3.7 Audit Compliance Status Descriptors

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

| Status | 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. |

In addition to the above descriptors, there were opportunities of improvement (OFI) and notes (Note) raised during this audit.

4. Document Review

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

- Construction Environmental Management Plan (CEMP) Rev. 0 – 15/03/19
- Construction Noise and Vibration Management Sub-Plan Rev. 1 – 22/3/19
- Construction Soil and Water Management Plan Rev. B – 5/4/19
- Flood Emergency Response Plan Rev. B – 5/4/19
- Waste Management Plan Rev. 1 – 20/3/19
- Construction Traffic Management Plan (CTMP) Issue 14 – 10/4/19
- Aboriginal and Non-Aboriginal Heritage Sub Plan – 15/3/19
- Remedial Action Plan Rev. O – 9/11/18
- Data Gap Assessment – 4/10/18
- Community Communication Strategy Rev 4 – 29/4/19
- Compliance Monitoring and Reporting Program – 11/4/19
- Nepean Hospital Redevelopment Detail Master Program as at end of May 2019
- BCA Crown Certificate No. CRO-18117 (Stage 1) – 2/5/19
- Dilapidation Report by CRAIGMAR Consulting Services – 19, 27 & 28 December 2018
- Certificate of Design – Civil, Stage 1 from Bonacci – 18/4/19
- Certificate of Design – Structural, Stage 1 from Bonacci – 18/4/19
- NSW Government Long Service Corporation Levy Receipt No 00376269 – 8/4/19
- Dust Monitoring Report (PM₁₀) by JBS&G – 5/6/19
- Temporary Cross Over Permit from Penrith City Council – 18/1/19
- Disruption Notice Meeting – 6/6/19
- Inspection Report – 6/6/19
- Aviation Report Nepean Hospital Redevelopment from AviPro Rev. 1.5 – 10/3/19
- Pre-start log book for Cherrie Civil Excavator – 13/06/19
- Excavation and Penetration Permit for Pacific Plumbing #19 – 3/6/19
- Vibration Monitoring Report by JBS – 27/5 to 12/6 2019
- L006 - Virgin Excavated Natural Material (VENM) Assessment by JBS&G – 4/10/18
- Arboricultural Development Assessment Report by Moore Trees Arboricultural Services 15/8/18

5. Audit Findings

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

The following table summarises the audit findings by rating category:

| Findings Rating | Findings |
|-----------------|----------|
| Compliant | 70 |
| Non-Compliant | 13 |
| Not Triggered | 42 |

5.1 Assessment of Compliance

Overall, the project was non-compliant with the pre-construction conditions of the Development Consent SSD 8766, however, the project demonstrated a satisfactory environmental performance in implementing mitigation measures on site.

The comparison of audit requirements against the compliance ratings is as follows:

| SSD Requirements | Requirements | Findings |
|--|--------------|--------------------|
| Part A – Administrative Controls | 22 | Complaint – 11 |
| | | Non-Compliant – 2 |
| | | Not Triggered – 9 |
| Part B – Prior to commencement of Construction | 46 | Complaint – 25 |
| | | Non-Compliant – 10 |
| | | Not Triggered – 11 |
| Part C – During Construction Appendix 1 – Incident Notification | 57 | Complaint – 34 |
| | | Non-Compliant – 1 |
| | | Not Triggered – 22 |
| Total Requirements | 125 | Complaint – 70 |
| | | Non-Compliant – 13 |
| | | Not Triggered – 42 |

5.2 Notices, Incidents and Complaints

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

A Complaints Register is in place where complaints details will be recorded including resolution reached. As noted in this report, complaints register is yet to be uploaded in the website.

5.3 Previous Audit Recommendations

This was the first audit for this development against SSD 8766.

5.4 Audit Findings

The following table summarised the Non-compliant conditions that need to be addressed. Refer to the attached Appendix D for full details of findings including auditor notes.

| Finding No. | Condition of Consent Requirement | Audit Findings |
|------------------|--|--|
| Non-Compliant 01 | <u>A2: Terms of Consent</u> A2. The development may only be carried out: (a) in compliance with the conditions of this consent; | Based on the number of non-compliant items the project is non-compliant to the requirement of A2 (a) |
| Non-Compliant-02 | <u>A20: Access to Information</u> At least 48 hours before commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the applicant must: a) Make the following information and documents (as they are obtained or approved) publicly available on its website: (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (viii) complaints register, updated monthly. | The following items were not posted on the website as per the requirements of A20: <ul style="list-style-type: none"> - The CEMP and subplans have not been posted on the website. - Performance report has not been posted on the website as per this condition. - Monitoring Reports for dust and vibration have not been posted on the website as per this condition. - No complaint register posted on website. |
| Non-Compliant-03 | <u>B5: External Walls and Cladding</u> Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA. | Documented evidence of the products and systems use for the construction of external walls and cladding was not provided to the Certifying Authority prior to commencement of construction. It was noted that design of external walls and cladding is ongoing and has not been finalised. No report or statement was available at the time of the audit. Certificate from Certifying Authority not yet available. |
| Non-Compliant-04 | <u>B6: External Walls and Cladding</u> 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. | Copy of the design documentation for external walls and cladding was not provided to DPIE within the required timeframe. |
| Non-Compliant-05 | <u>B17: Outdoor Lighting</u> Prior to commencement of construction, all outdoor lighting within the site must comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Lighting must comply with any recommendations of the review undertaken under condition B44 to ensure the ongoing safe operations of the existing helipad on the site. Details | Outdoor lighting documentation was not provided to Certifying Authority prior to commencement of construction. It was noted that design phase is ongoing. |

| Finding No. | Condition of Consent Requirement | Audit Findings |
|------------------|---|---|
| | demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority. | |
| Non-Compliant-06 | <p><u>B18: Access for People with Disabilities</u></p> <p>The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.</p> | Design and construction of the facilities/access to people with disability in accordance with BCA requirements was not provided to the Certifying Authority prior to commencement of construction. It was noted that design phase is ongoing. |
| Non-Compliant-07 | <p><u>B30: Operational Noise - Design of Mechanical Plant and Equipment</u></p> <p>Prior to commencement of construction, the Applicant must incorporate the noise mitigation recommendations in the Acoustic Assessment (Rev 9), prepared by Acoustic Logic dated 15/11/18, into the detailed design drawings. The Certifying Authority must verify that all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Acoustic Assessment.</p> | <p>The incorporation of noise mitigations controls for the operational plant and equipment in the detailed design drawings were not provided to DPIE prior to commencement of construction.</p> <p>It was noted that design and assessment are underway to incorporate those noise mitigation controls.</p> |
| Non-Compliant-08 | <p><u>B33: Operational Waste Storage and Processing</u></p> <p>Prior to the commencement of construction, the Applicant must obtain agreement from Council for the design of the operational waste storage area where waste removal is undertaken by Council.</p> | <p>Agreement from the Council for the design of the operational waste storage area was not provided prior to the commencement of construction.</p> <p>It was noted that design phase is ongoing.</p> |
| Non-Compliant-09 | <p><u>B34: Mechanical Ventilation</u></p> <p>All mechanical ventilation systems must be designed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and AS/NZS 3666.1:2011 Air handling and water systems of buildings– Microbial control to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction.</p> | <p>Details of the mechanical ventilation systems were not provided to the Certifying Authority prior to the commencement of construction.</p> <p>It was noted that design of mechanical ventilation is ongoing</p> |
| Non-Compliant-10 | <p><u>B35: Rainwater Harvesting</u></p> <p>Prior to the commencement of construction, the Applicant must ensure that a rainwater reuse/harvesting system for the development is developed for the site. A rainwater re-use plan must be prepared and certified by an experienced hydraulic engineer.</p> | <p>Details of the rainwater reuse/harvesting system and rainwater re-use plan were not provided prior to the commencement of construction.</p> <p>It was noted that design of the rainwater tank is ongoing.</p> |
| Non-Compliant-11 | <p><u>B37: Car Parking and Service Vehicle Layout</u></p> <p>Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction:</p> <p>(b) minimum of 59 on-site car parking spaces for use during operation of the development and designed in accordance with the latest version of AS2890.1.</p> | Condition B37(b) - The minimum of 59 on-site car parking spaces for use during operation of the development and designed in accordance with latest version of AS2890.1 was not submitted to Certifying Authority prior commencement of construction. |
| Non-Compliant-12 | <p><u>B38: Bicycle Parking and End-of-trip Facilities</u></p> <p>Compliance with the requirements for secure bicycle parking and end-of-trip facilities must be submitted to the</p> | Details of the design of the bicycle parking and end-of-trip facilities were not provided to the |

| Finding No. | Condition of Consent Requirement | Audit Findings |
|------------------|---|---|
| | satisfaction of the Certifying Authority prior to the commencement of construction. | satisfaction of the Certifying Authority prior to the commencement of construction. It was noted that design of the bicycle parking and end-of-trip facilities is ongoing. |
| Non-Compliant-13 | <p><u>C2: Site Notice</u></p> <p>A site notice(s):</p> <p>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.</p> <p>b) Is to satisfy all but no be limited to, the following requirements:</p> <p>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</p> | <p>Site notice displayed near the access/egress gate of the site did not include the name of Builder, Certifying Authority and Structural Engineer as well as the approved hours of work and address. Only the name of the contractor and contact details were included.</p> <p>Evidence of new design of the sign was presented. New sign was under approval and printing and will include details of Builder, Certifying Authority and Structural Engineer as well as the approved hours of work and address.</p> |

5.5 Audit Site Inspection

The site inspection was conducted at 9:30am on 13 June 2019, two weeks after commencement of construction works mainly bulk earthwork. AQUAS auditors and CPB project managers and project staff walked through the construction site, where environmental controls were observed, including:

- Site signage and site sheds;
- Silt fence along the boundary of the site;
- Erosion and sediment controls for pits outside and inside the site;
- Suitable storage for hazardous materials;
- Traffic signage well implemented;
- Scaffold and electrical equipment were appropriately tagged;
- Skip bins for waste and recycling in various locations; and
- Housekeeping.

There were no issues raised during the site inspection. Please refer to photos of the site inspection in **Appendix E**.

5.6 Suitability of Plans and the EMS

The CEMP and sub-plans were generally compliant with the requirements of the Development Consent. Though there were few updates identified in section 5.4 of this report with regards to updating the CEMP.

CPB Environmental Management System (EMS) is robust on communication processes, documentation and record keeping, induction, training and competence, environmental controls and non-conformance/corrective action processes.

5.7 Key Strengths

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

- The Construction Environmental Management Plan (CEMP) and majority of sub-plans have been reviewed, updated and implemented;
- Environmental inspections have been undertaken weekly;
- Internal and external communication mechanisms have been established;
- Consultations with the community and sensitive receivers have been managed well;
- The process for reporting incidents, complaints and non-conformances has been implemented and recorded; and
- Environmental controls have been implemented such as:
 - erosion and sedimentation i.e. dust-bloc sprayed on stockpiles and controls around pits;
 - dust suppression i.e. (trucks leaving site were covered, water cart in used);
 - rumble grids were installed at the site exit;
 - traffic controls; and
 - noise barriers were installed around sensitive receivers.

6. Recommendations

The table below outlines the identified non-compliances as well the auditor's recommendations.

Notes were detailed in the Appendix D – Audit Checklist and Findings.

| OFI Number | Consent Condition Description | Audit Findings | Recommendations |
|------------------|--|--|---|
| Non-Compliant 01 | <u>A2: Terms of Consent</u> A2. The development may only be carried out: (a) in compliance with the conditions of this consent | Based on the number of non-compliant items the project is non-compliant to the requirement of A2 (a) | HI and CPB need to address all the non-compliances raised in accordance with the conditions of consent and IAPAR Document 2018. |
| Non-Compliant-02 | <u>A20: Access to Information</u> At least 48 hours before commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the applicant must: b) Make the following information and documents (as they are obtained or approved) publicly available on its website: (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (viii) complaints register, updated monthly. | The following items were not posted on the website as per the requirements of A20: – The CEMP and subplans have not been posted on the website. – Performance report has not been posted on the website as per this condition. – Monitoring Reports for dust and vibration have not been posted on the website as per this condition. – No complaint register posted on website. | HI to post all the required documents and records required under condition A20 in the project website within the timeframe. |
| Non-Compliant-03 | <u>B5: External Walls and Cladding</u> Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA. | Documented evidence of the products and systems use for the construction of external walls and cladding was not provided to the Certifying Authority prior to commencement of construction. It was noted that design of external walls and cladding is ongoing and has not been finalised. No report or statement was available at the time of the audit. Certificate from Certifying Authority not yet available. | Consider preparing a staging report and submitting to DPIE for approval to cover items that are not yet to be constructed. |
| Non-Compliant-04 | <u>B6: External Walls and Cladding</u> | Copy of the design documentation for external walls | Consider preparing a staging report and submitting to DPIE |

| OFI Number | Consent Condition Description | Audit Findings | Recommendations |
|------------------|---|---|--|
| | 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. | and cladding was not provided to DPIE within the required timeframe. | for approval to cover items that are not yet to be constructed. |
| Non-Compliant-05 | B17: Outdoor Lighting Prior to commencement of construction, all outdoor lighting within the site must comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Lighting must comply with any recommendations of the review undertaken under condition B44 to ensure the ongoing safe operations of the existing helipad on the site. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority. | Outdoor lighting documentation was not provided to Certifying Authority prior to commencement of construction. It was noted that design phase is ongoing. | Consider preparing a staging report and submitting to DPIE for approval to cover items that are not yet to be constructed. |
| Non-Compliant-06 | B18: Access for People with Disabilities The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans. | Design and construction of the facilities/access to people with disability in accordance with BCA requirements was not provided to the Certifying Authority prior to commencement of construction. It was noted that design phase is ongoing. | Consider preparing a staging report and submitting to DPIE for approval to cover items that are not yet to be constructed. |
| Non-Compliant-07 | B30: Operational Noise - Design of Mechanical Plant and Equipment Prior to commencement of construction, the Applicant must incorporate the noise mitigation recommendations in the Acoustic Assessment (Rev 9), prepared by Acoustic Logic dated 15/11/18, into the detailed design drawings. The Certifying Authority must verify that all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise | The incorporation of noise mitigations controls for the operational plant and equipment in the detailed design drawings were not provided to DPIE prior to commencement of construction. It was noted that design and assessment are underway to incorporate those noise mitigation controls. | Consider preparing a staging report and submitting to DPIE for approval to cover items that are not yet to be constructed. |


| OFI Number | Consent Condition Description | Audit Findings | Recommendations |
|------------------|--|---|--|
| | levels identified in the Acoustic Assessment. | | |
| Non-Compliant-08 | <u>B33: Operational Waste Storage and Processing</u> Prior to the commencement of construction, the Applicant must obtain agreement from Council for the design of the operational waste storage area where waste removal is undertaken by Council. | Agreement from the Council for the design of the operational waste storage area was not provided prior to the commencement of construction. It was noted that design phase is ongoing. | Consider preparing a staging report and submitting to DPIE for approval to cover items that are not yet to be constructed. |
| Non-Compliant-09 | <u>B34: Mechanical Ventilation</u> All mechanical ventilation systems must be designed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings and AS/NZS 3666.1:2011 Air handling and water systems of buildings– Microbial control to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction. | Details of the mechanical ventilation systems were not provided to the Certifying Authority prior to the commencement of construction. It was noted that design of mechanical ventilation is ongoing | Consider preparing a staging report and submitting to DPIE for approval to cover items that are not yet to be constructed. |
| Non-Compliant-10 | <u>B35: Rainwater Harvesting</u> Prior to the commencement of construction, the Applicant must ensure that a rainwater reuse/harvesting system for the development is developed for the site. A rainwater re-use plan must be prepared and certified by an experienced hydraulic engineer. | Details of the rainwater reuse/harvesting system and rainwater re-use plan were not provided prior to the commencement of construction. It was noted that design of the rainwater tank is ongoing. | Consider preparing a staging report and submitting to DPIE for approval to cover items that are not yet to be constructed. |
| Non-Compliant-11 | <u>B37: Car Parking and Service Vehicle Layout</u> Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction: (b) minimum of 59 on-site car parking spaces for use during operation of the development and designed in accordance with the latest version of AS2890.1. | Condition B37(b) - The minimum of 59 on-site car parking spaces for use during operation of the development and designed in accordance with latest version of AS2890.1 was not submitted to Certifying Authority prior commencement of construction. | Consider preparing a staging report and submitting to DPIE for approval to cover items that are not yet to be constructed. |
| Non-Compliant-12 | <u>B38: Bicycle Parking and End-of-trip Facilities</u> Compliance with the 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. | Details of the design of the bicycle parking and end-of-trip facilities were not provided to the satisfaction of the Certifying Authority prior to the commencement of construction. It was noted that design of the bicycle parking and end-of-trip facilities is ongoing. | Consider preparing a staging report and submitting to DPIE for approval to cover items that are not yet to be constructed. |

| OFI Number | Consent Condition Description | Audit Findings | Recommendations |
|------------------|--|---|---|
| Non-Compliant-13 | <p><u>C2: Site Notice</u></p> <p>A site notice(s):</p> <p>c) 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.</p> <p>d) Is to satisfy all but no be limited to, the following requirements: 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</p> | <p>Site notice displayed near the access/egress gate of the site did not include the name of Builder, Certifying Authority and Structural Engineer as well as the approved hours of work and address. Only the name of the contractor and contact details were included.</p> <p>Evidence of new design of the sign was presented. New sign was under approval and printing and will include details of Builder, Certifying Authority and Structural Engineer as well as the approved hours of work and address.</p> | <p>Site notice as per the requirement of condition C2 to be printed and display at the site boundaries.</p> |

In addition to the non-compliances raised, the auditor identified two opportunities for improvement for the continual improvement of the environmental performance of the project.

| OFI Number | Consent Condition Description | Audit Findings | Recommendations |
|----------------------------------|--|--|---|
| Opportunity for Improvement - 01 | <p><u>B19 Environmental Management Plan</u></p> <p>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <p>(d) a program to monitor and report on the:</p> <p>(i) impacts and environmental performance of the development;</p> <p>(ii) effectiveness of the management measures set out pursuant to paragraph</p> | <p>Monitoring programs were currently being implemented by CPB (e.g. dust, vibration, noise, etc.). However, this were not specifically defined in the CEMP Section 2.2, but process included in Element 12.</p> <p>An opportunity for improvement to update the CEMP to include the specific monitoring programs that are currently being implemented. CPB to also include in the monthly report the results of monitoring and the project environmental performance.</p> | <p>Consider developing a monitoring schedule and attach it in the CEMP as Appendix.</p> |
| Opportunity for Improvement- 02 | <p><u>C12: SafeWork Requirements</u></p> <p>To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.</p> | <p>The Safety Data Sheet (SDS) kept on site for the unleaded petrol had expired on the 6 May 2019.</p> <p>Although, there was no unleaded petrol stored onsite, an opportunity for improvement to update the SDS for this is recommended prior to any refuelling activities.</p> | <p>Review of all the SDS to be conducted to ensure that all hazardous chemicals have SDS and current version are available at the site.</p> |

Appendix A. Auditors Approval

| | | |
|---|---------------------------------------|--|
|  | Planning & Environment | Contact: Kate Moore Phone: 02 9274 6095 Email: compliance@planning.nsw.gov.au |
| | | |

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

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

Dear Ms Mitchell

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

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

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


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

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

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

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


Yours sincerely,

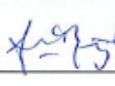
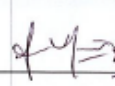









Kate Moore
A/Principal Compliance Officer (Social Infrastructure)
As Nominee of the Secretary
Dated: 20/03/19

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

Appendix B. Audit Attendance Sheet

| AUDIT ATTENDANCE SHEET | | |  | |
|--------------------------------|-------------------------------|---------------|---|--|
| PROJECT: | Nepean Hospital Redevelopment | | AUDIT No.: 1244.01 | |
| AUDITEE: | CPB | LEAD AUDITOR: | Annabelle Turgol | |
| MEETING LOCATION: | 35-65 Derby street, Kingswood | | | |
| OPENING MEETING DATE AND TIME: | 13/06/19 8:55am | | | |
| CLOSING MEETING DATE AND TIME: | 13/06/19 2:30pm | | | |

| NAME | ORGANISATION | POSITION | SIGNATURE | |
|------------------|--------------|-----------------------|---|---|
| | | | OPENING MEETING | CLOSING MEETING |
| Ana Maria Munoz | AQUAS | Environmental Auditor |  |  |
| Annabelle Turgol | AQUAS | Environmental Auditor |  |  |
| P. Naranda | CPB | SHE Manager |  | |
| Rob Vranjesevic | CPB | Project Manager |  |  |
| Kirsten Evans | CPB | Construction Mgr |  |  |
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|----------------|-----------------------------------|--------------|
| Date: 04.06.14 | F-02 Audit Attendance Sheet Rev.1 | Page: 1 of 1 |
|----------------|-----------------------------------|--------------|

Uncontrolled when printed

Appendix C. Independent Audit Declaration Form

Independent Audit Declaration Form Template

Independent Audit Declaration Form

| | |
|-------------------------|---|
| Project Name: | Nepean Hospital Redevelopment |
| Consent Number: | SSD 8766 |
| Description of Project: | Redevelopment of Nepean Hospital, involving the construction of a new 14 storey clinical and ambulatory services building, building with rooftop helipad, and associated works to access and parking, tree removal and landscaping. |
| Project Address: | 35-65 Derby Street, Kingswood, NSW |
| Proponent: | Health Administration Corporation |
| Title of Audit: | Independent Environmental Audit |
| Date: | 13 June 2019 |

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:

- the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Post Approval Requirements (Department 2018)*;
- the findings of the audit are reported truthfully, accurately and completely;
- I have exercised due diligence and professional judgement in conducting the audit;
- I have acted professionally, objectively and in an unbiased manner;
- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

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: Annabelle Tungol

Signature: 

Qualification: Lead Environmental Auditor – Exemplar Global Certificate No. 119536

Company: AQUAS

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 was mainly bulk earthworks (excavation and truck & dogs) which commence on 1 June 2019. There were no issues raised during the site inspection conducted on this audit. | | Compliant |
| 1.2 | A | A2 | Terms of Consent The development may only be carried out: | Current work onsite was mainly site establishment and bulk earthworks (excavation and truck & dogs). The project complied with the erosion and sedimentation control plan revision D1. Approved plans sighted in HI website. SSD 8766 was granted on 25 Feb 2019 and drawings were stamped by DPIE. | Based on the number of non-compliant items the project is non-compliant to the requirement of A2 (a). | Not-Compliant-01 |
| | A | A2 (a) | in compliance with the conditions of this consent; | | | |
| | A | A2 (b) | in accordance with all written directions of the Planning Secretary; | | | |
| | A | A2 (c) | generally in accordance with the EIS and Response to Submissions; | | | |
| | A | A2 (d) | in accordance with the approved plans in the table below: | | | |
| | A | A2 | * Architectural Plans prepared by BVN * Landscape Plans prepared by Arcadia Landscape Architecture * Concept Stormwater, sediment and erosion Control Plan prepared by Bonacci | | | |
| 1.3 | A | A3 | Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: | No written directions from DPIE. | | Not Triggered |
| | A | A3 (a) | the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise | | | |

Audit Compliance Codes: C: Complaint NC: No-Complaint; NT: Not triggered

| ID No. | SSD Part No. | SSD Req. No. | SSD Requirement | Audit Evidence | Audit Findings / Recommendations | Compliance Descriptor |
|--------|--------------|--------------|---|---|----------------------------------|-----------------------|
| | | | made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and | | | |
| | A | A3 (b) | the implementation of any actions or measures contained in any such document referred to in (a) above. | | | |
| 1.4 | A | A4 | The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict. | Noted. | | Compliant |
| 1.5 | A | A5 | Limits of Consent This consent lapses five years after the date of consent unless the works associated with the development have physically commenced. | The Condition of Consent SSD 8766 was dated 25/2/19. | | Compliant |
| 1.6 | A | A6 | Prescribed Conditions The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation. | The BCA Crown Certificate was sighted as evidence: Certificate No. CRO-18117 dated 02 May 2019. Subject land: Lot 1 DP 1114090, 36065 Derby Street Kingswood NSW 2747 Certifier: Blackett Maguire + Goldsmith - David Blackett (Accreditation no. NSW BPB0032 dated 2/5/2019). Scope of works: Stage 1 Early Works comprising: - Bulk excavation, removal of trees, remediation works, permanent and temporary batters, in-ground onsite stormwater drainage works, piling works, demolition of existing wall (part of bulk excavation), lifts pits and stair bases, | | Compliant |

Audit Compliance Codes: C: Complaint NC: No-Complaint; NT: Not triggered

| ID No. | SSD Part No. | SSD Req. No. | SSD Requirement | Audit Evidence | Audit Findings / Recommendations | Compliance Descriptor |
|--------|--------------|--------------|---|---|----------------------------------|-----------------------|
| | | | | sewer works, relocation of short-term equipment store (STS Building). | | |
| 1.7 | 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 |
| 1.8 | A | A8 | Long Service Levy For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441. | The Long Service Levy Receipt - 00376269 dated 8 April 2019 \$23,548.00 was sighted as evidence. | | Compliant |
| 1.9 | 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 |
| 1.10 | A | A10 | Evidence of Consultation Where conditions of this consent require consultation with an identified party, the Applicant must: | Refer to consultation records in Part B for each relevant condition with consultation requirements. | | Compliant |
| | A | A10 (a) | consult with the relevant party prior to submitting the subject document for information or approval; and | | | |
| | A | A10 (b) | provide details of the consultation undertaken including: | | | |
| | A | A10 (b) (i) | the outcome of that consultation, matters resolved and unresolved; and | | | |
| | A | A10 (b) (ii) | details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved. | | | |

Audit Compliance Codes: C: Complaint NC: No-Complaint; NT: Not triggered

| ID No. | SSD Part No. | SSD Req. No. | SSD Requirement | Audit Evidence | Audit Findings / Recommendations | Compliance Descriptor |
|--------|--------------|--------------|---|---|----------------------------------|-----------------------|
| 1.11 | A | A11 | Staging, Combining and Updating Strategies, Plans and Programs With the approval of the Planning Secretary, the Applicant may: | No staging report submitted. | | Not Triggered |
| | A | A11 (a) | prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program); | | | |
| | A | A11 (b) | combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and | | | |
| | A | A11 (c) | update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development). | | | |
| 1.12 | A | A12 | If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition. | No staging report submitted. | | Not Triggered |
| 1.13 | 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. | No staging report submitted. | | Not Triggered |
| 1.14 | A | A14 | Demolition Demolition work must comply with AS 2601-2001 The demolition of structures (Standards Australia, 2001). The work plans required by AS 2601-2001 | The area was an open space and only slab, kerb and gutter were removed prior to bulk earthworks. The demolition of the retaining wall is yet to be conducted. BCA | | Not Triggered |

Audit Compliance Codes: C: Complaint NC: No-Complaint; NT: Not triggered

| ID No. | SSD Part No. | SSD Req. No. | SSD Requirement | Audit Evidence | Audit Findings / Recommendations | Compliance Descriptor |
|--------|--------------|--------------|--|---|----------------------------------|-----------------------|
| | | | 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. | certificate included the demolition of the existing retaining wall (part of bulk excavation). Statement of compliance from a qualified person complying with the relevant AS and safety requirements will be provided to the Certifying Authority prior the commencement of demolition works. | | |
| 1.15 | A | A15 | Structural Adequacy All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. Note: <i>Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</i> | The BCA Certificate included a Structural Design Statement by Bonacci Group (NSW) Pty Ltd dated 18/4/19 for Stage 1 Early works. | | Compliant |
| 1.16 | A | A16 | External Walls and Cladding The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA. | Not yet constructed. | | Not Triggered |
| 1.17 | A | A17 | Applicability of Guidelines References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent. | BCA and Australian Standard requirements have been noted in the BCA certificate from Bonacci Group (NSW) Pty Ltd dated 18/4/19 for Stage 1 Early works. | | Compliant |
| 1.18 | 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 | No known update of guideline, protocol, Standard or policy that affects the current development design or monitoring. | | Not Triggered |

Audit Compliance Codes: C: Complaint NC: No-Complaint; NT: Not triggered

| ID No. | SSD Part No. | SSD Req. No. | SSD Requirement | Audit Evidence | Audit Findings / Recommendations | Compliance Descriptor |
|--------|--------------|--------------|---|--|----------------------------------|-----------------------|
| | | | version of such a guideline, protocol, Standard or policy, or a replacement of them. | | | |
| 1.19 | A | A19 | Monitoring and Environmental Audits Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, noncompliance notification, compliance reporting and independent auditing. <i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i> | <p>The site clearing commenced in mid May 2019 and bulk excavation works commence on 1 June 2019.</p> <p>Dust monitoring (PM₁₀) report by JBS&G (dated 5 June 2019) which was conducted on 17 May 2019 to 1 June 2019 was presented and there were no exceedances on criteria. Dust gauge monitors were located at Child care centre, oral health, east block, north block, hope cottage, Drug & Alcohol.</p> <p>Environmental audit was conducted by CPB on 30 April 2019 and outcome of the audit will be addressed by CPB.</p> <p>CPB conducted weekly inspections recorded in the Nepean Redevelopment Weekly Environmental Inspection Checklist. Sighted recent record dated on 3 June 2019.</p> | | Compliant |
| 1.20 | A | A20 | Access to Information At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: | <p>Health Infrastructure had set up the website for the project: http://nepeanredevelopment.health.nsw.gov.au/SSDA-documents</p> | | |

Audit Compliance Codes: C: Complaint NC: No-Complaint; NT: Not triggered

| ID No. | SSD Part No. | SSD Req. No. | SSD Requirement | Audit Evidence | Audit Findings / Recommendations | Compliance Descriptor |
|--------|--------------|----------------|---|---|---|-------------------------|
| | A | A20 (a) (i) | the documents referred to in condition A2 of this consent; | The following documents were posted on website: 1. Approved BVN plans 2. Notice of determination - letter to applicant 3. Development consent 4. Compliance monitoring and report 5. Independent audit program 6. Community consultation strategy | CEMP, subplans and Performance report to be posted on the website as per these conditions. Monitoring Reports for dust and vibration to be posted on the website as per this condition. Complaint register to be posted on website as per this condition. | Non-Compliant-02 |
| | A | A20 (a) (ii) | all current statutory approvals for the development; | Development Consent Conditions (SSD 8766 – signed on 25/2/19) posted on the HI website. | | |
| | A | A20 (a) (iii) | all approved strategies, plans and programs required under the conditions of this consent; | The CEMP and subplans have not been posted on the website. | | |
| | A | A20 (a) (iv) | regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; | Performance report has not been posted on the website as per this condition. | | |
| | A | A20 (a) (v) | a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; | Monitoring Reports for dust and vibration have not been posted on the website as per this condition. | | |
| | A | A20 (a) (vi) | a summary of the current stage and progress of the development; | The HI website has an 'about this project' description. | | |
| | A | A20 (a) (vii) | contact details to enquire about the development or to make a complaint; | Contact details were posted on website | | |
| | A | A20 (a) (viii) | a complaints register, updated monthly; | No complaint register posted on website. | | |
| | A | A20 (a) (ix) | audit reports prepared as part of any independent environmental audit of the development and the | This audit report must be posted on the website once finalised. | | |

Audit Compliance Codes: C: Complaint NC: No-Complaint; NT: Not triggered

| ID No. | SSD Part No. | SSD Req. No. | SSD Requirement | Audit Evidence | Audit Findings / Recommendations | Compliance Descriptor |
|------------|---|--------------|--|--|----------------------------------|-----------------------|
| | | | Applicant's response to the recommendations in any audit report; | | | |
| | A | A20 (a) (x) | any other matter required by the Planning Secretary; and | No other information has been requested. | | |
| | A | A20 (b) | keep such information up to date, to the satisfaction of the Planning Secretary. | Noted. | | |
| 1.21 | A | A21 | Compliance The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development. | Evidence sighted: email to contractors to include SSD 8766 conditions in all subcontractors' contracts dated 9 April 2019. Also, induction to all project staff includes environmental aspects including those required by SSD 8766 conditions. | | Compliant |
| 1.22 | 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. | Temporary Cross Over Permit from Penrith City Council - Quotation for Construction/ Work Zone Application at Property Address Somerset Street, Kingswood, 18 January 2019, sighted. No other permits and licenses for the project have been required, so far. | | Compliant |
| 2.0 | PART B - PRIOR TO COMMENCEMENT OF CONSTRUCTION | | | | | |
| 2.1 | B | B1 | Notification of Commencement The Department must be notified in writing of the dates of commencement of physical work and operation at least 48 hours before those dates. | Notification from CPB to HI/DPIE of works commencing letter dated 2/5/19 to start early works. Email dated 3/5/19 from DPIE acknowledging the start of project. | | Compliant |
| 2.2 | B | B2 | If the construction or operation of the development is to be staged, the Department must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage. | No staging reported. | | Not Triggered |

Audit Compliance Codes: C: Complaint NC: No-Complaint; NT: Not triggered

| ID No. | SSD Part No. | SSD Req. No. | SSD Requirement | Audit Evidence | Audit Findings / Recommendations | Compliance Descriptor |
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| 2.3 | B | B3 | Certified Drawings Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with: | Sighted Certificate of Design - Structural dated 18/4/19 for Stage1 Early works completed by Bonacci. BCA clauses included in section B. Reference to the SSD 8766 included. | | Compliant |
| | B | B3 (a) | the relevant clauses of the BCA; and | | | |
| | B | B3 (b) | this development consent. | | | |
| 2.4 | B | B4 | Reflectivity The building materials used on the facades of all buildings will be designed so as not to result in glare that causes discomfort or threatens the safety of pedestrians or drivers. A report/statement demonstrating consistency with this requirement will be submitted to the satisfaction of the Certifying Authority prior to the commencement of facade works. | Façade works not yet commenced. Design of façades is ongoing and has not been finalised. No report/statement available at the time of the audit. Certificate from Certifying Authority not yet available. | | Not Triggered |
| 2.5 | B | B5 | External Walls and Cladding Prior to the commencement of construction, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA. | Design of external walls and cladding is ongoing and has not been finalised. No report/statement available at the time of the audit. Certificate from Certifying Authority not yet available. External walls and cladding not yet constructed. | Certificate from Certifying Authority was not completed prior construction for the products and systems proposed for use in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA. | Non-Compliant 03 |
| 2.6 | B | B6 | The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it. | Not yet provided since it was not yet developed. | Based on the above non-compliant, against B5, this will be non-compliant as it was not also submitted to DPIE prior to construction. | Non-Compliant 04 |

Audit Compliance Codes: C: Complaint NC: No-Complaint; NT: Not triggered

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| 2.7 | B | B7 | Protection of Public Infrastructure Before the commencement of construction, the Applicant must: | | | Compliant |
| | B | B7 (a) | consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; | Sighted Dilapidation Report completed on 19, 27,28 Dec 2018. Copy of the dilapidation report was sent to Penrith City Council; sighted email on the 28/3/19 from CPB. | | |
| | B | B7 (b) | prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and | Email dated 18/3/19 indicates report was sent from CPB to CBRE. Crown Certificate includes the dilapidation report in the attachments. Email from Blackett Maguire (Certifier) indicating condition B7 is closed and dated 1/5/19. | | |
| | B | B7 (c) | submit a copy of the dilapidation report to the Planning Secretary, Certifying Authority and Council. | CBRE issued the dilapidation report to DPIE on the 30/4/19. Also, CPB sent the dilapidation report to Penrith City Council on the 28/3/19. | | |
| 2.8 | B | B8 | Site Contamination Remediation approved as part of this development consent must be carried out in accordance with the Remedial Action Plan (54794/118777 - Rev O) dated 9/11/18 and prepared by JBS & G. | Noted to be implemented. Asbestos areas found during earthworks were outside the footprint of the building, there was nothing to remove from the site as indicated in the Gap Analysis Assessment prepared by JBS&G and the email from Senversa. The NSW EPA Accredited Auditor (from Senversa) sent an email to CBRE on 30/4/19 indicating that they can implement the Remedial Action Plan (RAP) as required. | | Compliant |

Audit Compliance Codes: C: Complaint NC: No-Complaint; NT: Not triggered

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| 2.9 | B | B9 | Prior to the commencement of earthworks, the Applicant must submit a Site Audit Report and Section A Site Audit Statement for the relevant part of the site prepared by a NSW EPA accredited Site Auditor. The Site Audit Report and Section A Site Audit Statement must verify the relevant part of the site is suitable for the hospital land use and be provided to the satisfaction of the Certifying Authority. | Site Audit Report and Site Audit Statement not required. Asbestos areas were outside the footprint of the building, there was nothing to remove from the site as indicated in the Gap Analysis Assessment prepared by JBS&G and the email from Senversa. | | Not Triggered |
| 2.10 | B | B10 | Unexpected Contamination Procedure Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure the potentially contaminated material is appropriately managed. The procedure must form part of the CEMP in accordance with condition B20 and must ensure any material identified as contaminated must be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site. | Unexpected Contamination Procedure (UCP) part of the RAP, Section 7.1 Unexpected finds protocol and flowchart 7.1. No unexpected finds to date. | | Compliant |
| 2.11 | B | B11 | Utility and Services Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers. | Letters to utility and service providers were sent. Sighted evidence: Letter from Sydney Water with notice of requirements sighted 25/10/18. Letter of intent for Electricity (High Voltage) and Gas sighted. Note: Waiting for approvals from service providers. No utility works conducted to date. | | Not Triggered |
| 2.12 | B | B12 | Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory | No utility works/above ground works conducted to date; only bulk earthworks, trucks and dogs. | | Not Triggered |

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| ID No. | SSD Part No. | SSD Req. No. | SSD Requirement | Audit Evidence | Audit Findings / Recommendations | Compliance Descriptor |
|--------|--------------|---------------|---|--|----------------------------------|-----------------------|
| | | | arrangements have been made to ensure provisions of adequate services. | | | |
| 2.13 | B | B13 | Community Communication Strategy A Community Communication Strategy must be prepared to provide mechanisms to facilitate communication between the Applicant, the relevant Council and the community (including adjoining affected landowners and businesses, and others directly impacted by the development), during the design and construction of the development and for a minimum of 12 months following the completion of construction. The Community Communication Strategy must: | Community Consultation Strategy prepared by HI dated 17/4/19 Rev.3. Issue to DPIE on 15/4/19. Revision 4.0 dated 29/4/19 has been uploaded in the HI website for Nepean Hospital. Disruption notice meetings happen on fortnightly basis 6/6/19 attended by Local Area Health District, HI, CBRE and CPB. Disruptive works weekly look ahead sighted. | | Compliant |
| | B | B13 (a) | identify people to be consulted during the design and construction phases; | Section 2.0 Key Stakeholders. | | |
| | B | B13 (b) | set out procedures and mechanisms for the regular distribution of accessible information about or relevant to the development; | Section 3.0 Communication Tools e.g. brochures, fact sheets, flyers, posters, newsletters, media releases, events, group forums. | | |
| | B | B13 (c) | provide for the formation of community-based forums, if required, that focus on key environmental management issues for the development; | Section 3.0 Communication Tools e.g. reference group and forums. | | |
| | B | B13 (d) | set out procedures and mechanisms: | Section 3.1 project email address, section 3.2 project website and Section 4.0 feedback mechanism and procedures. | | |
| | B | B13 (d) (i) | through which the community can discuss or provide feedback to the Applicant; | | | |
| | B | B13 (d) (ii) | through which the Applicant will respond to enquiries or feedback from the community; and | Section 4.0 feedback mechanism and procedures. | | |
| | B | B13 (d) (iii) | to resolve any issues and mediate any disputes that may arise in relation to construction and operation of the development, including disputes regarding rectification or compensation. | Section 4.1 issues, disputes and complaints. | | |

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| ID No. | SSD Part No. | SSD Req. No. | SSD Requirement | Audit Evidence | Audit Findings / Recommendations | Compliance Descriptor |
|--------|--------------|--------------|--|--|--|-------------------------|
| 2.14 | B | B14 | The Community Communication Strategy must be submitted to the Planning Secretary for approval no later than two weeks before the commencement of any work. | Strategy submitted to DPIE on the 15/4/19 for Rev.2 dated 11/4/19. | | Compliant |
| 2.15 | B | B15 | Work for the purposes of the development must not commence until the Community Communication Strategy has been approved by the Planning Secretary, or within another timeframe agreed with the Planning Secretary. | Approval from DPIE on 30/4/19 for Rev.4 of the Strategy. Also, Principal Certifying authority confirmed condition B15 to be closed. | | Compliant |
| 2.16 | B | B16 | Ecologically Sustainable Development Within 6 months of the commencement of construction, the Applicant must register for a minimum 4-star Green Star rating with the Green Building Council Australia and submit evidence of registration to the Certifying Authority unless the NSW Health Engineering Services Guidelines are updated demonstrating equivalency with an accredited rating scheme to the satisfaction of the Planning Secretary. | Commencement of construction dated 2/5/2019. Sixth month will be on 2/11/2019. The Independent Environmental Audit was conducted after 2 weeks of commencement of construction. Registration with 4-star Green Star was on discussions with HI at the time of the audit. | | Not Triggered |
| 2.17 | B | B17 | Outdoor Lighting Prior to commencement of construction, all outdoor lighting within the site must comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-1997 Control of the obtrusive effects of outdoor lighting. Lighting must comply with any recommendations of the review undertaken under condition B44 to ensure the ongoing safe operations of the existing helipad on the site. Details demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority. | Lighting works still in design process. | The requirement for outdoor lighting was not provided to the Certifying Authority prior to commencement of construction. | Non-Compliant 05 |

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| ID No. | SSD Part No. | SSD Req. No. | SSD Requirement | Audit Evidence | Audit Findings / Recommendations | Compliance Descriptor |
|--------|--------------|---------------|---|--|--|-------------------------|
| 2.18 | B | B18 | Access for People with Disabilities The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifying Authority must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans. | Access for people with disabilities still in design phase. | The requirement for the design and construction of the facilities/access to people with disability in accordance with BCA requirements was not provided to the Certifying Authority prior to commencement of construction. | Non-Compliant 06 |
| 2.19 | B | B19 | Environmental Management Plan Management Plans required under this consent must be prepared in accordance with relevant guidelines and include: a) detailed baseline data; b) details of: | The Construction Environmental Management Plan (CEMP) and sub-were plans developed. CEMP dated 15/3/19 Rev.0 included noise, vibration, dust and traffic controls. | Opportunity for Improvement 01: Monitoring programs were currently | Compliant |
| | B | B19 (b) (i) | the relevant statutory requirements (including any relevant approval, licence or lease conditions); | Element 3 makes reference to the Legal and other obligations register. | | |
| | B | B19 (b) (ii) | any relevant limits or performance measures and criteria; and | Relevant criteria were noted in each sub-plans refer to Noise and Vibration Management Plan. Section 2.3 of CEMP defined the objectives and targets. | | |
| | B | B19 (b) (iii) | the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures; | Table 2.1 of CEMP includes the KPIs, targets, timeframe, actions and accountability. | | |
| | B | B19 (c) | a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; | Relevant measures were defined in each sub-plans. | | |
| | B | B19 (d) | a program to monitor and report on the: | Relevant monitoring requirements were defined in each sub-plans. | | |

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| | | | | Monthly reports include the top 3 environmental risks and incident rates, sighted for April 2019. Process for reporting monitoring is included in Element 12. | being implemented by CPB (e.g. dust, vibration, noise, etc.). However, this were not specifically defined in the CEMP Section 8.20 but process included in Elements 12. An opportunity for improvement to update the CEMP to include the specific monitoring programs that are currently being implemented. CPB to also include in the monthly report the results of monitoring and the project environmental performance. | |
| | B | B19 (d) (i) | impacts and environmental performance of the development; | Element 4 of the CEMP includes risk and opportunity management which refers to the Environmental Risk Register and risk assessments. | | |
| | B | B19 (d) (ii) | effectiveness of the management measures set out pursuant to paragraph (c) above; | Workplace inspections were conducted. Sighted inspection report 6/6/19. Review of site Environmental Controls was done fortnightly by SHEQ Advisor. CPB to include in the monthly report the results of monitoring and the project environmental performance. | | |
| | B | B19 (e) | a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible; | Unexpected procedures part of the RAP. | | |
| | B | B19 (f) | a program to investigate and implement ways to improve the environmental performance of the development over time; | Element 12 indicates that environmental performance trends will be reviewed monthly - sighted SHEQ Monthly Dashboard. | | |
| | B | B19 (g) | a protocol for managing and reporting any: | | | |
| | B | B19 (g) (i) | incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); | Element 9 includes details of incident management Element 3 (3.5) includes reporting of non-compliances | | |
| | B | B19 (g) (ii) | complaint; | Element 6 (6.5) includes details for responding to complaints and enquiries | | |

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|--------|--------------|----------------|---|--|----------------------------------|-----------------------|
| | B | B19 (g) (iii) | failure to comply with statutory requirements; and | Element 3 (3.5) includes reporting of non-compliances including events reported by the regulator. | | |
| | B | B19 (h) | a protocol for periodic review of the plan | Appendix C - MIDDA Schedule indicates EMP will be reviewed quarterly. | | |
| 2.20 | B | B20 | Construction Environmental Management Plan Prior to commencement of construction, the Applicant must prepare a Construction Environmental Management Plan (CEMP) and it must include, but not be limited to, the following: | CEMP NHR-CPB-MPL-QLT-GEN-ALL-00PP12 EMP Date 6/4/19 Revision 0; footer 15/3/19. CEMP sent to DPIE on 29/4/19. | | Compliant |
| | B | B20 (a) (i) | Details of: hours of work; | Included in Element 2 - Section 2.5 | | |
| | B | B20 (a) (ii) | 24-hour contact details of site manager; | Section 2.4 | | |
| | B | B20 (a) (iii) | management of dust and odour to protect the amenity of the neighbourhood; | Soil & Water Management Sub-plan section 3.2.3 | | |
| | B | B20 (a) (iv) | stormwater control and discharge; | Soil & Water Management Sub-plan section 3.3.1 | | |
| | B | B20 (a) (v) | measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; | Soil & Water Management Sub-plan section 3.2.5 | | |
| | B | B20 (a) (vi) | groundwater management plan including measures to prevent groundwater contamination | Soil & Water Management Sub-plan section 2.1.4 | | |
| | B | B20 (a) (vii) | external lighting in compliance with AS 4282-1997 Control of the obtrusive effects of outdoor lighting; | Included in Element 2 - Section 2.4 external lighting | | |
| | B | B20 (a) (viii) | community consultation and complaints handling; | Section 7 of CEMP - Noise and Vibration Management Sub-plan section 10. dealing with complaints | | |
| | B | B20 (b) | Construction Traffic and Pedestrian Management Sub-Plan (see condition B22); | Section 6 of CEMP - Traffic and Pedestrian Management Sub-Plan | | |
| | B | B20 (c) | Construction Noise and Vibration Management Sub-Plan (see condition B23); | Section 7 of CEMP - Noise and Vibration Management Sub-plan section 10. dealing with complaints | | |

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|--------|--------------|--------------|--|---|----------------------------------|-----------------------|
| | B | B20 (d) | Construction Waste Management Sub-Plan (see condition B24); | Section 8 of CEMP - Waste Management Sub-plan | | |
| | B | B20 (e) | Construction Soil and Water Management Sub-Plan (see condition B25); | Section 9 of CEMP - Soil & Water Management Sub-plan | | |
| | B | B20 (f) | Flood Emergency Response (see condition B26); | Section 10 of CEMP - Flood Emergency Response Sub-plan | | |
| | B | B20 (g) | an unexpected finds protocol for contamination and associated communications procedure; | Section 11 of CEMP - Remediation Action Plan | | |
| | B | B20 (h) | an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and | Section 12 of CEMP - Aboriginal & Non-Aboriginal Heritage Sub-Plan | | |
| | B | B20 (i) | waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site. | Section 8 of CEMP - Waste Management Sub-Plan Appendix A (Stage 1). | | |
| 2.21 | B | B21 | The Applicant must not commence construction of the development until the CEMP is approved by the Certifying Authority and a copy submitted to the Planning Secretary. | CEMP sent to DPIE on 29/4/19. Correspondence from PCA indicating this is complaint 1/5/19. | | Compliant |
| 2.22 | B | B22 | Construction Traffic and Pedestrian Management Sub-Plan The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must address, but not be limited to, the following: | T2-2271 Construction Traffic Management Plan (CTMP) Rev. 14 dated 10/4/19. | | Compliant |
| | B | B22 (a) | be prepared by a suitably qualified and experienced person(s); | Prepared by PTC (Parking, Traffic, Civil Design, Communication) consultants. | | |
| | B | B22 (b) | be prepared in consultation with relevant road authority; | Section 3.0 - Authority Liaison indicates it was prepared in consultation with Penrith City Council, RMS and TfNSW. | | |
| | B | B22 (c) | detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; | Sections 8.6.2, 8.6.3, 8.6.4 | | |

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|--------|--------------|---------------|---|--|----------------------------------|-----------------------|
| | B | B22 (d) | detail heavy vehicle routes, access and parking arrangements; | Sections 8.5 & 8.14 | | |
| | B | B22 (e) | include a Driver Code of Conduct to: | Section 8.13 | | |
| | B | B22 (e) (i) | minimise the impacts of earthworks and construction on the local and regional road network; | Section 8.13 | | |
| | B | B22 (e) (ii) | minimise conflicts with other road users; | Section 8.13 | | |
| | B | B22 (e) (iii) | minimise road traffic noise; and | Section 8.13 | | |
| | B | B22 (e) (iv) | ensure truck drivers use specified routes; | Section 8.13 and 8.5 | | |
| | B | B22 (f) | include a program to monitor the effectiveness of these measures; and | Section 8.20 | | |
| | B | B22 (g) | if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes. | Section 8.8 and 8.18 | | |
| 2.23 | B | B23 | Construction Noise and Vibration Management Sub-Plan The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following: | Construction Noise and Vibration Management Sub-Plan Rev.1 dated 22/3/19. | | Compliant |
| | B | B23 (a) | be prepared by a suitably qualified and experienced noise expert; | Prepared by Acoustic Logic | | |
| | B | B23 (b) | describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009); | Included in section 4.0 | | |
| | B | B23 (c) | describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; | Section 4.1 construction noise and table 1 | | |
| | B | B23 (d) | include strategies that have been developed with the community for managing high noise generating works; | Section 6.0 Noise impacts, Section 7.0 recommendations and Section 9.0 Noise and Vibration control methods | | |

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| | B | B23 (e) | describe the community consultation undertaken to develop the strategies in condition B20(d); and | Section 7.1 indicates that notifications to be provided to residences during the excavation/rock ripping period. | | |
| | B | B23 (f) | include a complaints management system that would be implemented for the duration of the construction. | Section 10 dealing with complaints. | | |
| | B | B24 | Construction Waste Management Sub-Plan The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the following: | NHR-CPB-MPL-QLT-TB1-ALL-00000101 Waste Management Sub-Plan Revision 1 dated 20/3/19 | | Compliant |
| 2.24 | B | B24 (a) | detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; | Included in Appendix A - table with waste type, reuse, recycle and disposal. So far, they have found VENM Which is going to the Penrith Lakes - Quarry. | | |
| | B | B24 (b) | removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility in accordance with the requirements of the relevant legislation, codes, standards and guidelines, prior to the commencement of any building works. | Asbestos will be remediated in accordance with the RAP | | |
| 2.25 | B | B25 | Construction Soil and Water Management Plan The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following: | Soil & Water Management Sub-plan in place. Sighted Rev. B dated 5/4/19. | | Compliant |
| | B | B25 (a) | be prepared by a suitably qualified expert, in consultation with Council; | Prepared by Bonacci | | |
| | B | B25 (b) | describe all erosion and sediment controls to be implemented during construction; | Section 3.2 | | |
| | B | B25 (c) | provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site); | Section 3.2.2 and section 3.2.4 stabilisation | | |

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|--------|--------------|---------------|--|---|----------------------------------|-----------------------|
| | B | B25 (d) | detail all off-Site flows from the Site; and | Section 3.2.3 Offsite discharge management. Also, the early works soil and water management plan was sighted (Issue D) indicating the drains that are required to be cover with geo-fabric. | | |
| | B | B25 (e) | describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI). | Section 3.3.1 | | |
| 2.26 | B | B26 | Flood Emergency Response Sub-Plan The Flood Emergency Response Sub-Plan (FERSP) must address, but not be limited to, the following: | Flood Emergency Response Sub-plan in place. Sighted Rev. B dated 5/4/19 | | Compliant |
| | B | B26 (a) | be prepared by a suitably qualified and experienced person(s); | Prepared by Bonacci | | |
| | B | B26 (b) | address the provisions of the Floodplain Risk Management Guideline (OEH, 2007); | Included in section 3.2.4 of soil and water mgt plan | | |
| | B | B26 (c) | include details of: | | | |
| | B | B26 (c) (i) | the flood emergency responses for both construction and operation phases of the development; | Section 3.0 flood evacuation warnings | | |
| | B | B26 (c) (ii) | predicted flood levels; | Section 2.0 | | |
| | B | B26 (c) (iii) | flood warning time and flood notification; | Section 3.0 flood evacuation warnings | | |
| | B | B26 (c) (iv) | assembly points and evacuation routes; | Section 4.0 assembly point and evacuation routes | | |
| | B | B26 (c) (v) | evacuation and refuge protocols; and | Section 4.0 assembly point and evacuation routes | | |
| | B | B26 (c) (vi) | awareness training for employees and contractors, and students. | Section 5.0 - 5.1 evacuation drills (twice a year) | | |
| 2.27 | B | B27 | Construction Parking Prior to the commencement of construction, the | CTMP revision 14 dated 10/04/19, developed and submitted to Certifying | | Compliant |

Audit Compliance Codes: C: Complaint NC: No-Complaint; NT: Not triggered

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| | | | Applicant must demonstrate to the satisfaction of the Certifying Authority that sufficient parking facilities have been provided on-site, or suitable alternative location as agreed to by the Planning Secretary, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities | Authority as part of CEMP prior construction. The CTMP included measures that heavy vehicles and construction staff parking. | | |
| 2.28 | B | B28 | Roads Design and Traffic Facilities All roads and traffic facilities must be designed to meet the requirements of Council or RMS (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works. | No roads and traffic facilities construction. | | Not Triggered |
| 2.29 | B | B29 | Stormwater Management System Prior to the commencement of construction, the Applicant must design a stormwater management system for the development and submit it to the satisfaction of the Certifying Authority. The system must: | Certificate of Design - Civil including stormwater management system dated 18/4/19 from Bonacci. | | Compliant |
| | B | B29 (a) | be designed by a suitably qualified and experienced person(s); | Prepared by Bonacci. | | |
| | B | B29 (b) | be generally in accordance with the conceptual design in the EIS as modified in the RIS; | In compliance with the SSDA 8876 approved 25/2/19 | | |
| | B | B29 (c) | be in accordance with applicable Australian Standards; | Reference to AS 1428, AS2890, AS 3500 included | | |
| | B | B29 (d) | be designed in accordance with Council's Stormwater Drainage for Building Developments and Water Sensitive Urban Design Policy. The stormwater drainage plans must include site specific cross-sections and plan view details for all stormwater treatment measures; | Certificate of Design - Civil dated 18/4/19 from Bonacci including Penrith City Council Development Control Plan. | | |

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| | B | B29 (e) | ensure that the system capacity has been designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016) and <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) guidelines; | Design - Civil Certificate included reference to Australian Rainfall 2016 and Landcom 2004 Managing Urban Stormwater. | | |
| | B | B29 (f) | divert existing clean surface water around operational areas of the site; | Drawings listed in the certificate have included this condition | | |
| | B | B29 (g) | direct all sediment laden water in overland flow away from the leachate management system; and | Drawings listed in the certificate have included this condition | | |
| | B | B29 (h) | prevent cross-contamination of clean and sediment or leachate laden water. | Drawings listed in the certificate have included this condition | | |
| 2.30 | B | B30 | Operational Noise - Design of Mechanical Plant and Equipment Prior to commencement of construction, the Applicant must incorporate the noise mitigation recommendations in the Acoustic Assessment (Rev 9), prepared by Acoustic Logic dated 15/11/18, into the detailed design drawings. The Certifying Authority must verify that all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Acoustic Assessment. | Design and assessment are underway to incorporate the noise mitigation controls required for the operational plant and equipment. | Verification of Certifying Authority was not completed prior to commencement of construction that all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Acoustic Assessment | Non-Compliant 07 |
| 2.31 | B | B31 | Biodiversity Prior to any clearing or construction works, the Applicant must purchase and 2 ecosystem credits to offset the removal of native vegetation on site. The ecosystem credits must be determined in accordance with the OEH's Framework for Biodiversity Assessment (FBA) and the Biobanking Assessment Methodology 2014 (BBAM). | Statement confirming payment of the biodiversity conservation fund for an offset obligation - dated 3/6/19 received 6/6/19 from Biodiversity Conservation Trust NSW Government. Sighted: Tax Invoice for the 2 (ecosystem credits) on 1/5/19 NSW Biodiversity. | | Compliant |

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| 2.32 | B | B32 | Construction and Demolition Waste Management The Applicant must notify the RMS Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the site, prior to the commencement of the removal of any waste material from the site. | Included in the CTMP section 8.5.1 and table 3 notification to TMC of truck routes done on 25/03/19. Evidence of emails to RMS attached to the CTMP, which indicates they were provided with a copy of the TMP. | | Compliant |
| 2.33 | B | B33 | Operational Waste Storage and Processing Prior to the commencement of construction, the Applicant must obtain agreement from Council for the design of the operational waste storage area where waste removal is undertaken by Council. | Design phase is ongoing. | The agreement from the Council for the design of the operational waste storage area was not provided prior to the commencement of construction. | Non-Compliant 08 |
| 2.34 | B | B34 | Mechanical Ventilation All mechanical ventilation systems must be designed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012 <i>The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and AS/NZS 3666.1:2011 <i>Air handling and water systems of buildings– Microbial control</i> to ensure adequate levels of health and amenity to the occupants of the building and to ensure environment protection. Details must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction. | Design of mechanical ventilation is ongoing. | The details of the mechanical ventilation systems was not provided to the Certifying Authority prior to the commencement of construction. | Non-Compliant 09 |
| 2.35 | B | B35 | Rainwater Harvesting Prior to the commencement of construction, the Applicant must ensure that a rainwater reuse/harvesting system for the development is developed for the site. A rainwater re-use plan must be prepared and certified by an experienced hydraulic engineer. | Design of the rainwater tank is ongoing. | The details of the rainwater reuse/harvesting system and rainwater re-use plan was not developed prior to the commencement of construction. | Non-Compliant 10 |
| 2.36 | B | B36 | Roadworks and Access Prior to the commencement of construction, the | Access to the construction site has been defined in the CTMP (Revision 14 – | | Compliant |

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| | | | Applicant must submit design plans to the satisfaction of the relevant roads authority which demonstrate that the proposed accesses to the development are designed to accommodate the turning path of the largest vehicle accessing the site. | 10/4/19, Attachment 1); plan was submitted on the 14 & 22 of March 2019 (prior commencement of construction) to Penrith City Council, TfNSW and RMS. No new roads will be constructed. | | |
| 37 | B | B37 | Car Parking and Service Vehicle Layout Compliance with the following requirements must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction: | Defined in the CTMP Revision 14 dated 10/04/2019 except for the B37 (b) | The minimum of 59 on-site car parking spaces for use during operation of the development and designed in accordance with latest version of AS2890.1 was not yet completed prior commencement of construction. | Non-compliant 11 |
| | B | B37 (a) | all vehicles must enter and leave the Site in a forward direction; | | | |
| | B | B37 (b) | minimum of 59 on-site car parking spaces for use during operation of the development and designed in accordance with the latest version of AS2890.1; | | | |
| | B | B37 (c) | the swept path of the longest vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the Site, must be in accordance with AUSTROADS; and | | | |
| | B | B37 (d) | the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, is to be addressed. | | | |
| 2.38 | B | B38 | Bicycle Parking and End-of-trip Facilities Compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the satisfaction of the Certifying Authority prior to the commencement of construction: | Design of the bicycle parking and end-of-trip facilities was ongoing. | The details of the requirements listed in this condition B38 were not provided to the satisfaction of the Certifying Authority prior to the commencement of construction. | Non-Compliant 12 |
| | B | B38 (a) | the provision of a minimum 25 bicycle parking spaces; | | | |
| | B | B38 (b) | the layout, design and security of bicycle facilities must comply with the minimum requirements of | | | |

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| | | | <i>AS 2890.3:2015 Parking facilities - Bicycle parking; and be located in easy to access, well-lit areas that incorporate passive surveillance;</i> | | | |
| | B | B38 (c) | the provision of end-of-trip facilities for staff in accordance with the ESD Design & As Built rating tool; | | | |
| | B | B38 (d) | appropriate pedestrian and cyclist advisory signs are to be provided; and | | | |
| | B | B38 (e) | all works/regulatory signposting associated with the proposed developments shall be at no cost to the relevant roads authority | | | |
| 2.39 | B | B39 | Public Domain Works Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifying Authority that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifying Authority. | No footpath or public domain works conducted. | | Not Triggered |
| 2.40 | B | B40 | Compliance Reporting No later than two weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority. | The Compliance Monitoring and Reporting Program Report for Pre-construction phase was prepared on the 5/4/19 and was sent to DPIE on the 5/4/19. Program was then updated on 11/4/19 (based on DPIE comments) and posted in the HI website. Report was submitted after the 2 weeks before the date notified for the commencement of construction works. | | Compliant |
| 2.41 | B | B41 | Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018). | Compliance Report noted above is as per Compliance Reporting Post Approval Requirements (Department 2018). | | Compliant |


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| 2.42 | | B42 | 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. | Compliance Report was posted on the HI project website 11/4/19. http://www.nepeanredevelopment.health.nsw.gov.au/SSDA-documents | | Compliant |
| 2.43 | B | B43 | Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance. | No request to cease the ongoing annual operational compliance reports received to date. | | Not Triggered |
| 2.44 | B | B44 | Existing Helipad / Helicopter Operations During Construction Prior to the commencement of construction, helipad / helicopter operations at the site are to be reviewed by a suitably qualified and experienced aviation professional in consultation with relevant stakeholders. The review must consider the proposed construction methodology including plant and equipment to be used (including lighting and cranes) and recommend changes to the construction methodology and / or flight paths where required to ensure safe ongoing helicopter operations at the site. A report summarising the outcome of the review must be submitted to the Certifying Authority. | Report from AviPro provided on 10/3/19 | | Compliant |
| 2.45 | B | B45 | Proposed Helipad Design Prior to the construction of the proposed helipad, a report prepared by a suitably qualified and experienced aviation professional must be submitted to the satisfaction of the Certifying Authority which states that the design of the | Report from AviPro provided on 10/3/19. Design stage for the construction of helipad is ongoing. | | Not Triggered |

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| | | | helipad incorporates the relevant details outlined in Civil Aviation Safety Authority Civil Aviation Advisory Publication CAAP 92-2(2) Guidelines for the establishment and other relevant National and International guidelines. | | | |
| 2.46 | B | B46 | Proposed Helipad Operations Prior to the construction of the helipad, future ongoing helicopter operations to the site are to be reviewed by a suitably qualified and experienced aviation professional. Proposed flight paths to the helipad shall be identified in consultation with relevant stakeholders in accordance with Civil Aviation Safety Authority Civil Aviation Advisory Publication CAAP 92-2(2) Guidelines for the establishment and other relevant National and International guidelines. A report summarising the outcome of the review and a Three-dimensional Visual Flight Rules Approach and Departure Path and Transitional Surface Survey must be submitted to the satisfaction of Certifying Authority and a copy submitted to the Department and Council. | Report from AviPro provided on 10/3/19 section 6.4 indicates that this is not-triggered. | | 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 and the website. Hard copies kept on site. | | Compliant |
| 3.2 | C | C2 | Site Notice A site notice(s): | | | |
| | 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 | Site notice displayed near the access/egress gate of the site only include the name of the contractor and contact | The site notice displayed during the audit only included the name of the contractor | |

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| | | | details of the Builder, Certifying Authority and Structural Engineer. | details. Evidence of new design of the sign was presented. New sign was under approval and printing; sign included details of Builder, Certifying Authority and Structural Engineer. | and contact details but no details of the Builder, Certifying Authority and Structural Engineer, and hours of work. | Non-Compliant 13 |
| | C | C2 (b) | is to satisfy all but not be limited to, the following requirements: |  | However, evidence of new design of the sign was presented. New sign was under approval and printing at the time of this audit. | |
| | 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: | Pre-start and excavator log book sighted (e.g. Cherrie Civil Excavator 14 ton 13/06/2019). | | Compliant |
| | C | C3 (a) | maintained in a proper and efficient condition; and | Licenses and training certificates of the operators were checked and sighted during this audit and were compliant. | | |
| | 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 | Demolition works included removal of kerb and gutter and slab to date. The demolition of the retaining wall has not commenced yet. | | Not Triggered |

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| | | | 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. | The demolition plan was included in the Civil Design Statement by Bonacci Group (NSW) Pty Ltd. | | |
| 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. No work has been carried out on Sundays. | | Compliant |
| | C | C5 (a) | between 7am and 6pm, Mondays to Fridays inclusive; and | | | |
| | C | C5 (b) | between 7am and 5pm, Saturdays. | | | |
| | C | C5 | No work may be carried out on Sundays or public holidays. | | | |
| 3.6 | C | C6 | Activities may be undertaken outside of the hours in condition C5 if required: | No out of hours work conducted to date and no plans to conduct works outside working hours. Out of Hours Protocol will be followed if there is a need to conduct works outside approved working hours. | | Not Triggered |
| | C | C6 (a) | by the Police or a public authority for the delivery of vehicles, plant or materials; or | | | |
| | C | C6 (b) | in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or | | | |
| | C | C6 (c) | where the works are inaudible at the nearest sensitive receivers; or | | | |
| | C | C6 (d) | where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works. | | | |
| 3.7 | C | C7 | Notification of such activities must be given to affected residents before undertaking the activities or as soon as is practical afterwards. | No out of hours work conducted to date | | Not Triggered |

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|--------|--------------|--------------|---|--|---|-----------------------|
| 3.8 | C | C8 | Rock breaking, rock hammering, sheet piling, pile driving, and similar activities may only be carried out between the following hours: | Restriction included in section 8.2 of CTMP and 3.2 of NVMP. No rock breaking, rock hammering, sheet piling, pile driving, and similar activities conducted at the site. | | Not Triggered |
| | C | C8 (a) | 9am to 12pm, Monday to Friday; | | | |
| | C | C8 (b) | 2pm to 5pm Monday to Friday; and | | | |
| | C | C8 (c) | 9am to 12pm, Saturday. | | | |
| 3.9 | C | C9 | Implementation of Management Plans The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans). | Implementation of CEMP and sub-plans was evident on site. No issues raised regarding implementation of environmental controls during this audit. | | 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. | The CTMP section 8.7 includes the traffic control measures & 8.10 work zone. The Traffic control plan was checked during this inspection and was implemented. | | 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 was fenced and secured. Traffic control plan was implemented and certificates of the traffic controllers were validated. Pedestrian access was in place. It was noted that there was no unleaded petrol currently stored onsite; however, the Safety Data Sheet (SDS) maintained on site for unleaded petrol had expired in May 2019. | Opportunity for Improvement -02: An opportunity for improvement to update the SDS for unleaded petrol is recommended prior to any refuelling activities. | Compliant |

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| 3.13 | C | C13 | Hoarding Requirements The following hoarding requirements must be complied with: | Class A hoarding was installed around the site (ATF fence with mesh screen and areas near sensitive receiver were installed with plywood for noise control). | | Compliant |
| | C | C13 (a) | no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; | There was no advertising noted around the site fence. | | |
| | C | C13 (b) | the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application; and | There was no graffiti noted around the site fence. | | |
| | C | C13 (c) | the Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve. | Not required at this stage. | | |
| 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. | Section 4.1.1 of the Noise and Vibration Management Plan includes the noise exceedance levels in accordance with ICNG. Works during this audit comprised of bulk earthworks and truck and dogs only. Noise barrier was installed around the Child Care Centre. The Noise and Vibration Management Plan has been implemented as well as the noise and vibration monitoring. However, it was note that no noise monitoring has been conducted during | | Compliant |

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| | | | | bulk earthworks to validate that the construction noise limits are being met. Note: CPB to conduct noise monitoring at this stage to validate that the excavation works are within the construction noise limits. Also, recommended to conduct noise monitoring when there are construction activities changes to validate construction noise limits were not exceeded and ensure controls be installed in place. | | |
| 3.16 | C | C16 | The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C5. | Subcontractors toolbox talks and induction included the approved working hours. There was no noise complaint regarding construction vehicles arriving at the site outside approved working hours. | | Compliant |
| 3.17 | C | C17 | The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers. | The excavators were installed with quacker/s sound. CPB noted that the use of quackers on every moving plant will be implemented. | | 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. | No noisy works only bulk earthworks and trucks & dogs were conducted to date. | | Compliant |
| 3.19 | C | C19 | To provide a noise barrier during works, a Temporary 2.7m high solid noise screen around the perimeter of the child care centre area is to be erected and managed during the demolition and construction. | Noise barrier were installed around the Child Care Centre - window treatment and temporary 2.7m plywood screen were installed. | | Compliant |

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| 3.20 | C | C20 | Vibration Criteria Vibration caused by construction at any residence or structure outside the site must be limited to: | Weekly vibration monitoring reports are being developed by JBS&G. Sighted Vibration monitoring report by JBS&G from 27 May to 12 June 2019. Nil exceedance reported to date. Section 4.2 of the NVMP defined the construction vibration criteria in accordance with ICNG. | | 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. | Construction vibration criteria defined in NVMP in accordance with ICNG. | | Compliant |
| 3.22 | C | C22 | The limits in conditions C20 and C21 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B23 of this consent. | Noted. 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: | CPB had constructed JBS&G to conduct the pre-classification of the whole building footprint prior to excavation. There was no reported contamination and soil was classified as VENM. No further assessment required. L006 - Virgin Excavated Natural Material Assessment - main Works Redevelopment, Nepean Hospital Kingswood 2747 by JBS&G dated 4 October 2018. | | Compliant |
| | C | C23 (a) | NSW EPA Sampling Design Guidelines; | Section 5.1 includes reference to Guidelines 1995 | | |

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| | 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. | RAP has been revised since 16/4/19 (Rev.1). No asbestos found within the current building footprint. No unexpected finds to date. | | Compliant |
| 3.25 | C | C25 | Tree Protection For the duration of the construction works: | There are no trees within the project footprint that require to be protected. | | Compliant |
| | C | C25 (a) | street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property; | Noted | | |
| | 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; | Noted | | |
| | 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 | Trees (339, 341,342) were removed as per the Arboricultural Development Assessment Report prepared by Moore Trees Arboricultural Services dated 15 August 2018. | | |

Audit Compliance Codes: C: Complaint NC: No-Complaint; NT: Not triggered

| ID No. | SSD Part No. | SSD Req. No. | SSD Requirement | Audit Evidence | Audit Findings / Recommendations | Compliance Descriptor |
|--------|--------------|--------------|---|---|----------------------------------|-----------------------|
| | 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. | Noted | | |
| 3.26 | C | C26 | Dust Minimisation The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent. | Street sweeper on board and general solid waste stockpile on site was sprayed with Dustbloc. No evidence of dust during audit. Dust monitoring is being conducted. | | Compliant |
| 3.27 | C | C27 | During construction, the Applicant must ensure that: | | | Compliant |
| | C | C27 (a) | exposed surfaces and stockpiles are suppressed by regular watering; | Water cart and spray with Dustbloc. | | |
| | C | C27 (b) | all trucks entering or leaving the site with loads have their loads covered; | All trucks leaving site were covered. | | |
| | C | C27 (c) | trucks associated with the development do not track dirt onto the public road network; | Rumble grid installed, street sweeper is running every 4 hours. Roads were free of dust and mud. | | |
| | C | C27 (d) | public roads used by these trucks are kept clean; and | Roads were free of dust or mud. | | |
| | C | C27 (e) | land stabilisation works are carried out progressively on site to minimise exposed surfaces. | The site access area was stabilised, and rumble grids installed. | | |
| 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 | Plant maintenance inspections and pre-start records were sighted as evidence to ensure that all plants/equipment are | | Compliant |

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|--------|--------------|--------------|--|--|----------------------------------|-----------------------|
| | | | quality criteria/air emission limits and air quality monitoring requirements as specified in the EPL applicable to the site. | working well and within EPA air emission limits. | | |
| 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. | The erosion and sediment control plan Revision D1 was implemented. The erosion and sediment controls were in placed and maintained. Dustbloc was sprayed on stockpiles and sediment fence were installed around the perimeter. | | Compliant |
| 3.30 | | C30 | Imported Soil The Applicant must: | No imported soil brought onto the site to date. | | Not Triggered |
| | | C30 (a) | ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; | | | |
| | | C30 (b) | keep accurate records of the volume and type of fill to be used; and | | | |
| | | C30 (c) | make these records available to the [Department/Certifying Authority] upon request. | | | |
| 3.31 | C | C31 | Disposal of Seepage and Stormwater Any seepage or rainwater collected on-site during construction or groundwater must not be pumped to the street stormwater system unless separate prior approval is given in writing by the EPA in accordance with the <i>Protection of the Environment Operations Act 1997</i> . | Soil and water management was implemented. No discharge of stormwater or seepage to date. Stormwater pits were protected with sand bags and coir logs and some pits within the site were block. | | 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 | Section 12 of the CEMP includes process for Aboriginal Heritage controls. No unexpected finds to date. | | Not Triggered |

Audit Compliance Codes: C: Complaint NC: No-Complaint; NT: Not triggered

| ID No. | SSD Part No. | SSD Req. No. | SSD Requirement | Audit Evidence | Audit Findings / Recommendations | Compliance Descriptor |
|--------|--------------|--------------|---|--|----------------------------------|-----------------------|
| | | | 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. | | | |
| 3.33 | C | C33 | Unexpected Finds Protocol - Historic Heritage If any unexpected archaeological relics are uncovered during the work, then all works must cease immediately in that area and the OEH Heritage Division contacted. Depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area. Works may only recommence with the written approval of the Heritage Division of the OEH. | Section 12 of the CEMP includes process for Non-Aboriginal Heritage controls. No unexpected finds to date. | | Not Triggered |
| 3.34 | C | C34 | Waste Storage and Processing Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties. | Wastes bins onsite and recycling is being managed by Bingo. No records of waste yet as the construction works just commenced. | | 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) | L006 - Virgin Excavated Natural Material (VENM) Assessment - main Works Redevelopment, Nepean Hospital Kingswood 2747 by JBS&G dated 4 October 2018. Waste Management Reports and Tip | | Compliant |

Audit Compliance Codes: C: Complaint NC: No-Complaint; NT: Not triggered

| ID No. | SSD Part No. | SSD Req. No. | SSD Requirement | Audit Evidence | Audit Findings / Recommendations | Compliance Descriptor |
|--------|--------------|--------------|--|--|----------------------------------|-----------------------|
| | | | | Dockets yet to be provided by BINGO and from tipping facility Penrith Lakes. | | |
| 3.36 | C | C36 | The body of any vehicle or trailer used to transport waste or excavation spoil must be covered before leaving the premises to prevent any spillage or escape of any dust, waste of spoil. Mud, splatter, dust and other material likely to fall from or be cast off the wheels, underside or body of any vehicle, trailer or motorised plant leaving the site must be removed before leaving the premises. | Trucks were covered when leaving the site. Refer to photos in Appendix E. | | Compliant |
| 3.37 | C | C37 | The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse. | No concrete waste and rinse water have been disposed of on the site to date. It was noted that concrete wash bays will be installed when concrete pouring commence as per CEMP. Note: Concrete wash bay to be constructed prior to any concrete works or concrete pouring. | | Compliant |
| 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. | Remediation Action Plan (RAP) included asbestos management and reference to Waste Regulation 2014 in section 10.4 | | Compliant |
| 3.39 | C | C39 | Independent Environmental Audit Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the preparation of an Independent Audit Program or commencement of an Independent Audit. | Letter from DPIE with approval for AQUAS auditors received on the 20/3/19. | | Compliant |

Audit Compliance Codes: C: Complaint NC: No-Complaint; NT: Not triggered

| ID No. | SSD Part No. | SSD Req. No. | SSD Requirement | Audit Evidence | Audit Findings / Recommendations | Compliance Descriptor |
|--------|--------------|--------------|--|--|----------------------------------|-----------------------|
| 3.40 | C | C40 | No later than four weeks before the date notified for the commencement of construction, an Independent Audit Program prepared in accordance with the independent Audit Post Approval Requirements (Department 2018) must be submitted to the Department and the Certifying Authority. | Audit Program sent to DPIE on 14/3/19 version 2.0 and version 3.1 (final) on 28/3/19 | | Compliant |
| 3.41 | C | C41 | Table 1 of the Independent Audit Post Approval Requirements (Department 2009) is amended so that the frequency of audits required in the construction phase is: | | | Compliant |
| | C | C41 (a) | An initial construction Independent Audit must be undertaken within eight weeks of the notified commencement date of construction; and | Audit Planned for 13 June 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. | Noted | | |
| 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: | First Independent Audit was carried out within the required timeframe. Audit report followed the methodology from the IAPAR document. This is the first audit. | | 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) | | | |

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| ID No. | SSD Part No. | SSD Req. No. | SSD Requirement | Audit Evidence | Audit Findings / Recommendations | Compliance Descriptor |
|--------|--------------|--------------|--|---|----------------------------------|-----------------------|
| 3.44 | C | C44 | In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2018), the Applicant must: | <p>This is the first independent environmental audit. Responses to the report will be carried out in accordance DPIE.</p> <p>Note: Responses to this audit report to be carried out in accordance IAPAR Document 2018 Condition C44.</p> | | Compliant |
| | C | C44 (a) | review and respond to each Independent Audit Report prepared under condition C38 of this consent; | | | |
| | C | C44 (b) | submit the response to the Department and the Certifying Authority; and | | | |
| | C | C44 (c) | make each Independent Audit Report and response to it publicly available within 60 days after submission to the Department and notify the Department and the Certifying Authority in writing at least seven days before this is done. | | | |
| 3.45 | C | C45 | Notwithstanding the requirements of the Independent Audit Post Approval Requirements (Department 2018), the Planning Secretary may approve a request for ongoing annual operational audits to cease, where it has been demonstrated to the Planning Secretary's satisfaction that ongoing operational audits are no longer required. | No request to cease the ongoing annual operational audits received to date. | | Not Triggered |
| 3.46 | C | C46 | 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 reportable environmental incidents to date. | | Not Triggered |
| 3.47 | | C47 | Subsequent notification must be given, and reports submitted in accordance with the requirements set out in Appendix 1. | No reportable environmental incidents to date. | | Not Triggered |

Audit Compliance Codes: C: Complaint NC: No-Complaint; NT: Not triggered

| ID No. | SSD Part No. | SSD Req. No. | SSD Requirement | Audit Evidence | Audit Findings / Recommendations | Compliance Descriptor |
|--------|--------------|--------------|---|---|----------------------------------|-----------------------|
| 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 environmental non-compliances raised to date. | | Not Triggered |
| 3.49 | | C49 | The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance. | Notification will be carried out in accordance with this condition. | | 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: | CEMP Rev.0 dated 15/3/19 due for revision on the 15/6/19. | | Not Triggered |
| | C | C51 (a) | the submission of a compliance report under condition B40; | No incidents reported to date. | | |
| | 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 | No new direction or modification has been directed from DPIE. | | |
| | 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 | | | |

Audit Compliance Codes: C: Complaint NC: No-Complaint; NT: Not triggered

| ID No. | SSD Part No. | SSD Req. No. | SSD Requirement | Audit Evidence | Audit Findings / Recommendations | Compliance Descriptor |
|--------|--------------|--------------|--|---|----------------------------------|-----------------------|
| | | | notified in writing that a review is being carried out. | | | |
| 3.52 | C | C52 | <p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Certifying Authority. Where revisions are required, the revised document must be submitted to the Certifying Authority for approval within six weeks of the review.</p> <p><i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i></p> | Noted, no revision required to date. | | Not Triggered |
| 3.53 | C | C53 | <p>Operational Noise - Design of Mechanical Plant and Equipment</p> <p>Prior to commencement of the installation and associated construction of plant and equipment, a detailed operational noise and vibration impact assessment shall be submitted to the Certifying Authority and the Department. The assessment must:</p> | NVMP Rev. 1 dated 22/3/19 included noise and vibration controls. Plan was sent to CBRE. | | Not Triggered |
| | 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. | Noted | | |

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|----------|--|--------------|---|--|----------------------------------|-----------------------|
| | C | C53 | The Applicant must incorporate the noise mitigation recommendations in the Acoustic Assessment Report (Rev 9) prepared by Acoustic Logic dated 15/11/2018 into the detailed design drawings. | Noted, design phase is ongoing. | | |
| | C | C53 | The Certifying Authority must verify that all reasonable and feasible noise mitigation measures have been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the Acoustic Report. | Noted, design phase is ongoing. | | |
| 4 | APPENDIX A - WRITTEN NOTIFICATION AND REPORTING | | | | | |
| 4.1 | Appx | 1 | A written incident notification addressing the requirements set out below must be emailed to the Department at the following address: compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition C32 or, having given such notification, subsequently forms the view that an incident has not occurred. | No reportable environmental incidents. | | Not Triggered |
| 4.2 | Appx | 2 | Written notification of an incident must: a) identify the development and application number; b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); c) identify how the incident was detected; d) identify when the applicant became aware of the incident; e) identify any actual or potential non-compliance with conditions of consent; | This has not been required yet. | | Not Triggered |

Audit Compliance Codes: C: Complaint NC: No-Complaint; NT: Not triggered

| ID No. | SSD Part No. | SSD Req. No. | SSD Requirement | Audit Evidence | Audit Findings / Recommendations | Compliance Descriptor |
|----------|---|--------------|--|---------------------------------|----------------------------------|-----------------------|
| | | | f) describe what immediate steps were taken in relation to the incident; g) identify further action(s) that will be taken in relation to the incident; and h) identify a project contact for further communication regarding the incident. | | | |
| 4.3 | Appx | 3 | Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested. | This has not been required yet. | | Not Triggered |
| 4.4 | Appx | 4 | The Incident Report must include: a) a summary of the incident; b) outcomes of an incident investigation, including identification of the cause of the incident; c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and d) details of any communication with other stakeholders regarding the incident. | This has not been required yet. | | Not Triggered |
| 5 | Environmental Impact Statement (EIS) Mitigation Measures | | | | | |
| 5.1 | EIS MM | General | The development will be undertaken in accordance with the Environmental Impact Statement prepared by HI (including relevant accompanying Appendices) and drawings. All construction documentation and building work will be certified in accordance with Section 109R of the Environmental Planning and Assessment Act 1979. | Refer to A6 | | Compliant |

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| ID No. | SSD Part No. | SSD Req. No. | SSD Requirement | Audit Evidence | Audit Findings / Recommendations | Compliance Descriptor |
|--------|--------------|--|--|--|----------------------------------|-----------------------|
| 5.2 | EIS MM | Signage - Additional Details to be submitted to DPIE | Prior to the commencement of signage works, final signage details, including location, finishes, dimensions and illumination will be submitted to the DPIE. The detailed design will ensure that any safety devices, platforms or lighting devices will be integral with the signage. | Ongoing design phase, not been required yet. | | Not Triggered |
| 5.3 | EIS MM | Road Closures and maintenance of vehicular access | Construction vehicle access to the site will be provided from Somerset Street. It is not anticipated that any road closures will be required during construction to facilitate the works, however this would be subject to the approved Contractor. At all stages of construction vehicular access to the Hospital will be available from Somerset Street (for loading and on-site parking purposes). | Refer to B36. | | Compliant |
| 5.4 | EIS MM | Hours of Work | The proposed working hours are as follows: <ul style="list-style-type: none"> Monday to Friday: 7am to 6pm Saturday: 7am to 5pm Sundays and public holidays: No work. No work will be carried out outside of standard construction hours, due to the nature of the Hospital services and the surrounding residential properties, unless works are required in accordance with the Interim Construction Noise Guidelines, extracted below. | Refer to C5. | | Compliant |
| 5.5 | EIS MM | Building Code of Australia | The development is to comply with the statutory energy efficiency requirements of Section J of the BCA. The development will also generally comply with the "deemed to satisfy" (DTS) provisions of the BCA and where required, 'alternative solutions' complying with the performance objectives and requirements of the BCA will be employed to address any deviations from DTS provisions. | Refer to A6. | | Compliant |

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| ID No. | SSD Part No. | SSD Req. No. | SSD Requirement | Audit Evidence | Audit Findings / Recommendations | Compliance Descriptor |
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| 5.6 | EIS MM | Approval | The Applicant will obtain all necessary approvals required by State and Commonwealth legislation in undertaking the development. The Applicant will continue to liaise with Penrith City Council during the development process, particularly with regard to any proposed road closure or impact on Council infrastructure. | Refer to C1. | | Compliant |
| 5.7 | EIS MM | Erosion and Sediment Control | A detailed soil and sedimentation plan is to be prepared in accordance with The Blue Book prior to construction and will be included in the Construction Management Plan. The plan is to be prepared in accordance with the preliminary erosion and sediment control plan prepared by Bonacci and accompanying this EIS. | Refer to B25. | | Compliant |
| 5.8 | EIS MM | Geotechnical | The recommendations of the Geotechnical Investigation prepared by JK Geotechnics will be satisfied. | Not covered during this audit. | | - |
| 5.9 | EIS MM | Structural | The detailed structural design of the development is to comply with the recommendations of the Civil and Structural Design Report and Drawings prepared by Bonacci. | Refer to A15. | | Compliant |
| 5.10 | EIS MM | Contamination | The recommendations of the Remediation Action Plan by Environmental Investigation Services (dated 6 April 2018) will be implemented. | Refer to B8. | | Compliant |
| 5.11 | EIS MM | Hazardous Waste | The Applicant commits to the continued implementation of the existing NHC management processes for hazardous waste. | Refer to B24 (b). | | Compliant |
| 5.12 | EIS MM | Services | The Applicant will comply with the requirements of the relevant public authorities in regard to the connection to, relocation and/or adjustment of services affected by the construction of the proposed development. | Refer to B11. | | Not Triggered |
| 5.13 | EIS MM | Accessibility | The design of the facilities will permit effective, appropriate, safe and dignified use by all people, | Refer to B18 – design is ongoing. | | |

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| ID No. | SSD Part No. | SSD Req. No. | SSD Requirement | Audit Evidence | Audit Findings / Recommendations | Compliance Descriptor |
|--------|--------------|--------------------------------------|---|---|----------------------------------|-----------------------|
| | | | including those with disabilities and will be in accordance with the relevant NSW Health Facility Guidelines for access and mobility and relevant accessibility standards. | | | |
| 5.14 | EIS MM | Drainage | All of the recommendations of the Civil and Structural Design Report and Drawings prepared by Bonacci accompanying this EIS are to be satisfied and all final civil documentation will be prepared generally in accordance with the plans prepared by Bonacci. | Refer to B29. | | Compliant |
| 5.15 | EIS MM | Tree protection | The protective measures contained in the Arboricultural Impact Assessment prepared by Moore Trees will be adopted and implemented. | Refer to C25 - c) | | Compliant |
| 5.16 | EIS MM | Transport Management | A Green Travel Plan should be prepared within a reasonable timeframe incorporating the actions recommended in the Transport Report. A current preliminary Green Travel Plan is included at Appendix 30. | Design still ongoing. | | Not Triggered |
| 5.17 | EIS MM | Construction Traffic Management Plan | Prior to the commencement of construction, a Final Construction Traffic Management Plan will be prepared. | Refer to B20 (b). | | Compliant |
| 5.18 | EIS MM | Noise and Vibration | The recommendations of the Acoustic Report prepared by Acoustic Logic will be implemented to ensure that any potential adverse construction and operational noise and vibration impacts are adequately managed and mitigated. | Design and assessment are underway to incorporate the noise mitigation controls required for the operational plant and equipment. | | |
| 5.19 | EIS MM | Aboriginal Heritage | If unforeseen Aboriginal objects are uncovered during development, work should cease and a heritage consultant and OEH should be informed. If human remains are found, work should cease, the site should be secured and the NSW Police and the OEH should be notified. | Section 12 of the CEMP includes process for Aboriginal Heritage controls. No unexpected finds to date. | | Not Triggered |

Audit Compliance Codes: C: Complaint NC: No-Complaint; NT: Not triggered

| ID No. | SSD Part No. | SSD Req. No. | SSD Requirement | Audit Evidence | Audit Findings / Recommendations | Compliance Descriptor |
|--------|--------------|--------------------------------------|---|---|----------------------------------|-----------------------|
| 5.20 | EIS MM | Ecologically Sustainable Development | The detailed design of the development is to incorporate all of the ESD principles and measures set out in the ESD Statement prepared by SVA. The development is to comply with the energy efficiency requirements of Section J of the National Construction Code (NCC 2012, previously known as the Building Code of Australia). | Registration with 4-star Green Star was on discussions with HI at the time of the audit. | | Not Triggered |
| 5.21 | EIS MM | External Lighting | External lighting is to be installed to meet the minimum Australian and New Zealand Lighting Standards that will not only provide wide and even spread of illumination but will also be adequate to meet operational requirements. In addition, appropriate signage is to be installed to reinforce the building's main entrance and other secondary entrances. External lighting will be installed so as to not result in any light spill or other lighting-related impacts on the surrounding locality. | Refer to B20 (a) (vii) | | Compliant |
| 5.22 | EIS MM | Pedestrian Amenity (wind impacts) | Additional tree planting is to be provided in the south-eastern corner of the development site to mitigate the effect of wind as recommended in the Pedestrian Wind Assessment Report. | Ongoing design phase. | | Not Triggered |
| 5.23 | EIS MM | CPTED | The recommendations of the CPTED Strategy by Southern Cross Protection are to be implemented in the detailed design and ongoing operation of the hospital. | Ongoing design phase. | | Not Triggered |
| 5.24 | EIS MM | Construction Management | Prior to commencement of construction, a detailed Construction Management Plan (CMP) will be prepared which addresses (but is not limited to) the following: <ul style="list-style-type: none"> • Construction noise and vibration • Construction traffic management • Dust management and air pollution monitoring • Odour control • Removal and management of hazardous | Refer to B19 - Construction Environmental Management Plan that covers the requirements in this EIS Mitigation Measure was prepared. | | Compliant |

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|--------|--------------|--------------|--|----------------|----------------------------------|-----------------------|
| | | | materials <ul style="list-style-type: none"> • Soil and erosion control • Tree protection (where relevant) • Site management in accordance with legislative requirements • House of construction work • Waste management • Implementation of Groundwater Policy Framework and Groundwater Quality Protection Policies; • Community safety plan • Arrangements for temporary pedestrian and vehicular access • Contact and complaints handling procedures • The detailed CMP is to be generally in accordance with the preliminary CMP prepared by CPB and accompanying this EIS. | | | |

Audit Compliance Codes: C: Complaint NC: No-Complaint; NT: Not triggered

Appendix E. Audit Photos



Photo 1 – Site notice at project entrance



Photo 2 – Trucks leaving site with load covered



Photo 3 – Plywood fence installed for noise control



Photo 4 – Site access area stabilised



Photo 5 – Site fenced and secured



Photo 6 – Roads were free of dust or mud.



Photo 7 – Street sweeper



Photo 8 – Traffic Control signs in place



Photo 9 – Rumble grid in place



Photo 10 – Hazardous substances' cage and spill kit in place



Photo 11 – Erosion & Sed controls in place, dustbloc sprayed on stockpiles



Photo 12 – Trucks entering the site, stockpile maintained.

Appendix F. Consultation Records

Munoz, Ana-Maria

From: Mohammad Ashari (Health Infrastructure) <Mohammad.Ashari@health.nsw.gov.au>
Sent: Wednesday, 12 June 2019 5:41 PM
To: Cameron McClement; Munoz, Ana-Maria; Juanita Taylor (Nepean Blue Mountains LHD); Paul Isaac (Nepean Blue Mountains LHD); Nhi Nguyen; Adrian Timp (Health Infrastructure); Daniel Pitton (Health Infrastructure); Belinda Berryman (Health Infrastructure); Emily Cassar (Health Infrastructure); Emily Ward (Nepean Blue Mountains LHD)
Cc: Tungol, Annabelle
Subject: RE: NHR - SSDA Independent Audit - Stakeholders feedback

Thanks Cameron.

With regards to the construction traffic to date, no issue or concern has been raised (or at least none was brought up to my attention).

I suppose the most feedback/comments that we received was related to the **Childcare Centre** given their close proximity to the construction site/footprint.

In response to your second bullet point, we have provided double glazing windows and an additional plywood on all their windows facing construction site. We also provided 2.9m plywood hoarding with concrete jersey kerb around the entire perimeter of our construction boundary.

On top of that, CPB is providing us a weekly vibration/dust monitoring results which CBRE distrusting them to LHD team as they become available.

CPB Site Supervisor (Roger Bell) is in daily contact with them communicating what is occurring and when.

Last but not least, Project Senior Team will be meeting Childcare Manager next Monday to provide further feedback and discuss any other concerns that they might have.

Apart from **Childcare**, I vaguely remember that there was also one further comment from the **Drug & Alcohol Clinic** which was addressed on the same day. If memory assist, it was to do with their emergency access. I think Brian from your team has the detail.

Kind Regards,

Mohammad Ashari
Project Director | Health Infrastructure
0410 966 694 | mohammad.ashari@health.nsw.gov.au
Level 14, 77 Pacific Highway, North Sydney NSW 2060 | PO Box 1060, North Sydney NSW 2059



Safety first, a commitment to our integrated teams.

From: McClement, Cameron @ Sydney [mailto:Cameron.McClement@cbre.com]
Sent: Wednesday, 12 June 2019 8:48 AM
To: Munoz, Ana-Maria <anamaria.munoz@aquas.com.au>; Juanita Taylor (Nepean Blue Mountains LHD) <Juanita.Taylor@health.nsw.gov.au>; Paul Isaac (Nepean Blue Mountains LHD) <Paul.Isaac@health.nsw.gov.au>; Nhi Nguyen <Nhi.Nguyen@health.nsw.gov.au>; Adrian Timp (Health Infrastructure) <Adrian.Timp@health.nsw.gov.au>; Daniel Pitton (Health Infrastructure) <Daniel.Pitton@health.nsw.gov.au>; Mohammad Ashari (Health Infrastructure) <Mohammad.Ashari@health.nsw.gov.au>; Belinda Berryman (Health Infrastructure) <Belinda.Berryman@health.nsw.gov.au>; Emily Cassar (Health Infrastructure) <Emily.Cassar@health.nsw.gov.au>; Emily Ward (Nepean Blue Mountains LHD) <Emily.Ward@health.nsw.gov.au>
Cc: Tungol, Annabelle <Annabelle.Tungol@app.com.au>
Subject: RE: NHR - SDA Independent Audit - Stakeholders feedback

Hi All,

I spoke with Ana-Maria to clarify what they require to address this requirement and they basically would like some (if any) feedback from the LHD/key stakeholders on how the construction work activities have impacted their work / work environments.

Things that they would like some feedback includes:

- Has things like dust, noise, vibration, traffic impacted the LHD to undertake their normal day jobs
- If yes to above, how is this being managed to minimise the disruption and future works
- Feedback can be either positive or concerns raised

Hopefully this provides more clarity, if not please let me know

Kind Regards,

Cameron McClement | Project Manager (Health & Higher Education)
CBRE | Project Management
Level 21, 363 George Street | Sydney, NSW 2000
M +61 403 137 032
cameron.mcclement@cbre.com | LinkedIn | Twitter | Weibo

Munoz, Ana-Maria

From: Munoz, Ana-Maria
Sent: Tuesday, 11 June 2019 12:31 PM
To: Juanita Taylor (Nepean Blue Mountains LHD); Paul Isaac (Nepean Blue Mountains LHD); Nhi Nguyen; Adrian Timp (Health Infrastructure); Daniel Pitton (Health Infrastructure); mohammad.ashari@health.nsw.gov.au; Belinda Berryman (Health Infrastructure); Emily Cassar (Health Infrastructure); Emily Ward (Nepean Blue Mountains LHD)
Cc: Tungol, Annabelle; McClement, Cameron @ Sydney
Subject: NHR - SDA Independent Audit - Stakeholders feedback

Importance: High

Hi all,

I hope this email finds you well.

As you know, there is an Independent Environmental Audit for Nepean Hospital happening this week. I was wondering if any of you have a chance to send us some comments / feedback between today and tomorrow in relation to the project environmental impacts.

Are there any concerns in terms of environmental controls on site such as noise, vibration, dust, waste management, traffic management, consultation, etc.

Kind regards,

Ana Maria Munoz | Senior Management Consultant / HSEQ Auditor
Exemplar Global Principal Auditor Safety and Quality | [Connect with me in LinkedIn](#)
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T +61 2 9956 1251 | M +61 430 314 557 | E ana-maria.munoz@aquas.com.au
www.aquas.com.au

 Please consider the environment before printing this e-mail

Munoz, Ana-Maria

From: Juanita Taylor (Nepean Blue Mountains LHD) <Juanita.Taylor@health.nsw.gov.au>
Sent: Thursday, 13 June 2019 2:19 PM
To: Munoz, Ana-Maria
Cc: Cameron McClement
Subject: FW: NHR - SSDA Independent Audit - Stakeholders feedback

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Ana-Maria

Please see below some details in relation to concerns from Childcare and the solutions for each concern.

Juanita

From: Leanne Waters (Nepean Blue Mountains LHD)
Sent: Wednesday, June 12, 2019 1:35 PM
To: Juanita Taylor (Nepean Blue Mountains LHD) <Juanita.Taylor@health.nsw.gov.au>
Subject: RE: NHR - SSDA Independent Audit - Stakeholders feedback

Hi Juanita,

Childcare:

Impact

Vibration including shaking of the wall and ceiling
stakeholders by Project Officer Nepean Redevelopment.
Infrastructure, CBRE, CPB and Childcare Manager. To relieve some concerns
provided access to the time lapse camera to view work being undertaken and provide an understanding of the vibrations.

Noise – Unexpected i.e. concrete drilling.

relocation to within the Childcare building. Childcare Manager escalated to Project Officer Nepean Redevelopment. Childcare manager notified when works impact or cause disruption.

Dust

further reduce air borne dust particles. Children and staff relocated to within the Childcare building.

Additional requests to access restricted parking area

Management

Update for construction work for the week ahead provided to
Meeting scheduled to address concerns with Health
with the children CPB have
provide an understanding of the

Acoustic wall protection, window protection. Children and staff
Children and staff relocated to within the Childcare building.

Construction site is watered. Misting system installed to

Signage installed alongside boom gate entry

Communications provided by Redevelopment team

Escalation process clearly identified for all stakeholders.

Kind regards,
Leanne

Leanne Waters

Project Officer | **Nepean Redevelopment**

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www.nbmlhd.health.nsw.gov.au



Health
Nepean Blue Mountains
Local Health District

