Stage 2 of the Hornsby Ku-ring-gai Hospital Redevelopment

Construction Compliance Report

17 September 2020

Version 0.1

Application No. SSD 8647

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1. Executive Summary

The Hornsby Ku-ring-gai Stage 2 Hospital Redevelopment comprises various design and construction phases. State Significant Development (SSD) approval, SSD8647, was received from NSW Dept Planning & Environment on 30 May 2018.

Health Infrastructure (HI) appointed Watpac Constructions Pty Ltd (WTP) on 20 June 2018 to deliver the works as Principal Contactor and in accordance with the requirements of SSD8647.

This Construction Compliance Report was prepared for the Stage 2 Hornsby Ku-ring-gai Hospital project in order to satisfy SSD8647 Stage 2 conditions B37 and B38. Construction Compliance Reports must be submitted to the Department at compliance@planning.nsw.gov.au for information every six months from the date of the commencement of construction, for the duration of construction. Please refer to the extract of the condition clause in the table below.

ID	Condition
B37	Construction Compliance Reports must be submitted to the Department at compliance@planning.nsw.gov.au for information every six months from the date of the 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.
B38	The Construction Compliance Reports must include: a) a results summary and analysis of environmental monitoring; b) the number of any complaints received, including a summary of main areas of complaint, action taken, response given and proposed strategies for reducing the recurrence of such complaints; 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; d) a register of any modifications undertaken and their status; e) results of any independent environmental audits and details of any actions taken in response to the recommendations of an audit; f) a summary of all incidents notified in accordance with this consent; and g) any other matter relating to compliance with the terms of this consent or requested by Secretary.

Prior to the commencement of construction, a Compliance Monitoring and Reporting Program was submitted to, the Department of Planning, Infrastructure and Environment (DPIE).

The project was found to be compliant, with no non-compliances noted.

2. Introduction

2.1 Project Name and Project Application Number

The name of this project is Stage 2 of the Hornsby Ku-ring-gai Hospital Redevelopment.

Application Number: SSD 8647

2.2 Project Address

The site address of the development is Palmerston Road, Hornsby NSW 2077

2.3 Project Phase, Name of Compliance Report

The project is currently at the Construction phase.

Stage 2 Construction includes:

- construction of a seven-storey building including part basement level and rooftop plant level.
- car parking;
- demolition works;
- remediation; and
- landscaping works.

In accordance with Conditions B37 and B38, this report is the 'Construction Compliance Report'.

2.4 Compliance Reporting Period

The compliance reporting period for this report is for the duration from the previous submission of the Construction Compliance Report (February 2020) to the current submission of the Construction Compliance Report (August 2020).

2.5 Project Activities Summary

In this reporting period (March 2020 to August 2020), the project has completed the following activities.

2.5.1 Authorities

Stage 2 SSD Approval and Conditions of Consent

A modification to SSD8647 Condition A3 dated 6 April 2020 was approved by the DPIE to allow for the establishment of a Helicopter Landing Surface (HLS) on the previously approved rooftop structure.

Please refer **Appendix E** for register of modifications undertaken to date.

Crown Certificate

Crown Certificate 5 for balance of Helipad works was obtained on 02 July 2020.

2.5.2 Construction Activities

Internal works to the Main Building have continued to progress. Substation, including all in-ground services and structural works were completed with energisation occurring on 13 July 2020.

Demolition and piling activities have been completed for the next stage of the project (ED extension and Main Entry) with earthworks and in-ground services currently progressing.

2.5.3 Site Plan

The figure below provides reference to the building footprint, boundaries, construction and operational disturbance areas, and adjacent relevant land uses. The below is reflective of the Site Plan approved as part of the SSD.

Figure 1: Site Plan

2.6 Key Environmental Management Personnel

HI has engaged WTP as the Principal Contractor.

The name and contact detail of the Key Environmental Management Personnel who are responsible for environmental management of the development as follows:

Mark Cahalin **Project Manager, Watpac** **M. 0411 679 160** **E.mcahalin@watpac.com.au**	**Craig Scott** **Site Manager, Watpac** **M. 0431 308 944** **E. cscott@watpac.com.au**	**Helena Veljovic** **Building Cadet, Watpac** **M. 0405 835 203** **E. hveljovic@watpac.com.au**

HI has engaged AQUAS as the Independent Environmental Auditor in compliance with Condition B39 of the SSD approval. A recent audit was undertaken, with no non-compliances raised.

2.7 Site Inspection

A Site Inspection was conducted as part of the Independent Environmental Audit. Compliance with the obligations was again demonstrated during the site walk and through maintenance of the required documentation and various records including crown certificates, inspection reports, dockets, correspondence, etc. Environmental documentation was available, including the Project Environmental Management Plan (Rev.06), Noise & Vibration, Erosion and Sedimentation, Waste, Traffic Management Plans and other sub-

Plans. There was evidence of inductions and regular toolbox talks to maintain environmental awareness of all workers at the site.

The implementation of environmental controls included suitable signage, noise and vibration controls, compliance with working hours, waste management, erosion and sedimentation measures, traffic controls and ongoing site monitoring.

3. Environmental Monitoring

Weekly Environmental Inspections were conducted by WTP throughout the reporting period utilising form C-FRM-061, inclusive of photographs, corrective actions and general notes for record. The inspections involve inspection and review of controls including; spill kits (availability and stock), site cleanliness and waste management, noise levels, washout areas (concrete and wet-trade), sediment control, stormwater management, stockpiles, roads and footpaths, washdown areas, dust / odours and general air quality, tree and flora protection and checks for fauna. Minor improvements and corrective actions were managed week-to-week, with no significant events or non-conformances needing to be raised.

Noise monitoring continues to be undertaken by WTP weekly, or as otherwise specifically requested, adjacent to the nominated sensitive receivers around the site. Noise monitoring is undertaken with a calibrated handheld sound monitor, with readings taken during the course of regular site activity, equalised over a ~2 minute period. No exceedances as a result of works associated with the development were recorded during the period.

Water quality sampling and testing continues to be undertaken by WTP on a number of occasions throughout the period, following rain events. The collected water was sampled for PH, turbidity and temperature to ensure it was suitable for discharging to stormwater infrastructure. Liquid flocculant was added if / as necessary to manage turbidity / suspended solids prior to discharge. A register of noise monitoring and water sampling results is available on the project website.

Soil classification and tip dockets were collated by WTP for all exported soils during the period. Imported soils or fill were brought to site during the period, with certification provided to support the fill origin.

Waste management records and recycling reports were collated (on monthly basis) throughout the period, recording an average of 88% recycled content, by weight.

Please refer **Appendix F** for WTP Project Environmental Management Plan (Rev.06 – November 2019)

4. Compliance Status Summary

The compliance status for each condition has been assessed. Please refer to **Appendix A - Compliance Matrix for Stage 2 of Hornsby Ku-ring-gai Hospital** for detail assessment and commentary of the conditions.

Table 1 - Compliance status descriptors

Status	**Description**
Compliant (C)	The proponent has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with.
Non-compliant (NC)	The proponent has identified a non-conformance with one or more of the elements of the requirement.

Not triggered (NT)	A requirement has an activation or timing trigger that has not been met at the time when the compliance assessment is undertaken, therefore an assessment of compliance is not relevant.

In summary, the following is the outcome of the compliance assessment of a total of 142 Conditions of Approval:

- **0 non-compliances**
- **105 compliances**
- **11 notes only**
- **26 conditions that were not triggered**

(Note: In relation to the tally above whole conditions of consent have been used to generate the tally. i.e. where a condition contains part a), b), c) etc this has been counted as one condition.)

5. Non-Compliances

A recent Independent Environmental Audit was undertaken by AQUAS 23 June 2020 (report issued on 10 July 2020, see **Appendix C**) in accordance with Condition B39 of the SSD and no non-conformances were identified.

6. Opportunities for Improvement

Three opportunities for improvement were raised during the audit as detailed in the below table;

Finding No.	Ref.	Finding	Comment/ Recommendation	**Close Out Comments**
OFI-01	ISO 14001 Section 7.1	Resources, Roles and Responsibilities The Contractor has identified and provided the resources required to implement the EMS for the project.	Project Organisational Chart showing resources in place was updated on the 11 of October 2019. It was noted that The Project Management Plan (PMP) has an old version of the Project Organisational Chart (January 2019 - Revision 5). Watpac to update the PMP with latest version of the Organisation Chart.	Watpac have issued updated Rev 4 Project Management Plan (August 2020) with latest version of Organisational Chart. Item closed.
OFI-02	SSD Cl. A15	Revision of Strategies Plans and Programs Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review.	The Project Environmental Management Plan (PEMP) was reviewed during December 2019 (Rev.6) and a copy was sent to the DPIE in 7 April 2020 (about 15 weeks after the review). Proponent needs to ensure that every time the PEMP is reviewed a copy is submitted to the DPIE within six weeks of the review.	As noted, HI issued PEMP to DPIE on the 7th of April 2020. Next revision will be issued to DPIE within 6 weeks of submission. Item closed.
OFI-03	SSD Cl. 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.	A Water Meter Report Card for control of water quality was completed on the 17 March 2020. The water turbidity and pH were within limits and it was ok to discharge out to the stormwater. It was suggested that the Water Meter Report Card includes the location where the water was taken from.	Water test has not been conducted since the Audit undertaken on 23 June 2020. Watpac will include location in next water testing report which will be presented to Independent Environmental Auditor (AQUAS) at next Environmental Audit.

The above opportunities have sufficiently been closed out by the Principal Contractor Watpac and Health Infrastructure as of 25 August 2020, The Environmental Audit Report along with a cover letter and close out evidence was issued to DPIE on the 31 August 2020 thus within three months of undertaking the Environmental Audit as stipulated in Condition B41.

7. Previous Report Actions

An Independent Environmental Audit was undertaken by AQUAS 10 December 2019 (report issued 11 February 2020) in accordance with condition B39 of the SSD. Refer **Appendix D** for full report. The audit confirmed that Watpac has implemented its Environmental Management System to a satisfactory level and two opportunities for improvement were identified as part of the review. Table below provides detail of the progress made to address each action and the outcome of each action.

Finding No.	Ref.	Finding	Comment/ Recommendation	Closeout
OFI-01	SSD Cl. C23	Construction site signage does not include the authorised hours of work as per the requirement of Condition C23 (iii).	Consider including the authorised hours of work in the site signage.	Project signs are in place on site and include project information. Two different new signs were posted in December 2019, which included the construction hours of work.
OFI-02	SSD Cl. C27	Not all the project information required under Condition C27 a) iv) has been published in the HI website. The audit noted that condition C27 a) iv) regular reporting on environmental performance and monitoring results is missing.	Consider including the records of noise monitoring and water testing in the HI project website.	Water Discharge Reports from 13/1/2020 and 18/09/2019 were presented. Noise monitoring results are part of the Environmental Inspections, sighted 10/2/2020. Project team has uploaded water discharge testing and noise monitoring register to HI project website.

8. Incidents

There have been no recorded incidents to date.

9. Complaints

Six complaints were received over the last reporting period.

On 5 April 2020, a complaint was received via Project Hotline, directed to HI regarding work being carried out on Sunday 5 April 2020 from a resident along Derby Road. Due to Covid19 implications planning regulations were changed to allow construction work to proceed on Sundays and residents were notified the week prior. As of 5 April 2020, there is no further intention of working outside of SSD approved working hours. **Closed**.

On 7 April 2020, a complaint received regarding active concrete pump on Tuesday the 7th of April with noise level reaching 62dba without traffic. A Watpac representative held a meeting on the 15 April with the resident to discuss the project. Furthermore, Watpac has agreed to monitor the noise level adjacent to Palmerston Road during the final five pours of HKH2. Also, it is noted that residents will be notified prior to such works. **Closed**, with ongoing monitoring and reporting.

On 8 July 2020, a complaint was received via the Hospital's post facility from a resident along Derby Road regarding the constructions works in general and their impact on living conditions at the residence. A Health Infrastructure and WTP representative held a meeting on 16 July. Letter issued to complainant on 10 August 2020. **Closed** - regular monitoring will occur with continued communication when works likely to impact the resident occur.

On 22 July 2020, a complaint was received via Project Hotline, directed to HI regarding the rubbish on his property and the difficulty finding parking in the street. WTP had agreed to monitor the street through the environmental inspections. Further to this, keeping the neighbouring streets clean and in good condition have been added to the daily pre-starts. **Closed**.

On August 13 2020, two separate complaints were received via email to the HI and to contractor from neighbouring residents Burdett Street and Jubilee Street. Both complaints were in relation to sub-contractors littering, notably food and cigarette butts. Both streets and surrounding areas have been cleaned and residents have been advised accordingly, with ongoing inspections of both streets now included in the weekly environmental inspections. Additionally, WTP have reiterated their message to the sub-contractors again within the site toolbox talks. **Closed**.

Refer **Appendix B** for Project Complaints and Incident Register, which is available on the project's website.

10. Appendices

Appendix A – Compliance Matrix for Stage 2 Hornsby Ku-ring-gai Hospital

Appendix B – Projects Complaints and Incident Register

Appendix C – AQUAS Environmental Audit No. 5 June 2020

Appendix D – AQUAS Environmental Audit No. 4 dated 10 December 2019

Appendix E – SSD 8647 Modifications Register

Appendix F – WTP Project Environmental Management Plan (Rev.06 – November 2019)