

Hornsby Ku-Ring-Gai Hospital Redevelopment Stage 2 Environmental Audit No. 2



Assessment of Watpac's Environmental Management System Compliance Against ISO14001: 2015 and Project Conditions of Consent

Audit Reference:	AQ1236.02
Audit Organisation:	Watpac Pty Ltd
Auditor:	Luis Garzon, AQUAS
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Amendment, Distribution & Authorisation Record

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Date: 14/02/2019

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1. Executive Summary

This report details the findings of the second Environmental audit of the construction works undertaken by Watpac for the Hornsby Ku-Ring-Gai Hospital Redevelopment Stage 2. Construction activities since the previous Environmental audit included:

- Completion of level 2 slabs, partition walls and services installation in the Medical Imaging Building.
- Demolition of Building 3 following hazardous materials remediation.
- Installation of stormwater line.
- Replacement of bulk gas tanks completed and overhead protection subsequently lowered.
- Excavation works works.

Watpac is the nominated Principal Contractor for the project and is responsible for the management of environmental aspects associated with the construction works.

The audit was conducted by AQUAS on 23rd January 2019 and reviewed implementation of Watpac's Environmental Management System against the requirements of the AS/NZS ISO 14001: 2015 Standard and the requirements of the Project Development Consent SSD 8647.

The audit confirmed that Watpac continues to address the environmental requirements of the Conditions of Consent for current site activities. The contractor has identified the most significant environmental aspects at the worksite and implemented suitable controls. Compliance obligations were demonstrated through Crown Certificates for compliance with BCA requirements and a Construction Compliance Report for compliance with SSD conditions. There was evidence of inductions and regular toolbox talks to maintain environmental awareness of all workers at the site. Environmental documentation was in place, including the Project Environmental Management Plan, Noise & Vibration, Waste, Traffic Management Plans and other sub-Plans.

The implementation of environmental controls was generally demonstrated through the review of relevant records and during the site walk. These included suitable signage, noise and vibration controls, compliance with working hours, waste management, erosion and sedimentation measures, use of licenced contractors for removal and disposal of asbestos containing materials, and traffic controls. However, improvement was required in certain areas, including the labelling of chemicals used onsite and availability of maintenance and calibration records for plant and equipment. It was also suggested to add new locations for the conduct of noise monitoring, which is done as part of regular environmental inspections.

Communication means have been established to allow for community enquiries, feedback and complaints. Communications occur with the Hospital and other stakeholders on a regular basis or as required. Watpac has submitted the first Construction Compliance Report to the Department of Planning in January 2019.

No environmental incidents have occurred so far and no non-conformances have been raised.

One (1) minor non-conformance and seven (7) opportunities for improvement were raised during the audit. The details of the audit process and findings are detailed in the following sections of this report.

2. Audit Scope and Objectives

2.1 Objective and scope of this Audit

This audit was conducted to confirm compliance of the Watpac Environmental Management Plan and its implementation against the requirements of the Standard AS/NZS ISO 14001:2015 and applicable requirements of the Development Consent SSD 8647 for the Hornsby Ku-Ring-Gai Hospital Stage 2 Redevelopment Project.

2.2 Scope of Audit

The audit reviewed Watpac's implementation of their Environmental Management System for the construction activities currently taking place as part of the Hospital Stage 2 redevelopment project.

2.3 Date and Location of Audit

The audit was conducted on 23rd January 2019 at the Hornsby Ku-Ring-Gai Hospital Stage 2 site – Palmerston Rd, Hornsby NSW 2077.

3. Audit Methodology

3.1 Opening Meeting

An opening meeting was held with personnel from Health Infrastructure, APP Corporation, Watpac and AQUAS as per the Audit Attendance Sheet (see **Appendix A**) on 23rd January 2019 at 8:30am.

Key items were discussed as follows:

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

3.2 Audit Process

The audit commenced with a site walk where status of construction works and relevant environmental controls in place were observed. The site walk was followed by review of records and general discussions with Watpac staff for verification of the Environmental Management System implementation on the project.

Name and position of persons interviewed:

Name	Organisation	Position
Nick Limbrey	Watpac	Project Manager
Helena Veljovic	Watpac	Environmental Manager/ Cadet

Details of the outcomes of the review can be found in the completed Audit Checklist (see **Appendix B**).

3.3 Audit Criteria

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

Audit Findings Rating	
N-Major	– Major Non-Conformance
N-Minor	– Minor Non-Conformance
OFI	– Opportunity for Improvement

3.4 Closing Meeting

The closing meeting was held on 23rd January 2019 at 3:20pm with representatives of Health Infrastructure, APP Corporation, Watpac 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 Watpac staff during the conduct of this audit.

4. Audit Findings

4.1 Audit Overview

The audit determined that Watpac has well implemented controls for environmental management within the construction activities currently being undertaken. One minor non-conformance was identified and 7 Opportunities for Improvement (OFIs) were raised during the audit. The following is an overview of key Environmental areas reviewed in this audit:

4.1.1 Environmental Policy

- o An Environmental Policy was in place, dated 1/07/2016. The policy is communicated to staff during inductions and is available on the Watpac website.
- o The Project Environmental Management Plan (PEMP) outlines environmental objectives and targets.
- o Objectives and targets are measurable and communicated, and achievement of these is being evaluated.

4.1.2 Leadership, Planning and Resources

- o The organisational chart Rev. 5 was available for the project and main roles and responsibilities were outlined in the PEMP.
- o Resources are allocated to the project as required. A number of trades work on different activities, e.g. demolition, plumbing, concreting, etc.
- o The PEMP contains detailed information of the relevant environmental aspects, impacts and controls. Information is reviewed periodically as part of the six-monthly PEMP reviews.
- o A legal requirements register is in place with general project requirements. The aspects identified in the PEMP have a section where legal requirements are referenced.
- o Compliance with BCA requirements, as included in various sections of the SSD, was verified through records of various design certificates and Crown Certificates issued by Blackett Maguire + Goldsmith.

4.1.3 Support

- o All employees and subcontractors are required to undertake a site induction, which contains awareness of environmental measures to be considered during construction.

- Weekly Toolbox Talks are conducted to maintain ongoing awareness of safety and environmental matters onsite.
- Internal and external communications are managed through email, regular internal, subcontractor and client meetings, Aconex transmittals, etc. Community communications, e.g. letterbox drops are sent out as required.
- Communications with the Hospital is generally managed through the DWN (Disruption Works Notice) system. DWNs are used to advise of any construction works taking place that will affect the hospital operations.
- A Project Environmental Management Plan (PEMP), Environmental sub-Plans and other environmental documentation were in place to support the operation of the project.
- A copy of the PEMP Rev. 3 had been submitted to Planning together with the Construction Compliance Report of January/2019; however, a new revision of the PEMP had been issued at the time of the Audit. Watpac should consider the need to submit the PEMP Rev. 4 to Planning in accordance with SSD Conditions A15 and A16 – **OFI-01**.
- Relevant environmental records are maintained in different ways, e.g. hard copies in folders, stored in Aconex and in the office shared drive.

4.1.4 Operation

- Maintenance of plant and equipment used onsite is controlled through a mobile App, however service records for a Merlo forklift (sighted during site walk) could not be verified – **Minor NC-01**.
- Site signage was in place with information about the Builder, the Certifying Authority, Architect and the Structural Engineer and project contact information.
- The existing oxygen tank was replaced with a new one, however this task was undertaken by HealthShare, with some logistics coordinated with Watpac (e.g. access to site). It was suggested to contact the Hospital and verify whether their emergency procedures were updated to include any changes in relation to emergencies involving the gas supply, as per SSD Condition B7 – **OFI-02**.
- Dilapidation reports were prepared and submitted to Planning.
- Trees had been removed as per the Arborist report. Further controls for tree protection will be implemented later in the project.
- Hours of work are as per the Development Consent.
- A Construction Noise and Vibration Management Plan was available. Controls were in place for noise mitigation including plant that requires low use of reverse alarms and use of plywood panels.
- Noise monitoring was conducted, and communication with Hospital and other sensitive receivers was managed for any exceedances. It was suggested to add new locations for the conduct of noise monitoring – **OFI-03**.
- Waste classification is outlined in the Waste Management Plan – Waste Streams report by Grass Hopper was available. The target for recycling is 80% or more (by weight) which has been achieved by Watpac.
- Bins and containers for different waste types were available throughout the site.
- A concrete washout tray was in place with plastic liner.
- Demolition of existing buildings involved removal of Asbestos Containing Materials. Relevant records for the removal and disposition by a licenced contractor were verified.
- Erosion and sedimentation controls were in place around the site, including sandbags around drains, straw wattles and silt fences.
- Stockpiles from excavated material were within a sediment control area and material is removed day by day.
- A water cart sprays water for dust control during dry days.
- A rumble grid for removal of dirt from truck wheels was available.

- o A mix of solid hoardings and fencing was installed in the perimeter of the site and monitored to ensure good condition and absence of graffiti and advertising material.
- o A cabinet and a bunded area was available for storage of dangerous goods. Chemical containers were found in the cabinet (and some outside) without a label for identification – **OFI-04**.
- o Watpac has prepared an Emergency Response Plan which includes a number of emergency scenarios and actions to follow for each one of them. There are levels of communication with the Hospital in the event of an emergency, however the communications procedure could not be verified during the audit – **OFI-05**.
- o Emergency Plan is periodically reviewed and revised as the site layout changes over time.
- o Spill kits were available onsite.

4.1.5 Performance Evaluation

- o Environmental inspections are conducted by the contractor weekly. Inspection reports were available.
- o Calibration records for the vibration monitor were not available during the audit – **Minor NC-01**.
- o The first Construction Compliance Report for the Department of Planning was prepared and submitted in January 2019, as per the Condition of Consent. Watpac could consider adding information to this six-monthly report as per the Planning Document *Compliance Reporting Post Approval Requirements June2018, Section 2.2.1* – **OFI-06**.
- o Information has been provided to the Northern Sydney Local Health District (NSLHD) for publication in their website about statutory approvals, approved strategies, performance reporting, complaints and other project information. This is to be followed up – **OFI-07**.

4.1.6 Improvement

- o A Corrective Actions Register and Corrective Action Report form were available.
- o No environmental non-compliances have been identified so far in the project.
- o There is a 24-hour enquiries number and email address in the signage outside the worksite available for the community.
- o A Complaints Register is available where information about the complaints is recorded including resolution reached.
- o No environmental incidents have occurred so far in the project.

4.2 Identified Findings

The table below outlines the findings raised during the audit:

Finding No.	Ref.	Finding	Comment/ Recommendation
Minor NC-01	SSD Cl. A17; ISO 14001 Cl 9.1.1	Plant and equipment maintenance records could not always be found, e.g. – Merlo forklift maintenance records – Calibration certificate for vibration monitor	Ensure plant and equipment maintenance/ calibration records are maintained and are easily retrievable.
OFI-01	SSD Cl. A16	The PEMP Rev. 3 was sent to Planning in January 2019 with the Compliance Report. Noted that Rev. 4 was available but not yet sent.	Consider whether it is necessary to send the most recent update of the PEMP to Planning in light of the relevant SSD requirement (A16).
OFI-02	SSD Cl. B7	It is not confirmed whether the Hospital's emergency procedures have been updated to include potential emergencies involving the newly replaced gas supply tank.	HI to contact the Hospital about any requirement to update their Emergency Response Plan after replacement of oxygen tank, as per SSD requirements.

Finding No.	Ref.	Finding	Comment/ Recommendation
OFI-03	SSD Cl. C4, C10	Noise monitoring is conducted during regular environmental inspections, however the measurements are always done in the same locations.	Consider conducting noise monitoring measurements in locations different from the current ones, as works and the site layout have changed.
OFI-04	SSD Cl. C35 (WHS Regulation)	Some containers with fuel and other chemicals were found onsite without an identification label.	Ensure chemicals used onsite are suitably labelled.
OFI-05	SSD Cl. B7; ISO 14001 Cl. 8.2	Details of the levels of communication with the Hospital for different emergency scenarios were not available for review.	Ensure details of the levels of communication with Hospital for different emergency scenarios are available and understood by relevant project staff.
OFI-06	SSD Cl. B37, B38	The contractor has prepared and submitted the first Construction Compliance Report to Planning. Additional information could be considered for inclusion in future releases of this report.	Consider including additional information in the six-monthly Compliance Report as per the Planning document <i>Compliance Reporting Post Approval Requirements June 2018</i> .
OFI-07	SSD Cl. C27	Project information has been provided to NSLHD for publication in their website, however it was not confirmed that the information has been uploaded.	HI to follow up on the uploading of project information on the NSLHD website.

5. Conclusion

This audit was completed to assess the environmental controls established by Watpac against the requirements of the Development Consent for the project. The audit confirmed that Watpac has implemented its Environmental Management System to a satisfactory level and only a minor non-conformance and opportunities for improvement were identified as part of the review.

The following table summarises the audit findings by rating category:

Findings Rating	Findings
Major Non-Conformance	0
Minor Non-Conformance	1
Opportunity for Improvement	7

It is suggested Watpac takes the feedback from this audit as an opportunity to make improvements in Environmental performance during the progress of the Project.

Appendix A. [Audit Attendance Sheet]

Audit Attendance Sheet



PROJECT: Hornsby Hospital Stg2 Redevelopment AUDIT No.: AQ1236.02
 AUDITEE: Watpac Construction LEAD AUDITOR: Luis Garzon
 MEETING LOCATION: Watpac Site Office
 OPENING MEETING DATE AND TIME: 23/01/19 8:30 am
 CLOSING MEETING DATE AND TIME: " 3:20 pm

NAME	ORGANISATION	POSITION	SIGNATURE	
			OPENING MEETING	CLOSING MEETING
Luis Garzon	AQUAS	Auditor	<i>[Signature]</i>	<i>[Signature]</i>
Anca Manoz	AQUAS	Auditor (obs)	<i>[Signature]</i>	<i>[Signature]</i>
BRAD EMBURY	APP	PM	<i>[Signature]</i>	<i>[Signature]</i>
Nick Lambert	Watpac	Project Mgr	<i>[Signature]</i>	-
John Scharfegger	HI	Project Director	<i>[Signature]</i>	<i>[Signature]</i>
Helena Vojovic	Watpac	Building (coord)	<i>[Signature]</i>	<i>[Signature]</i>

Appendix B. [Audit Checklist]

Item	Part	Audit Criteria	Documentation Reference	Compliance Rating
1.0	Environmental Policy (5.2)			
1.1	5.2	The Contractor has an Environmental policy authorised by top management. It includes: <ul style="list-style-type: none"> - commitment to continual improvement and prevention of pollution - commitment to comply with applicable legal and other requirements 	Policy sighted 1/7/2016	Y
1.2	5.2	The policy is communicated to all persons working for or on behalf of the organisation	Done through inductions and displayed in site office	Y
1.3	5.2	The policy is available to the public	Watpac website – available	Y
1.4	Environmental Objectives and planning to achieve them (6.2)			
1.5	6.2.1	The Contractor has documented Environmental objectives and targets for relevant functions and levels of the project. The objectives and targets are consistent with the environmental policy, including the commitment to: <ul style="list-style-type: none"> - prevention of pollution - compliance with applicable legal and other requirements - continual improvement 	PEMP Sec. 5 – key indicators for each of the aspects; 2.3 – KPIs. Objectives address prevention of pollution and compliance with applicable legal and other requirements. Continual improvement is included in the policy as per discussion on OFI-01 from the previous audit.	Y
1.6	6.2.1	The objectives and targets are <ul style="list-style-type: none"> - measurable, where practicable - communicated 	Objectives are measurable. These are communicated through the use of the plan.	Y
1.7	6.2.2	The Contractor has established, implemented and maintained a plan(s) for achieving its objectives and targets	Through the implementation of the PEMP, and generally review through inspections and audits. High level monitoring of KPIs in Section 2.3 of the PEMP	Y

Audit Compliance Codes: Y: Compliance achieved; N-Major: Major non-conformance; N-Minor: Minor non-conformance; OFI: Observation for Improvement

Item	Part	Audit Criteria	Documentation Reference	Compliance Rating
2.0	Leadership (5.0), Planning (6.0) and Resources (7.1)			
2.1	Resources, roles, responsibility and authority (5.3)			
2.2	7.1	The Contractor has identified and provided the resources required to implement the EMS for the project, including: <ul style="list-style-type: none"> - human resources and specialised skills – Org Chart - technology & financial resources 	Presented Project Organisational Chart Rev. 5 Resources in place.	Y
2.3	5.3	Roles, responsibility and authority have been defined, documented and communicated in order to facilitate environmental management.	Position descriptions available for each employee. PEMP Section 3.2 outlines environmental responsibilities for key roles, e.g. <ul style="list-style-type: none"> - Construction/Operations Manager - Quality and Environmental Manager – 3 nationally - Project Manager - Project Environmental Coordinator - Site Manager - Foreman - Direct labour - Subcontractors 	Y
2.4	-	A management representative(s) has been appointed by the Contractor and has defined roles, responsibilities and the authority for: <ol style="list-style-type: none"> ensuring the EMS is established, implemented and maintained in accordance with the Standard reporting to top management on EMS performance for review, including recommendations for improvement 	Project Manager / QSE Manager, as required	Y
2.5	Environmental aspects (6.1.2)			
2.6	6.1.2	The Contractor has identified the environmental aspects of its activities, products and services – and those with significant environmental impacts. This has considered planned or new developments, or new or modified activities, products and services.	PEMP Section 5 – Environmental aspects. Sec. 5.3 lists the ‘significant’ aspects. Presented an Environmental Risk Assessment – analysed all possible risks, some standard for all projects, some specific 12/3/2018 (Appendix 6.2). Format for each aspect: <ul style="list-style-type: none"> - Objective - KPI - Actions / strategy 	Y

Audit Compliance Codes: Y: Compliance achieved; N-Major: Major non-conformance; N-Minor: Minor non-conformance; OFI: Observation for Improvement

Item	Part	Audit Criteria	Documentation Reference	Compliance Rating
2.7	6.1.2	The Contractor has documented this information and kept it up to date – Aspects/Impacts Register	All documented (as above). Section 2.2 refers to continuous improvement through reviews and audits; Sections 2.3 and 5.3 refer to 6-monthly reviews, or as required.	Y
2.8	Compliance Obligations (6.1.3)			
2.9	6.1.3	The Contractor has identified all legal and other requirements relevant to its environmental aspects and how they apply to the project.	<ul style="list-style-type: none"> - Legal Requirements Register (Appendix 6.6) has the general requirements for projects (for reference). - PEMP Section 5, under each of the listed aspects has as legal reference. 	Y
2.10	6.1.3	The Contractor has procedures for periodically evaluating compliance with applicable legal requirements. Records of the results of periodic evaluations are maintained	Done through internal audits, routine reviews of the CEMP, inspections. Any changes are reflected in the PEMP	Y
2.11	6.1.3 9.1.2	The Contractor periodically evaluates compliance with other requirements to which it subscribes, and keeps records of the results of evaluations.	E.g. Construction Compliance Reports against DDS conditions – First one done January 2019	Y
2.12	A9, A10	If directed by the Planning Secretary, the Contractor has ensured compliance with updated or revised versions of applicable guidelines, protocols, Standards or policies referenced in the Conditions of Consent (otherwise compliance is required with any referenced guidelines, protocols, Standards or policies in the form they are in as at the date of this consent).	N/A Note: Watpac consulted about compliance with newer requirements regarding cladding – not required	NA
2.13	A8	Structural Adequacy – All new buildings and structures, and any alterations or additions that are part of the development, must be constructed in accordance with the relevant requirements of the BCA	Has Blackett Maguire and Goldsmith Cert. Has so far 2 Crown certificates 12/07/2018 and 11/10/2018	Y
2.14	B9	The Contractor has ensured works are designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. 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.	June 2018 – TTW	Y
2.15	B13	Structural Drawings Prior to commencement of works, the Applicant must submit for approval of the Certifying Authority structural drawings	BCA Crown Certificate references the SSD 12/07/2018 Blackett Maguire and Goldsmith – drawings and other docs received (e.g. certifications)	Y

Audit Compliance Codes: Y: Compliance achieved; N-Major: Major non-conformance; N-Minor: Minor non-conformance; OFI: Observation for Improvement

Item	Part	Audit Criteria	Documentation Reference	Compliance Rating
		prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with: a) the relevant clauses of the BCA; and b) this development consent.	BCA Crown Certificate 11/10/2018 – sighted certificate with drawings and structural adequacy	
2.16	B15	All mechanical ventilation systems must be installed in accordance with Part F4.5 of the BCA and must comply with the AS 1668.2-2012. Details must be submitted for approval of the Certifying Authority prior to commencement of the relevant works.	Permanent design item, done to BCA and relevant Australian Standards. - Item 19 of Crown Certificate - Item 7 of Crown Certificate	Y
2.17	B16	The installation, operation and maintenance of warm water systems and water cooling systems must comply with the Public Health Act 2010, Public Health Reg. 2012 and Pts 1 and 2 (or Pt 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings - Microbial control - Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	Not triggered	NA
3.0	Support (7.0)			
3.1	Competency, training and awareness (7.2, 7.3)			
3.2	7.2	The Contractor has ensured that employees and subcontractors are competent on the basis of appropriate education, training or experience. Relevant training and competency records have been retained.	HR recruitment process managed by head office. - Subcontractors: through the Tendering process – selection of qualified personnel – questionnaire to be completed. - Other, e.g. Spill kit training / emergency drills e.g. asbestos and lead product awareness – booked for 23 October 2018 Has approx. 20 subcontractors at this stage, e.g. Demolition, Plumbers, ACI, Concreters, etc.	Y
3.3	7.3	The Contractor has established a procedure to provide awareness to employees and subcontractors on: a) the importance of conformity with the environmental policy, procedures and requirements of the EMS b) the significant environmental aspects and related actual or potential impacts associated with their work, and the environmental benefits of improved personal performance,	Go through induction for all staff. Includes working hours, hazardous substances, emergencies, lighting, and other specific environmental elements Conduct of Toolbox talks – depending on actual circumstances can have WHS, Environmental and other topics. Done every Monday Have online training modules (corporate) – some are mandatory e.g. company induction (including QEHS)	Y

Audit Compliance Codes: Y: Compliance achieved; N-Major: Major non-conformance; N-Minor: Minor non-conformance; OFI: Observation for Improvement

Item	Part	Audit Criteria	Documentation Reference	Compliance Rating
		<p>c) their roles and responsibilities in achieving conformity with the EMS</p> <p>d) the potential consequences of not following the relevant procedures.</p>	<p>Sighted site induction Rev. 4 (same as online, some when new staff come to site).</p> <p>Environmental site rules sighted, e.g. no hot works within 6m of gas cylinders.</p> <p>Environmental awareness and Spills Management Training done 3/12/2018 e.g. Helena Veljovic + other 10 staff</p> <p>Toolbox talks every Monday (whole site) and daily pre-start (3D safety app)</p>	
3.4	C31	The Contractor must ensure that all of its employees, contractors (and their subcontractors) 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.	<p>Apart from inductions and Toolbox Talks there is the provision of the SSD and the requirement to comply with all applicable requirements in the project documentation for the subcontractors.</p> <p>SSD given to subcontractors e.g. water proofing contractor.</p> <p>Any specific conditions are specified in the scope of works for the subcontractors e.g. noise / vibration monitoring – Delta Group.</p>	Y
3.5	Communication (7.4)			
3.6	7.4.2	Procedures are in place for ensuring internal communication with regard to the environmental aspects and the EMS	<p>Communications for updated forms and other system updates from Head Office via email.</p> <p>Weekly team meetings e.g. No. 26 of 5/12/2018 – Section 11 – Environmental Management</p> <p>Weekly subcontractor meetings e.g. No. 16 of 10/01/2019 – Plumbing, electrical, scaffolding. Environmental issues discussed – e.g. dewatering, diesel labelling, water to be flocked.</p>	Y
3.7	7.4.3	<p>Procedures are in place for communications with external parties, e.g.</p> <p>a) EPA, Council, Hospital, others</p> <p>b) Community engagement – provision of information, sensitive receivers, follow up</p>	<p>Have a weekly meeting with Hospital – not minuted as they have the details in the ‘Disruption Works Notices’ (DWN) e.g.</p> <ul style="list-style-type: none"> - No. 025 3/9/2018 for internal relocation of hoarding on a walkway. - No. 30 – 9/10/2018 – install filter on air vent requiring access to hospital; No. 28 – 19/10/2018 – change of access and site fences – consultation with fire safety staff. - Ongoing communications – e.g. via email <p>With Council – minor communications e.g. traffic, trees; send information required in SSD.</p> <p>Community – nothing to be sent without APP/HI approval e.g. commencement letter 28th June 2018 – sent to 131 addressees (information about start of the project) – letter box drops.</p>	Y

Audit Compliance Codes: Y: Compliance achieved; N-Major: Major non-conformance; N-Minor: Minor non-conformance; OFI: Observation for Improvement

Item	Part	Audit Criteria	Documentation Reference	Compliance Rating
			With Dept. of Planning: – e.g. to compliance@planning.nsw.gov.au – sent the Compliance Report and other info required e.g. environmental audit report, compliance register, etc.	
3.8	A7	Where conditions of this consent require consultation with an identified party, the Applicant must: <ol style="list-style-type: none"> a) consult with the relevant party prior to submitting the subject document for approval; and b) provide details of the consultation undertaken, including: <ol style="list-style-type: none"> i) a description of how matters raised by those consulted have been resolved to the satisfaction of both the Applicant and the party consulted; and ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved. 	As above	Y
3.9	B1	Notice of commencement of works If the construction or operation of the development is to be staged, the Contractor has notified the Department, Certifying Authority and Council, of the date of commencement and the development to be carried out in that stage. This is to be done in writing and at least 48 hours before commencement of each stage	Sighted letter of 28 th June – ‘Notification of Commencement’ A letter was dropped to neighbours for info +/- 130 residents. Note: Next stage will not happen until +/- Jan 2020	Y
3.10	Documentation (7.5)			
3.11	7.5	The Contractor has procedures for control of documents and records, which includes: <ol style="list-style-type: none"> a. approval of documents for adequacy prior to issue b. review and update and re-approval c. ensuring that changes and the current revision status of documents are identified d. ensuring that relevant versions of applicable documents are available at points of use e. ensuring that documents remain legible and readily identifiable f. ensuring that relevant documents of external origin for the planning and operation of the EMS are identified and their distribution controlled 	<ul style="list-style-type: none"> - ‘Watkins’ system – has all current system documents, templates, forms, etc. - Aconex – project specific documentation e.g. the EMP + reports - Authorisation in the plan. - Documents are available in the server. - Have access to the NSW Gov. page for the project e.g. for SSD. - Aconex docs – only have the current versions (older not shown) G-Drive – have a ‘superseded docs’ folder - Some docs / records in G:Drive 	Y

Audit Compliance Codes: Y: Compliance achieved; N-Major: Major non-conformance; N-Minor: Minor non-conformance; OFI: Observation for Improvement

Item	Part	Audit Criteria	Documentation Reference	Compliance Rating
		g. preventing the unintended use of obsolete documents and applying suitable identification to them if they are retained for any purpose		
3.12	B22, B23	<p>Construction Environmental Management Plan</p> <p>a. Prior to the commencement of construction works, a CEMP must be submitted for the approval of the Certifying Authority. The CEMP must address, but not be limited to, the following matters where relevant:</p> <ul style="list-style-type: none"> i) hours of work; ii) 24 hour contact details of site manager; iii) traffic management, in consultation with Council and TfNSW; iv) construction noise and vibration management, prepared by a suitable qualified person; v) management of dust and odour to protect the amenity of the neighbourhood; vi) erosion and sediment control; vii) stormwater control and discharge; viii) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the Subject Site; ix) procedures for encountering groundwater during construction works; x) external lighting in compliance with AS4282:1997 Control of the Obtrusive Effects of Outdoor Lighting; xi) a protocol detailing appropriate procedures for identifying and dealing with unexpected finds of site contamination (including asbestos containing materials, Polycyclic aromatic hydrocarbons (PAHs), Total recoverable hydrocarbons (TRH) and lead-based paint); xii) a protocol detailing appropriate proced. for identifying and dealing with unexpected finds of archaeological heritage; xiii) 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; xiv) waste storage, recycling and litter control; <p>b. The CEMP must not include works that have not been explicitly approved in this development consent. In the</p>	<p>Sighted CEMP – Rev. 4 of January 2019– authorised by PM.</p> <p>a) Transmittal to HI/APP 20/03/2018 via Aconex – original plan Email of 19/09/2018 – sent updated plans to Planning NSW. Aconex of 12/04/2018 to the Certifier. No comments have been received from either party. Aspects required in SSD Cl. B22 addressed generally in:</p> <ul style="list-style-type: none"> - PEMP and Sub-Plans - Traffic mgt is an Appendix to the Safety Management Plan. - PEMP Aspects (Section 5) <p>b) Has a Noise and Vibration for Hospital as a ‘sensitive receiver’ (not in the SSD) – but not been submitted to the client.</p> <p>c) Plan submitted – as per item a) above.</p>	Y

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Item	Part	Audit Criteria	Documentation Reference	Compliance Rating
		<p>event of any inconsistency between the consent and the CEMP, the consent must prevail; and</p> <p>c. The Applicant must submit a copy of the CEMP to the Department and Council prior to commencement of work.</p> <p>The CEMP must be implemented by the contractor for the duration of the construction works</p>		
3.13	B24, B25	<p>Construction Noise and Vibration Management Plan to be submitted for approval of the Certifying Authority, to be implemented for the duration of the project and to be revised from time to time. Plan to address the following:</p> <ul style="list-style-type: none"> i) be prepared by a suitably qualified expert; ii) be prepared in consultation with Council and all adjoining noise sensitive receivers where noise levels exceed the construction noise management levels, in accordance with EPA guidelines; iii) describe the measures to be implemented to ensure <ul style="list-style-type: none"> > best management practice is being employed; > compliance with the relevant conditions of this consent; iv) describe the proposed noise and vibration management measures in detail; v) include strategies that have been developed to address impacts to noise sensitive receivers where noise levels exceed the construction noise management level, for managing high noise generating works; vi) describe the consultation undertaken to develop the strategies in v) above; vii) evaluate and report on the effectiveness of the noise and vibration management measures; and viii) include a complaints management system that would be implemented for the duration of the construction works. <p>The Contractor must submit a copy of the plan to the Dept. and to the Council prior to commencement of work.</p> <p>B25 – The CNVMP must be implemented by the contractor for the duration of the construction works.</p>	<p>CNVMP in place.</p> <p>Acoustic logic Report – has recommendations for noise & vibration controls. Baseline reference noise measured.</p> <p>Council has copy of the Plan.</p> <p>e.g. excavation works not to start before 8:00am</p> <p>Acoustic logic did measurements/ monitoring to get info for preparation of the Plan.</p> <p>Consultation was not required at this stage (sighted map – might be relevant at a later stage close to the end of the project).</p> <p>Includes recommendations for complaints management.</p>	Y
3.14	B26, B27	<p>Construction Waste Management Plan to be submitted for approval of the Certifying Authority, to be implemented for the</p>	<p>CWMP in place, Rev. 01 June 2018</p> <p>Use grasshopper as removal subcontractor.</p>	Y

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		<p>duration of the project and to be revised from time to time. Plan to address the following:</p> <ul style="list-style-type: none"> i) recycling of demolition materials including concrete; and ii) removal of hazardous materials 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. <p>Details demonstrating compliance with the relevant legislative requirements, associated with the removal of hazardous waste, particularly the method of containment and control of emission of fibres to the air, are to be submitted for the approval of the Certifying Authority prior to the removal of any hazardous materials;</p> <p>The Contractor must notify the RMS Traffic Management Centre of the truck route(s) to be followed by trucks transporting waste material from the Subject Site, prior to the commencement of the removal of any waste material from the Subject Site; and</p> <p>The Contractor must submit a copy of the plan to the Department and the Council prior to commencement of work.</p> <p>B27 – The CWMP must be implemented by the contractor for the duration of the construction works</p>	<p>Purpose, Goal is to reuse / recycle 80% of waste. Has +/- 8 different waste streams: concrete, steel/ metal, timber, plastic/ paper/ cardboard.</p> <p>Has identification and management of hazardous materials. Also has tracking of vehicles transporting hazardous materials (take number plates) and they send docketts.</p> <p>Grasshopper would collect and segregate waste offsite as required.</p> <p>Delta has communicated RMS routes for hazardous materials.</p> <p>Copy of the Plan submitted – as part of the Crown Certificate.</p>	
3.15	B28, B29	<p>Construction Traffic and Pedestrian Management Plan to be submitted for approval of the Certifying Authority, to be implemented for the duration of the project and to be revised from time to time. Plan to address the following:</p> <ul style="list-style-type: none"> i) location of proposed work zones & haulage routes; iii) construction vehicle access arrangements; iv) construction hours & construction program; vi) predicted construction traffic volumes and vehicle movements, types and routes including any known road closures and consideration of alternate routes; vii) assessment of road safety at key intersections and locations subject to heavy vehicle movements and high pedestrian activity; 	<p>CTPMP – Part of the Safety Management Plan Submitted and in implementation.</p> <p>3 main types of plans</p> <ol style="list-style-type: none"> 1. CTMP – overarching prepared by RMS <ul style="list-style-type: none"> - Approved routes - Not affected by peak hour traffic 2. TCPPs – e.g. for general site entry and egress; for crane erection, delivery of equipment 3. VMP (Vehicle Movement Plans) – e.g. delivery of tower crane equipment 	Y

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		<p>viii) details of construction vehicle movements including parking, dedicated vehicle turning areas and ingress and egress points; ix) details of anticipated peak hour and daily truck movements to and from the site; x) details of access arrangements for workers to/from the site, emergency vehicles and service vehicle movements; xi) details of temporary cycling and pedestrian access during construction; xii) details of proposed construction vehicle access arrangements at all stages; xiii) loading and unloading; xiv) details of management measures to minimise traffic impacts, including temporary road works and/or implementation of traffic control measures; xv) pedestrian and traffic management methods; xvi) any potential impacts to general traffic, cyclists, pedestrians and bus services within the vicinity of the site from construction vehicles during the works; xvii) consideration of the cumulative construction traffic impacts of surrounding projects under construction, including those within the Hornsby Ku-ring-gai Hospital precinct. Existing CTPMPs for developments within or around the Site should be referenced in the CTPMP to ensure that the coordination of work activities are managed to minimise impacts on the surrounding road network; and xviii) traffic and transport impacts during construction and how these impacts will be mitigated for any associated traffic, pedestrian, cyclists, parking and public transport, which must include vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures for all demolition/ construction activities.</p> <p>The Contractor must submit a copy of the CTPMP to the Department and to the Council, prior to the commencement of works.</p> <p>B29 – The CTPMP must be implemented by the contractor for the duration of the construction works</p>		
3.16	A15, A16	<p>If necessary the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Secretary.</p>	<p>Initial documents sent in March 2018 and then updates were sent in September 2018.</p>	

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		Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review.	The CEMP Rev. 03 was sent to Planning as part of the Construction Compliance Report. However, a more recent version has been issued (Rev. 04), which has not been submitted to Planning as yet.	OFI-01
3.17	C1	Approved Plans to be On-site. A copy of the approved and certified plans, specifications and documents incorporating conditions of approval and certification must be kept onsite at all times and must be readily available.	Plans Available in site office and in Server (G: Drive). <ul style="list-style-type: none"> - 2 REFs - SSD - Certifications (e.g. Crown Cert) – G:Drive - Plans Aconex 	Y
3.18	Control of records (7.5)			
3.19	7.5.3	The Contractor has established and maintained necessary records to demonstrate conformity to the requirements of its EMS and the Standard, and the results achieved.	PEMP Sec. 4.12. <ul style="list-style-type: none"> - Safety e.g. Inductions, Toolbox Talks (hard copies, kept in folder in Safety Advisor bookshelf) - Inspections, other environmental records – have a folder in shared drive e.g. complaints, waste diversion reports, meeting inspections 14/01/19 - Reports – Aconex e.g. EIS, contamination, others within SSD, Drawings - Sighted Water Report Card 15/01/19 & 20/12/18 (Turbidity test failed, so water was not discharged) 	Y
3.20	7.5.3	Procedures have been established for the identification, storage, protection, retrieval, retention and disposal of records.	Part of the Head Office Management System procedures – Document Control procedure Have a document controller.	Y
4.0	Operation			
4.1	Operational controls (8.1)			
4.2	8.1	The Contractor has identified and planned controls associated with the significant environmental aspects to ensure that operations are carried out under conditions that minimise harm to the environment.	All Aspects identified in the CEMP have Management Strategy and specific actions e.g. Protection of utility services: <ul style="list-style-type: none"> - Strategy – e.g. awareness; marking - Actions – e.g. scanning (non-destructive); OHW protections; DBYD; etc. 	Y
4.3	Conditions of Development Consent – Before Commencement of Works			
4.4	A6	No consent is granted for the demolition of the 'Palmerston' building.	Not part of SoW. Was a provision under the submission, not approved at this point.	Y

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4.5	A17	All plant and equipment used on site, or to monitor the performance of the development must be: (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner.	Done as part of the safety system. Controlled through 3D Safety app e.g. forklift sighted onsite. Daily inspections and service every 500hs for equipment onsite. Sighted details of machine on the 3D safety app for Forklift (Merlo) during site inspection. Forklift service – 28/11/18. Ticketed staff	Minor NC-01
4.6	A19, EPA Reg. Cl 98A, C23	Prescribed conditions – Signage: 2) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out: (a) showing the name, address and telephone number of the principal certifying authority for the work; (b) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours; (c) stating that unauthorised entry to the work site is prohibited. Site Notice – to include certifying authority, structural engineer, the approved hours of work.	Sighted during site walk, required items included.	Y
4.7	B3, B4	Reflectivity, Outdoor lighting Compliance with requirements	Certifier has provided all the architectural drawings including exterior finishing schedule. Sighted: - Certificate of Design for reflectivity of 7/09/18 by Bonacci Group. - Electrical Design Cert. Wood & Grieve Eng. 15/8/18 Crown Certificate 11/10/2018 items 11, 12, 6, 17	Y
4.8	B5-B8	Hazards – design of oxygen supply The Contractor has ensured that: B5 The design and operation of the hospital's oxygen supply system (including the use of the liquid oxygen bulk storage tanks, any oxygen cylinders connected to the oxygen supply system and any temporary oxygen supply tanks) be in accordance with	HealthShare has coordinated the replacement of the oxygen tank. Logistics were coordinated with Watpac, as access had to be given through the worksite. The protection shed was lowered after the tank was replaced.	

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Item	Part	Audit Criteria	Documentation Reference	Compliance Rating
		<p>AS 1894 'The storage and handling of non-flammable cryogenic and refrigerated liquids' (AS 1894).</p> <p>B6 All control measures or safeguards described in the Preliminary Hazard Analysis (PHA, 9 February 2018) will be implemented.</p> <p>B7 As necessary and in accordance with AS 1894, the hospital's Emergency Plan and emergency procedures have been updated to include emergency situations involving the hospital's oxygen supply system, as described in the PHA (9 February 2018).</p> <p>B8 If temporary oxygen supply tanks are to be installed prior to demolition of existing liquid oxygen bulk storage tanks for the purpose of hospital oxygen supply prior to commissioning of new tanks, the design and operation of these temporary tanks must be verified with AS 1894 and/or other relevant Australian Standards.</p>	<ul style="list-style-type: none"> - E.g. Signage – minimum exclusion zone for hot works and maintain clear access to the tanks (in case access is required). Communications in place when refuelling. - Suggest that HI consult with the Hospital whether updates to their emergency procedures occurred as a result of the changes in the oxygen tank - N/A 	OFI-02
4.9	B10	<p>The Contractor has submitted Plans demonstrating compliance with the following requirements for bicycle parking, to the satisfaction of the Certifying Authority:</p> <p>a) provision of a minimum of 18 bicycle parking spaces;</p> <p>b) layout, design and security to comply with all applicable minimum requirements of AS 2890.3:2015 Parking facilities - Bicycle parking, and be located in secure, convenient and accessible areas close to the main entries, incorporating adequate lighting and opportunities for passive surveillance; and</p> <p>c) provision of end-of-trip facilities for staff including showers, change room and lockers.</p>	<p>Architectural drawings submitted for certification. Part of Crown Certificate.</p> <p>Note: Construction of the bicycle parking will become relevant at the very end of the project.</p>	Y
4.10	B12	<p>Pre-Construction dilapidation reports</p> <p>Report submitted to the satisfaction of the Certifying Authority & copy to Council</p>	<ul style="list-style-type: none"> - Email of 19/09/2018 sent to Planning and Council with dilapidation reports. - Presented 4 reports: <ul style="list-style-type: none"> - Derby – Watpac 	Y

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Item	Part	Audit Criteria	Documentation Reference	Compliance Rating
			<ul style="list-style-type: none"> - Star and Hope – Structural Engineer (Cardno) - Cottage 93 – Watpac - Little Learning School – Structural Eng. 04/09/18 Photographic report / condition of building 	
4.11	B18	<p>Public Footpath</p> <p>The existing concrete footpath along the boundary of the site is to be reinstated where impacted by the proposed works to relevant Council specifications and standards</p>	Footpath not affected at the moment under this SSD.	NA
4.12	B19	<p>Stormwater and Drainage Works</p> <p>Designed in accordance with Council's relevant specifications and standards and other specific requirements. Water treatment system designed as per Council requirements</p>	Crown Certificate – Hydraulic outside fence – covered by another works conditions (REF determination – approval 004/2018 – 04/04/2018)	Y
4.13	B20	<p>On-site Stormwater detention and Water Quality</p> <p>An on-site stormwater detention system must be designed by a chartered civil engineer and constructed in accordance with the following requirements:</p> <ol style="list-style-type: none"> a) the developing area of the site shall ensure its 5-year average recurrence interval (ARI) runoff reduced to the pre-development site cover rate. The volume of the onsite detention system shall ensure its capable of detaining the 20-year ARI post-development site cover storm; b) the water quality treatment system shall be designed and constructed to provide water quality outcomes as per Council's HDCP2013 Section 1 C.1.2.i requirements; c) have a surcharge/inspection grate located directly above the outlet; d) discharge from the detention system must be controlled via 1 metre length of pipe, not less than 50 millimetres diameter or via a stainless plate with sharply drilled orifice bolted over the face of the outlet discharging into a larger diameter pipe capable of carrying the design flow to an approved Council system; e) where above ground and the average depth is greater than 0.3 metres, a 'pool type' safety fence and warning signs must be installed; and f) not be constructed in a location that would impact upon the visual or recreational amenity of residents. 	<p>Civil Design Certificate (Crown Certificate, Item 4) Not triggered (will be done in Stage 4)</p>	Y

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4.14	B21	<p>Road Works</p> <p>Kerb and gutter, stormwater drainage, full road width pavement including traffic facilities (vehicle crossings, if applicable) and paved footpaths must be constructed along the area where road works are to be undertaken. In relation to public roads or classified road (as defined under the Roads Act 1993), all roads and traffic facilities must be designed to meet the requirements of Council and RMS (if applicable) and obtain any necessary permits and approvals from the relevant road authority, prior to the commencement of road or pavement construction works.</p>	<p>No road works conducted at the moment. Road reinstatement as part of the REF (see checklist item 4.12)</p>	NA
4.15	B32, B33	<p>Utility Services</p> <p>Prior to the commencement of construction work the Contractor is to negotiate (as necessary) with the utility authorities (e.g. Ausgrid and telcos) in connection with the relocation and/or adjustment of the services affected by the construction of the building structure.</p> <p>Prior to the commencement of above-ground works written advice must be obtained from the electricity supply authority, an approved telco carrier and an approved gas carrier (as relevant) stating that satisfactory arrangements have been made to ensure provision of adequate services</p>	<p>Communicated with Telcos, Ausgrid about low power lines.</p> <p>A new substation is to be built – will communicate with Ausgrid. Otherwise no interaction required.</p>	Y
4.16	B34	<p>External Walls and Cladding</p> <p>Compliance with requirements of the NCC</p>	<p>Design has been submitted – final design. Sighted various Certificates for Alcadex, Deco, Finesse, Terracade, etc.</p>	Y
4.17	B42 B45	<p>Tree Protection</p> <p>The tree protection measures outlined in the <i>Arboricultural Development Assessment Report</i>, prepared by Moore Trees, dated October 2017, are to be implemented and maintained.</p> <p>Certification from the arborist required.</p>	<p>Have a report from Moore Trees – provide a Tree Protection Plan Sighted email 25/09/2018 with response from Nick – no action at the moment (for retained trees) – in 2020 +/- Tree removal – sent application to council; some were done by a licenced arborist.</p>	NA

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4.18	B43	A project arborist with AQF Level 5 qualifications must be appointed to provide monitoring and certification throughout the construction period.	Moore Trees	Y
4.19	B44, C32	Tree protection fencing for the trees to be retained must be erected around trees to be retained at a minimum distance based on the trees structural root zone Building materials and Site Waste The filling or stockpiling of building materials, the parking of vehicles or plant, the disposal of cement slurry, waste water or other contaminants must be located outside the tree protection zones as prescribed in the conditions of this consent.	N/A for now. Will become relevant at a later stage.	NA
4.20	B46	Ecologically sustainable development – details of design measures to be submitted, equivalent to Green Star Health Care 4 star rating	Natural ventilation, natural lighting Steensen Varming (consultant) Report of 21/02/2018 has options regarding façade, ventilation, mechanical.	Y
4.21	Conditions of Development Consent – During Construction			
4.22	C2, C3	Construction Hours Compliance with requirements	7am – 6pm weekdays – usually end at 4pm 8am – 1pm Saturday No work on Public Holidays Note: REF for alternate project has different working hours	Y
4.23	B14	Construction Noise Management Contractor must incorporate all relevant noise mitigation recommendations in the letter <i>Hornsby Ku-ring-gai Hospital Stage 2 Redevelopment - Response to Planning NSW Queries</i> prepared by Acoustic Logic, dated 26 April 2018, in the detailed design drawings and submit for the approval of the Certifying Authority.	Noise management during construction is as per the CNVMP. Some design elements (for final building), e.g. generators insulation. – done (Crown Cert design item). Contractor follows the Plan which covers more detail than the Acoustic Logic report.	Y
4.24	C4	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	Controls established as per Acoustic Logic Report, e.g. - Machinery to be used, e.g. to avoid use of reverse beep where possible - Bored piles (rather than driven piles) - Use of plywood panels (rather than 'acoustic panels')	

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		managed in accordance with the CNVMP required under condition B25.	Conduct Noise Monitoring readings – Hand held noise monitor used during weekly environmental inspections. Sighted weekly environmental inspection – item 6 M1: 74.3 dB; Canteen: 58.2 dB. Suggested to conduct noise monitoring measurements in locations different from the current ones, as works and the site layout have changed	OFI-03
4.25	C5	If the noise from a construction activity is substantially tonal or impulsive in nature (as described in Chapter 4 of the Noise Policy for Industry, 5 dB(A) must be added to the measured construction noise level when comparing the measured noise with the construction noise management levels.	See Item 4.31	Y
4.26	C6	The Contractor must ensure construction vehicles do not arrive at the Subject Site or surrounding residential precincts outside of the construction hours of work outlined under condition C2.	There is a specific area for construction vehicles to park to bring materials or load with waste. Only scheduled during working hours. Note: Sometimes workers arrive before 7am to get ready – there is a shuttle bus from 5am – 5pm. Generally is not an issue.	Y
4.27	C7	The Contractor must schedule intra-day 'respite periods' for construction activities identified in the Interim Construction Noise Guideline	Some exceedances expected – e.g. vibration during pouring – then communicate with the hospital and/or other receivers. Go by communications with the Hospital. Respite – during staff breaks (two breaks in the day, morning tea and lunch). No complaints about noise have been received.	Y
4.28	C8	Wherever practical, and where sensitive receivers may be affected, piling activities are completed using bored piles	Done, as per checklist item 4.24. Half of the work is completed, to be finished by mid-February.	Y
4.29	C9	The Contractor must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of audible movement alarms of a type that would minimise noise impacts on surrounding noise sensitive receivers.	Minimise use of reversing in vehicles – use of squawkers, no beeping Have a regime for maintenance of equipment – records kept in hard copy in safety folder at the site office.	Y
4.30	C10	Any noise generated during construction of the development must not be offensive noise within the meaning of the Protection of the Environment Operations Act 1997 or exceed approved noise limits for the Subject Site	1 noise monitoring device, used in 2 locations 75 – 80 dB(A) as per Noise & Vibration Management Plan, no more than 15min. Suggest adding more locations for noise monitoring – Refer checklist Item 4.24.	OFI-03

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4.31	C11	<p>Vibration Criteria</p> <p>Vibration caused by construction works to meet the established limitations.</p>	<p>Criteria to work to: 1mm/s</p> <p>Sighted Vibration Analysis register (exceedances above 0.8).</p> <p>2 vibration monitors installed (1 close to demolition site, 1 in existing building) – no exceedances.</p> <p>Sighted monitoring report by Acoustic Logic.</p> <p>Receive live information via SMS.</p>	Y
4.32	C14	<p>Waste</p> <p>All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014)</p>	<p>Presented report from Grass Hopper – Have a report for August 2018 – waste streams – 85% recycled.</p> <p>Letters:</p> <ul style="list-style-type: none"> - Delta Report – including docket ID, material, quantities. - Sighted acceptance letter for Genesis Landfill & Recycling Centre 9/11/18. - Clearway 2/2/18 – acceptance letter for hazardous solid waste. - Kimbriki – 6/3/18 licenced acceptance of waste <p>Sighted Waste Report Project to date – Aug-Dec 2018.</p> <p>Sighted Watpac Report with all waste tonnage & recycled including quantities of Grass Hopper, Delta and Others. Total average 81% recycled. Target 80% or more (by weight).</p>	Y
4.33	B17	<p>Storage and Handling of Waste</p> <p>An appropriate area will be provided within the premises for the storage of garbage bins, recycling containers and all waste and recyclable material generated by the site.</p>	<p>Observed during site walk – Bins and containers for different waste streams located in different locations within the site.</p>	Y
4.34	C15	<p>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.</p>	<p>Trucks have a cover coming out of a mast – process observed.</p> <p>Grass Hopper covers material, except steel bins.</p> <p>Delta – spoil, demolition material</p>	Y
4.35	C16	<p>The Contractor must ensure that concrete waste and rinse water are not disposed of on the Subject Site and are prevented from entering any natural or artificial watercourse.</p>	<p>Observed during site walk – there is a concrete washout tray.</p> <p>Plastic covering tray – then is tipped in the bin.</p>	Y
4.36	C34	<p>Excavated Material</p>	<p>Sighted various dockets of waste delivered to different waste facilities according to classification.</p>	Y

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		All excavated material removed from the site must be classified by a suitably qualified person in accordance with the Department of Environment, Climate Change and Water NSW Waste Classification Guidelines prior to disposal to an approved waste management facility.	Tipping docket for Dec 2018, e.g. 5/12/18 Delta asbestos soil 7.38 tons.	
4.37	C36	Trade Waste Liquid trade waste generated on the site must be discharged in accordance with a trade waste agreement with Sydney Water and by a licensed liquid trade waste contractor.	No trade waste. When required, water is tested, pumped out to stormwater after verification of measurements.	NA
4.38	C21	All construction vehicles associated with the proposed development are to be contained on site, unless otherwise approved through the approval for a construction zone on the Council roadway	Approval letter from Hornsby Shire Council for the 'Work Zone' 5/6/18 – applied on 29/05/18. Ref No. F2004/09773.	Y
4.39	C22	Demolition To protect the surrounding environment, all demolition work must be carried out in accordance with "Australian Standard 2601-2001 - The Demolition of Structures" and the following requirements: <ul style="list-style-type: none"> - Demolition material must be disposed of to an authorised recycling and/or waste disposal site and/or in accordance with an approved waste management plan - Any asbestos to be removed by a licenced contractor - Meet signage requirements 	Removal of asbestos has been performed. Done by a licenced removal contractor and sent to an approved facility. Acceptance letters by Cleanaway – Ok EPL Licence No. 10939 for Birgo, Auburn (General Waste) EPL Licence No. 13426 for Genesis (Asbestos) EPL Licence No. 13091 for Kimbriki (Asbestos) EPL Licence No. 20339 for Veolia (Asbestos)	Y
4.40	B11, C19	Erosion and Sediment Control Soil erosion and sediment control measures must be designed in accordance with Blue Book & approved by certifying authority. Control measures to be effectively implemented and maintained for the duration of the works.	TTW – civil consultants – provided a Sediment Control Plan – mostly from Blue Book – CIV-DNG-00-902 Rev. A 28/06/2018 issued for construction. Controls observed during site visits, e.g. sand bags around drains. Some drains have been disconnected.	Y
4.41	C20	Disposal of Seepage and Stormwater Not to be pumped to the street stormwater system unless approved	Wastewater is tested (e.g. after a rain event) and pumped to stormwater drain if below limits e.g. 'Water Meter Report Cart' of 14/09/2018: Turbidity 23 NTU (<50); pH 6.77 (between 6.5 and 8) – Ok to dispose of.	Y

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Item	Part	Audit Criteria	Documentation Reference	Compliance Rating
4.42	C12, C13	<p>Contamination</p> <p>Remediation works at the site are to be undertaken in accordance with the recommendations and findings of the Remediation Action Plan prepared by Douglas Partners and dated May 2018.</p> <p>C13 Should any new information come to light during construction works which has the potential to alter previous conclusions about contamination, the Certifying Authority must be immediately notified and works must cease in the vicinity of the suspected contamination. The Certifying Authority will determine whether further investigation, or the need for remediation, is required before construction works can recommence</p>	<p>An old fuel storage tank had to be removed and soil remediated – followed a process for cleaning / decommissioning / removal of tank and removal of contaminated soil.</p> <ul style="list-style-type: none"> - stockpile / test / classify / remove - sighted docketts (42) of GSW sent to Genesis <p>Remediation Action Plan – Douglas Partners Asbestos removal control plan prepared by ASP – Rev.6 of 14/11/18</p>	Y
4.43	C17	<p>Handling of Asbestos</p> <p>The Applicant is to consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction</p>	<p>Used licenced contractors (Delta / ASP) – sighted Asbestos Removal Control Plan. Sighted docketts sent to Genesis (by Delta) – 36 of them August 2018</p> <p>Have: - Asbestos Register</p> <ul style="list-style-type: none"> - Air monitoring and clearance - WorkCover notification – by ASP 20/08/2018 <p>WSP – Occupational Hygienist. 24/11/18 testing, air monitoring, fuel + diesel particles monitoring</p>	Y
4.44	C18	<p>Unexpected Finds - Non-Aboriginal Heritage</p> <p>Procedure in place, cease works, contact OEH, assess, take action.</p>	<p>No cultural / non-Aboriginal Heritage finds. Mentioned statues of lions, which have been saved and will be relocated.</p>	NA
4.45	C25, C26	<p>Hoarding/Fencing Requirements</p> <p>A temporary hoarding, fence or awning must be erected between the work site and adjoining lands before the works begin and must be kept in place until after the completion of the works;</p> <p>Other requirements: no advertising material, no graffiti</p>	<p>Have a mixture of solid hoardings and fencing in the perimeter of the site. Condition monitored daily.</p>	Y
4.46	C33	<p>Council Property – no materials on footpath</p>	<p>Site is well enclosed, no materials present on footpath as observed during site walk.</p>	Y

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Item	Part	Audit Criteria	Documentation Reference	Compliance Rating
4.47	C35	Storage of Flammable and Combustible Goods in bunded area	Delta has a cabinet for dangerous goods with bunded area. Have a locked cage for gases. Containers found during site visit were not labelled. Ensure labels are placed on containers	OFI-04
4.48	C37	Traffic Control Compliance The development must be carried out in accordance with the Construction Traffic Management Plan prepared under this consent.	Have permanent traffic controllers at the site entry as per TMP. TMP prepared by RTMS (staff blue card) Will submit another plan if required (e.g. as it happened for crane erection). Presented a Vehicle Movement Plan – for long vehicles – sent to all relevant contractors	Y
4.49	Emergency preparedness and response (8.2)			
4.50	8.2; B7	The Contractor has established procedures to: <ul style="list-style-type: none"> - identify potential emergency situations and potential accidents that can have an impact(s) on the environment - determine how it will respond to them 	Have an Emergency Response Plan Rev.5 of 5/11/18 signed by the PM. Different scenarios are included, safety and environmental. Have flowcharts for: <ul style="list-style-type: none"> - Notifications; - Injuries; - Evacuation; - Medical emergencies; - Fire An emergency contacts list is in place, however details of communications with Hospital (+/- 5 levels of notification) could not be sighted	OFI-05
4.51	8.2	The emergency response procedures include measures to prevent or mitigate associated adverse environmental impacts.	As above	Y
4.52	8.2	Emergency preparedness and response procedures are periodically reviewed and revised, as necessary, in particular, after the occurrence of accidents or emergency situations. Emergency preparedness and response procedures are periodically tested, where practicable	Emergency Plan gets reviewed periodically, as the site layout changes. Rev. 5 was issued after evacuation drill	Y
5.0	Performance Evaluation (9.0)			
5.1	Monitoring and measurement (9.1)			
5.2	9.1	Documented procedures have been established to monitor and measure on a regular basis the key characteristics of operations that can have significant environmental impacts.	Conduct weekly Environmental Inspections – have a folder with inspections e.g. 14/01/19, including site accommodation; water discharge; erosion & sedimentation controls; air quality management, complaints, etc.	Y

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Item	Part	Audit Criteria	Documentation Reference	Compliance Rating
5.3	9.1.1	The procedures include: <ul style="list-style-type: none"> - the documenting of information to monitor performance - effectiveness of applicable operational controls - conformity with the organization's environmental objectives and targets 	Monitoring documented in the PEMP. Effectiveness to be assessed when preparing Performance Report for Planning – done for the second semester 2018. Conformity with environmental objectives and targets assessed.	Y
5.4	9.1.1	Monitoring and measuring equipment is calibrated, maintained and stored as necessary. Records or calibration are maintained	Noise monitor self-calibrates – gets a new device each year. Has 2 vibration monitors – calibration certificates were not available for review	Minor NC-01
5.5	A11	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 and independent environmental auditing.	AQUAS Audits – as per SSD Conditions B39, B40	Y
5.6	B35, B36	Compliance Reporting A Pre-Construction Compliance Report must be prepared for the development, and submitted to the Certifying Authority for approval before the commencement of construction works.	Report by Blackett and McGuire Goldsmith.	Y
5.7	B37, B38, C30	Construction Compliance Reports must be submitted to the Department at compliance@planning.nsw.gov.au for information every six months from the date of commencement of construction, for the duration of construction. The Construction Compliance Reports must provide details on the compliance performance of the development for the preceding six months and must be submitted within one month following the end of each six-month period for the duration of construction of the development, or such other timeframe as required by the Secretary. The Construction Compliance Reports must include: <ol style="list-style-type: none"> a results summary and analysis of environmental monitoring; the number of any complaints received, including a summary of main areas of complaint, action taken, response given and 	As works commenced approximately 3 months ago the first report has not yet been prepared. First six-monthly Construction Compliance Report has been prepared and submitted. Suggest including additional information in the six-monthly Compliance Report as per the Planning document <i>Compliance Reporting Post Approval Requirements June2018</i> .	OFI-06

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Item	Part	Audit Criteria	Documentation Reference	Compliance Rating
		<p>proposed strategies for reducing the recurrence of such complaints;</p> <p>c) details of any review of the CEMP and the Environmental Management Strategy and associated sub-plans as a result of construction carried out during the reporting period;</p> <p>d) a register of any modifications undertaken and their status;</p> <p>e) results of any independent environmental audits and details of any actions taken in response to the recommendations of an audit;</p> <p>f) a summary of all incidents notified in accordance with this consent; and</p> <p>g) any other matter relating to compliance with the terms of this consent or requested by the Secretary.</p>		
5.8	B39, B40, B41	<p>Independent Environmental Audit</p> <p>No later than a month before the commencement of construction works or as agreed with the Secretary, a program of independent environmental audits must be prepared for the development in accordance with the latest version of ASINZS ISO 19011-2014: Guidelines for Auditing Management Systems (Standards Australia, 2014) and submitted to the Secretary for information.</p> <p>The scope of each audit must be defined in the program. The program must ensure that environmental performance of the development in relation to each compliance requirement that forms the audit scope is assessed at least once in each audit cycle.</p> <p>The environmental audit program prepared and submitted to the Secretary must be implemented and complied with for the duration of the development.</p> <p>> All independent environmental audits of the development must be conducted by a suitably qualified, experienced and independent team of experts and be documented in an audit report which:</p> <p>a. assesses the environmental performance of the development, and its effects on the surrounding environment including the community;</p>	<p>Environmental Audit conducted by AQUAS in September 2018.</p>	Y

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		b. assesses whether the development is complying with the terms of this consent; c. reviews the adequacy of any document required under this consent; and d. recommends measures or actions to improve the environmental performance of the development, and improvements to any document required under this consent. > Within three months of commencing an Independent Environmental Audit, or as agreed with the Secretary, a copy of the audit report must be submitted to the Secretary, and any other NSW agency that requests it, together with a response to any recommendations contained in the audit report, and a timetable for the implementation of the recommendations. The recommendations must be implemented to the satisfaction of the Secretary		
5.9	C27	At least 48 hours before commencement of construction until the completion of all works, the Contractor must make the following information and documents publicly available on its website: - statutory approvals - approved strategies, plans and programs - performance reporting & monitoring results - project status - complaints register Information must be kept up to date.	NSLHD have been provided with information for publication in their website, to be followed up by HI	OFI-07
5.10	Internal Audit (9.2)			
5.11	9.2	The Contractor has ensured that internal audits of the EMS are conducted at planned intervals to determine: a. whether it conforms to planned arrangements for environmental management including the requirements of the Standard b. whether it has been properly implemented and is maintained	Done by Morasey on 12/12/ 2018 Some low priority suggestions and 2 high priority, regarding labelling of fuel storage and separation of gas and flammable liquids.	Y

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Item	Part	Audit Criteria	Documentation Reference	Compliance Rating
5.12	Management Review (9.3)			
5.13	9.3	Top management reviews the EMS at planned intervals to ensure its continuing suitability, adequacy and effectiveness. Reviews include assessing opportunities for improvement and the need for changes to the EMS, including the environmental policy and environmental objectives and targets.	Happens at a Head Office level.	-
6.0	Improvement (10.0)			
6.1	Nonconformity, corrective and preventive action (10.2)			
6.2	10.2	Procedures are in place for: <ol style="list-style-type: none"> identifying and correcting nonconformities and taking actions to mitigate their environmental impacts investigating nonconformities, determining their causes and taking actions in order to avoid their recurrence evaluating the need for actions to prevent nonconformities or avoid their occurrence recording the results of corrective and preventive actions taken reviewing the effectiveness of corrective and preventive actions 	Have a Corrective Actions Register and Corrective Action Report Form, e.g. <ul style="list-style-type: none"> - Sent a notice via Aconex with issue identified during weekly inspection 27/07/2018 (Geofab not well placed in drain). Officially closed out on 1/08/2018. 	
6.3	10.2	Any necessary changes arising from corrective and preventive actions are reflected in the EMS documentation.	Reviews to be made as required.	-
6.4	A12	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 within seven days after they identify any non-compliance.	No non-compliances identified so far.	NA
6.5	A13	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	As above	NA

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6.6		Complaints Management		
6.7	B30	<p>Complaints and enquiries procedure</p> <p>The following must be made available for community enquiries and complaints for the duration of construction:</p> <ul style="list-style-type: none"> a) a toll-free 24-hour number for complaints and enquiries about the works; b) a postal address to which written complaints and enquires may be sent; and c) an email address to which electronic complaints and enquiries may be transmitted. 	<p>Have a Complaints Register.</p> <p>24-hour number and email address available in signage at worksite entrance. No postal address, but it was agreed with HI that this is not necessary, and can be provided via the phone number or email.</p>	Y
6.8	B31	<p>A Complaints Management System must be implemented, including a Complaints Register to be maintained recording information about all complaints associated with the project, e.g.</p> <ul style="list-style-type: none"> d) number of complaints received; e) number of people affected in relation to a complaint; f) nature of the complaint and means by which the complaint was addressed and whether resolution was reached, with or without mediation. 	<p>Have a Complaints Register, e.g.</p> <ul style="list-style-type: none"> - Complaint dated 4/07/2018 – various grievances from a neighbour (6 Derby Rd). - Concrete under a vehicle – other contractor, not for this site. - Vehicle accident - From Maternity Ward – loud music and foul language. Issue addressed with employees and subcontractors. <p>Recent:</p> <ul style="list-style-type: none"> - HI – one received from a local MP (related to other consent); one through Planning. Pass onto the right party for re-certification. - Jan/19 (last week) received complaint that works started earlier than allowed. Any works being undertaken were stopped. 	Y
6.9		Incident Management		
6.10	A23, C28 A14	<p>The Department must be notified in writing to compliance@planning.nsw.gov.au within 24 hours 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.</p> <p>Note: A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.</p>	<p>No environmental incidents have been reported.</p>	NA

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Item	Part	Audit Criteria	Documentation Reference	Compliance Rating
6.11	A24	<p>a) A written incident notification must also 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 forms the view that an incident has not occurred.</p> <p>b) Written notification of an incident must:</p> <ul style="list-style-type: none"> i) identify the development and application number; ii) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); iii) identify how the incident was detected; iv) identify when the Applicant became aware of the incident; v) identify any actual or potential non-compliance with conditions of consent; vi) describe what immediate steps were taken in relation to the incident; vii) identify further action(s) that will be taken in relation to the incident; and viii) identify a project contact for further communication regarding the incident. 	As above.	NA
6.12	C29	Within seven days of the detection of the incident, the Applicant must provide the Secretary and any relevant agencies with a detailed report on the incident, and such further reports as may be requested in accordance with condition A 19.	As above	NA