



25 August 2023

Ms Kiersten Fishburn
Secretary
Department of Planning and Environment
Locked Bag 5022
PARRAMATTA NSW 2124

Dear Ms Fishburn,

Re: SSD-39170713 - St George Hospital Redevelopment Stage 3

Condition C41 – Submission of the Independent Audit Report and Applicant Review and Response

In accordance with the requirements of Condition C41 of the above-mentioned consent, please see the submitted Independent Environmental Audit Report prepared by Aquas, dated 11 August 2023 and the Applicant Review and Response document.

The Independent Environmental Audit Report identified no non-compliances, notwithstanding the report did identify two areas for improvement related to conditions B15 and B18 which are responded to in the submitted Applicant Review and Response document.

This submission is made within two months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements, and as required by Condition C41.

The Independent Audit Report and Applicant's response will be made available on the project website within 60 days.

Should you have any queries regarding the above, please do not hesitate to contact the undersigned on 0400 403 997.

Yours sincerely,

Kathryn Saunders
Senior Advisor, Town Planning (Post Approval and Compliance)

Attachment 1 - SSD-39170713 Independent Audit Report #1

Attachment 2 - SSD-39170713 Proponent Review and Response to Independent Audit Report #1

Attachment 1



St George Hospital Stage 3 Redevelopment Independent Environmental Audit No. 1



Assessment of BESIX Watpac Environmental System Compliance
in accordance with SSD-39170713 Development Consent

Audit Reference:	AQ1327.01
Audit Organisation:	BESIX Watpac
Auditors:	Luis Garzon – Lead Auditor
Date of Audit:	13 July 2023
Draft Report Submitted:	8 August 2023
Final Report Submitted:	11 August 2023

Amendment, Distribution & Authorisation Record

Version Control and Distribution

Revision No.	Date	Issued to
Draft 0	8 August 2023	Hanna Yazdi, Johnstaff
Final	11 August 2023	Hanna Yazdi, Johnstaff

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

This report has been prepared by:

BARBARA PATER
Environmental Auditor

Date: 08/08/2023

Reviewed by:
LUIS GARZON
Lead Environmental Auditor

Date: 11/08/2023

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1. Executive Summary

The St George Hospital Stage 3 Redevelopment will bring a new Ambulatory Care Precinct to meet the growing needs of the St George and Sutherland communities. Health Infrastructure has appointed BESIX Watpac (Watpac) as the head contractor for the construction works in this redevelopment, which involve the demolition of the existing Prince William Wing and construction and operation of a new nine storey integrated Ambulatory Care Building, with basement parking for 151 vehicles, pick-up and drop-off bays along Kensington Street, landscaping and public domain works.

This Audit Report presents the outcomes of the initial independent environmental audit of the project with assessment of environmental controls established by Watpac against the requirements of State Significant Development conditions SSD-39170713 for the project, in accordance with the Project Staging Report and the Independent Audit Post Approval Requirements (DPE 2020).

The audit was conducted by AQUAS on 13 July 2023 with review of Schedule 2 Parts A, B, C and Advisory Notes of the SSD-39170713 approval conditions and was undertaken within 12 weeks of commencement of construction.

The project construction commenced in late April 2023 and has progressed in accordance with the current Staging Report developed by Watpac. The main construction activities observed during the audit site inspection included earthworks and bulk excavation, with piling, capping beam works and demolition of awnings in an adjacent building recently completed.

The audit found the project to be generally in compliance with the development consent, with the contractor maintaining good controls to address environmental impacts. The following key strengths were noted:

- Robust A-Class hoarding installed at construction boundary on Kensington Street appeared in good condition with no graffiti and space retained for the existing pedestrian walkway;
- Rumble grid and high pressure water hose in place with no mud tracking on road observed despite the heavy clay soil onsite;
- Traffic controllers in place for management of heavy vehicle ingress and egress, road users, cyclists and pedestrians, to minimise potential traffic impacts;
- Use of acoustic blankets in areas of the adjacent hospital building to mitigate noise;
- Good housekeeping generally demonstrated at site compound;
- No evidence of dust while plant was operating;
- Detailed monitoring of works including noise, vibration and air quality;
- Conduct of weekly environmental inspections, which report on positive observations and improvement opportunities;
- No complaints received to date.

The independent environmental audit presented a positive outcome, with a total of 113 Conditions of Consent assessed, comprising review of documents and records, interviews with key personnel and a site inspection.

No issues were raised during the inspection and no non-compliances were identified. Two Opportunities for Improvement (OFI) were raised as follows:

- **OFI-01** Condition B15: Section 7.13 of the Project Environmental Management Plan did not clearly outline that this protocol covers Unexpected Finds for Aboriginal and non-Aboriginal heritage finds. It is recommended to update this section in the Plan to be more explicit in this process.
- **OFI-02** Condition B18: Although confirmation was available of the status of contamination of the development areas (in the JBS&G Detailed Site Investigation, dated 05/092022 60571/ 145438 Rev. 2), this was not included within the Construction Waste Management Subplan (CWMSP), per condition B18.c. It is recommended to include the reference to the Detailed Site Investigation or the contamination status within the CWMSP to be in compliance with Condition B18.c.

2. Introduction

2.1 Background

St George Hospital Stage 3 builds upon previous redevelopments which included Stage 1, the delivery of a new and expanded Emergency Department (2014), and Stage 2 (2017) involving a state-of-the-art Acute Services Building (ASB) and refurbishment of the birthing suite (2020).

As part of Stage 3, a new Integrated Ambulatory Care Precinct at St George Hospital is being built to co-locate and integrate services to meet the growing needs of the St George and Sutherland community. Construction of the St George Hospital Stage 3 Redevelopment commenced in late April 2023 and will be built in two stages with works including:

- Ambulatory Care Building
 - Demolition, bulk earthworks
 - Inground building services works and utility adjustments
 - Construction of the integrated Ambulatory Care Building including services, fit out and façade
 - Basement parking for 151 vehicles
 - Pick-up and drop-off bays along Kensington Street
- Landscaping and public domain works
 - Demolition of the existing Princes William Wing
 - Construction of the landscaped forecourt

The project is expected to be completed by 2026.

Health Infrastructure is the Proponent for the development and has appointed Johnstaff Projects (Johnstaff) as the Project Manager; BESIX Watpac (Watpac) has been engaged by the Proponent through Johnstaff to deliver the St George Hospital Stage 3 Redevelopment.

Johnstaff on behalf of the Proponent engaged AQUAS to undertake an independent environmental audit on the 13 July 2023. The audit was conducted in compliance with Condition C37 of the Development Consent SSD-39170713, which states that:

Condition C37

Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.

2.2 Project Details

Project Name:	St George Hospital – Stage 3
Project Application No.:	SSD-39170713
Project Address:	St George Hospital, Gray Street, Kogarah NSW
Project Phase:	Construction
Project Activity Summary:	<p>The following is a summary of the works that were in progress at the time of audit:</p> <ul style="list-style-type: none">○ Earthworks and bulk excavation○ Piling works complete; first stage capping beams installed○ Shotcrete works have commenced adjacent to the JH Burt Wing building○ Preparations were underway for possession of an adjacent site, where enabling works were separately undertaken by ADCO

2.3 Audit Team

Details of the AQUAS independent environmental auditor approved by Department of Planning and Environment (DPE) for this audit are as follows:

Name	Company	Position	Certification
Luis Garzon	AQUAS/APP	Lead Environmental Auditor	Exemplar Global Lead Environmental Auditor – Certificate No. 121326

The auditor approval letter from DPE for this audit is attached as **Appendix A**. Independent Audit declaration forms are included as **Appendix C**.

Luis was assisted by Barbara Pater during the audit, Exemplar Global Lead Environmental Auditor – Certificate No. C-424613.

It is noted that AQUAS Pty Ltd is a subsidiary of The APP Group has been consolidated into the APP Group brand from July 2023. This independent audit was conducted during the transition period from AQUAS to the new brand name, APP – HSEQ Systems and Auditing.

2.4 Audit Objectives

The objective of this audit was to undertake the first independent environmental review of the project in compliance with Development Consent SSD-39170713 Condition C37, and in accordance with the requirements for an independent audit methodology and independent audit report in the Independent Audit Post Approval Requirements (DPE, 2020), as well as the Project Staging Report (Rev 1).

2.5 Audit Scope

The scope of this audit comprised a review of the Project compliance with SSD-39170713 conditions Parts A, B, C and Advisory Notes, including the following:

- Review of implementation of management plans, including:
 - BESIX Watpac Project Environmental Management Plan (PEMP) NSW, St George Hospital Stage 3, V.00
 - St George Hospital Stage 3, Construction Noise and Vibration Management Plan (CNVMP), Rev. 02
 - Construction Traffic Management Plan (CTMP), St George Hospital Stage 3, Rev. 5
 - Bingo Waste Management & Recycling Plan (WMRP) (NSW)
 - Other Plans and documents – refer to **Section 4** Document Review
- Site inspection conducted on 13 July 2023
- Review of the environmental performance of the project
- Review of environmental records
- Interviews with site personnel
- Consultation with stakeholders

2.6 Audit Period

This was the initial independent environmental audit of the project carried out by AQUAS, covering the review of environmental documentation and records within 12 weeks of commencement of construction, 27 April 2023 as per notification of commencement letter to the Department of Planning and Environment. Actual construction was confirmed to commence on the 2 May 2023.

It is noted that this report is based on the result of sampling and supplied documentation and records, as well as site activities sighted on the date of the audit, 13 July 2023.

3. Audit Methodology

3.1 Approval of Auditors

Letter from the Planning Secretary agreeing to the auditors can be found in **Appendix A**.

3.2 Audit scope development

AQUAS developed the audit scope and a checklist based on the Project Requirements set out in the Development Consent SSD-39170713 – refer to **Appendix D** of this report. Consultation with project stakeholders was also undertaken as part of the scope development – refer to **Section 3.6**.

3.3 Audit Process

3.3.1 Opening Meeting

An opening meeting was held on 13 July 2023 at 9:10am with Johnstaff, Watpac project personnel and the AQUAS auditors as per the Audit Attendance Sheet. Refer to **Appendix B** of this report.

Key items discussed during this meeting included:

- Confirmation of the purpose and scope of the audit
- Overview of the Project and status of the works
- Occurrence of Environmental incidents
- Overview of the audit process in accordance with the consent conditions and the Independent Audit Post Approval Requirements (DPE 2020)

3.3.2 Conduct of Audit

Audit activities included the following:

- Review of the project documentation (PEMP and its Subplans) to verify compliance with the SSD-39170713 conditions,
- Conduct of a site walk led by Watpac to review implementation of mitigation measures and environmental controls,
- Conduct of the audit based on the checklist with the Conditions of Consent, interviews with personnel and review of records provided as evidence of compliance, and
- Discussion of any identified findings and actions noted during the site inspection.

3.3.3 Closing Meeting

The closing meeting was held on 13 July 2023 at 3:45pm with representatives of Johnstaff, Watpac, and AQUAS. General feedback and the audit findings were discussed during the closing meeting.

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

3.4 Interviewed Persons

Name and position of persons interviewed:

Name	Organisation	Position
Mark Cahalin	BESIX Watpac	Senior Project Manager
Ben O’Connell	BESIX Watpac	Project Engineer
Ruby Thompson	BESIX Watpac	Senior WHSE Advisor
Tyson Foley	BESIX Watpac	Site Manager

Name	Organisation	Position
Hanna Yazdi	Johnstaff	Senior Project Manager

3.5 Details of Site Inspection

A site inspection was conducted at 9:30am on 13 July 2023 with representatives of Johnstaff, BESIX Watpac and the AQUAS auditors. No issues were identified during the site inspection. Refer to details of the inspection in **Section 5.4** of this report and site photos in **Appendix E**.

3.6 Consultation

Consultation with the Department of Planning and Environment (DPE) in advance of the audit to request feedback on the project is a necessary step of the audit process, however in this instance this requirement was unintentionally overlooked. An email communication was sent to the Department after the audit, on 24 July 2023, to make note of the situation and request feedback on the project, suggesting that the auditor could go back to the project site to review any focus areas, if deemed necessary. No comments were received from DPE in response to this communication.

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

3.7 Audit Compliance Status Descriptors

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

Status	Description
Compliant	The auditor has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with within the scope of the audit.
Non-Compliant	The auditor has determined that one or more specific elements of the conditions or requirements have not been complied with within the scope of the audit.
Not Triggered	A requirement has an activation or timing trigger that has not been met at the time when the audit is undertaken, therefore an assessment of compliance is not relevant.

In addition to the above descriptors, there was the option to raise Opportunities of Improvement (OFI) during this audit.

4. Document Review

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

- Crown Certificate 1 – Certificate No. 222413/01, 28 April 2023
- Drawing SGHS3-AR-DG-12B1, Rev 6, 7 March 2023 – Basement Level 1
- Drawing SGHS3-AR-DG-12B2, Rev 3, 7 March 2023 – Basement Level 2
- Drawing SGHS3-AR-DG-1201, Rev 6, 7 March 2023 – Department Plan - Level 1
- Drawing 100 – Rev F - Landscape Plan Ground Floor, 24 March 2023
- Drawing 101 – F – Landscape Plan Level 1, 24 March 2023
- Construction Noise and Vibration Report 12 – 18 May 2023, Ref: PAR-23661-NVR-W01[C], Rev C, 19 June 2023
- Construction Noise and Vibration Report 2 – 8 June 2023, Ref: PAR-23661-NVR-W04[A], Rev A, 20 June 2023
- Dust Monitoring Report 12 – 18 May 2023, Rev A, 29 June 2023
- Aconex SGHS3-PI-SL-0000001, 3 May 2023
- Portal receipt SSD-39170713-PA-2
- Portal receipt SSD-39170713-PA-3
- Portal receipt SSD-39170713-PA-4
- BESIX Watpac letter, notification of commencement, 20 April 2023
- Dilapidation Report by Meinhardt, Rev A, 17 April 2023
- Email to Ausgrid (Dilapidation Report), 18 April 2023
- Email to Georges River Council (Dilapidation Report), 19 April 2023
- Email to Fire & Rescue NSW Kogarah Fire Station (Dilapidation Report), 19 April 2023
- Public Domain Dilapidation Survey prepared by BESIX Watpac, 19 April 2023
- Condition Report, ref 130507, Rev A prepared by Meinhardt Australia, 17 April 2023
- Excel Demolition statement, 6 April 2023
- Excel Demolition - Demolition Management Plan, Rev 1, 6 April 2023
- Restricted Demolition Licence AD204924 (15/06/2007 to 02/07/2023)
- Non-Friable Asbestos Removal Licence AD211478 (21/06/2013 to 20/06/2023)
- Staging Report – St George Hospital Stage 3, SSD: 39170713, Rev 01, 16 March 2023
- Project Environmental Management Plan (PEMP) St George Hospital Stage 3, Rev 00, 19 April 2023
- Construction Traffic Management Plan, Rev 5, 10 March 2023
- Construction Noise and Vibration Management Sub-Plan, Ref 20230367.7/2104A/R0/WY, Rev 0, 21 April 2023
- SSDA Engagement Report, Version 1.0, 20 July 2022
- Monthly Waste Tracker – May 2023
- Waste Classification Certificate E28049.E09.001 Rev 01, 1 June 2023
- Environment Inspection Checklist [E-FRM-001], 6 July 2023 (Hammertech)
- Environment Inspection Checklist [E-FRM-001], 11 July 2023 (Hammertech)
- Erosion and Sediment Control Plan, ref SGHS3-CV-DRG-004, Rev A, 4 April 2023
- Equipment Induction - St George Hospital Stage 3 - Excavator - Id Ref - 03-143, sticker: 1, 20 June 2023 (Hammertech)
- BESIX Watpac Onsite Induction March 2023_St George Rev 6
- SiteHive Hexanode Calibration Certificate, 17 May 2023. Serial No. HEX-000317, Calibration date: 21 April 2023
- SiteHive Hexanode Calibration Certificate, 10 May 2023. Serial No. HEX-000207, Calibration date: 21 April 2023
- SiteHive Hexanode Calibration Certificate, 30 May 2023. Serial No. HEX-000052, Calibration date: 21 February 2023

- Sound Level Meter 30-130DB CE-323, 03170215
- Texcel ETM Calibration Certificate for Serial No. 7798, 6 September 2022
- Texcel ETM Calibration Certificate for Serial No. 7799, 6 September 2022
- BESIX Watpac Emergency Review and Test Record (S10-1-02) – date actioned 9 June 2023
- Unexpected finds checklist (S08-04-70.02)
- Work Zone permit for 14/08/2023 to 20/10/2023 reference APP2023/0181
- Levy Receipt No. L0000109817, 17 March 2023
- IAccess statement IAC-1656, 6 July 2023
- Email from Georges River Council (acceptance of discharge plan), 13 April 2023
- Docket 223516, 3 May 2023
- Docket 224074, 9 May 2023
- Docket 224350, 12 May 2023
- Docket 225035, 19 May 2023
- Docket 225231, 22 May 2023
- Docket 225379, 23 May 2023
- Docket 226330, 1 June 2023
- DPE Approval letter, ref: SSD-39170713-PA-4, 23 June 2023
- Health Infrastructure letter, 20 June 2023
- Weekly Site Safety Walk [S05-04-02] 27 June 2023
- Weekly Site Safety Walk [S05-04-02] 11 July 2023

5. Audit Findings

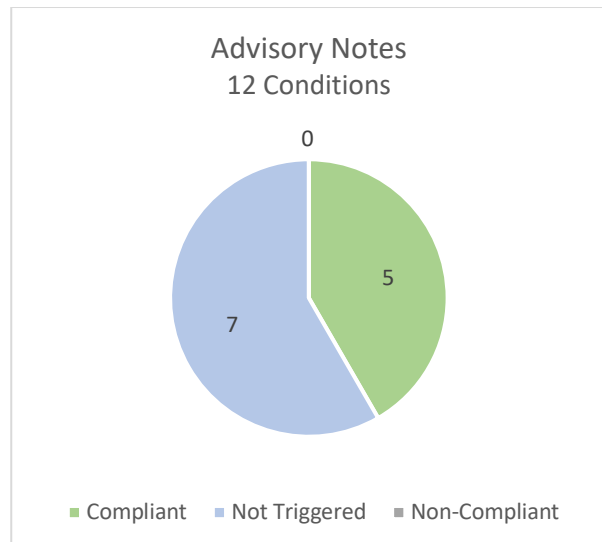
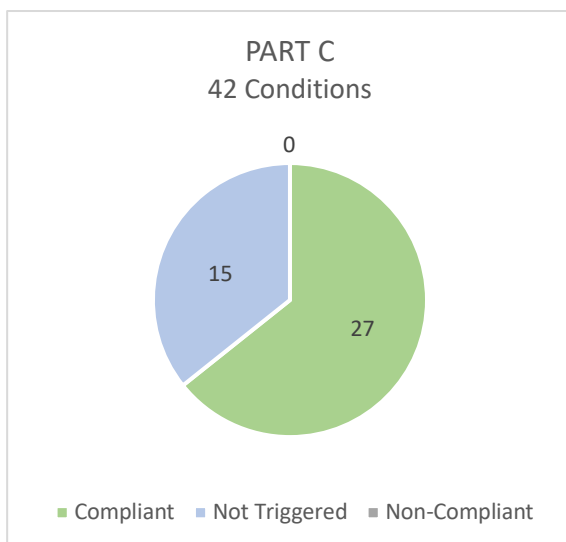
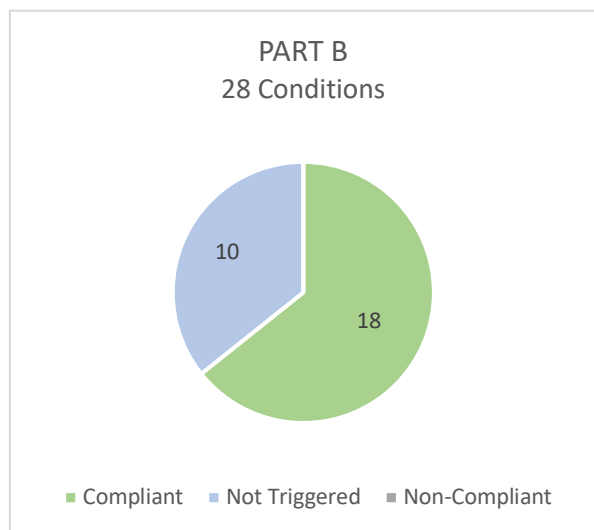
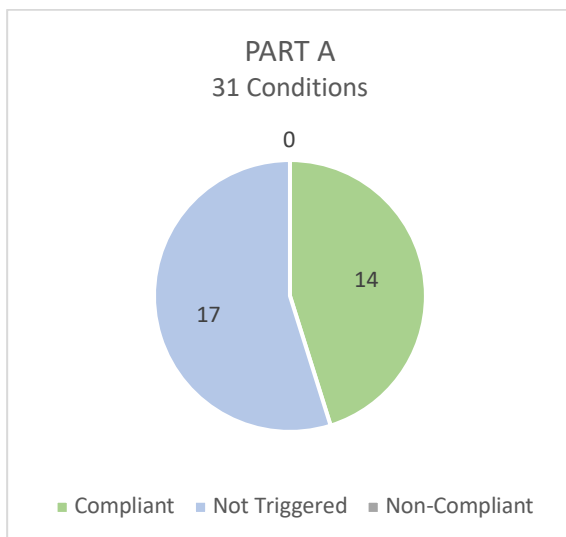
5.1 Assessment of Compliance

This audit was completed to assess the implementation of Project Environmental Management Plan and sub-plans, as well as environmental controls established by Watpac for the Project against Development Consent SSD-39170713.

The following table summarises the audit findings by rating category:

Findings Rating	Findings
Compliant	64
Non-Compliant	0
Not Triggered	49
Total Requirements	113

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



5.2 Notices, Incidents and Complaints

Notices and Incidents

Watpac noted that no agency notices, orders, penalty notices or prosecutions were issued, and no reportable environmental incidents were recorded during the audit period.

Complaints

A Complaints Register is in place where complaints details are recorded, including resolution reached. No complaints have been received on the project to date.

Non-Compliances

No no-compliances have been raised on the project since its commencement.

5.3 Previous Audit Findings

This was the initial independent environmental audit, therefore there are no previous findings to note. All applicable conditions of consent were found to be compliant during this audit.

5.4 Audit Site Inspection

A site inspection was conducted of the construction areas with representatives of Johnstaff, Watpac and AQUAS to review the effectiveness of environmental mitigation measures implemented.

The main works are based on Kensington Street which was included as part of the inspection. Observations of the site walk included:

- Signage was in place at Kensington Street with details of the project and contact numbers displayed
- Waste bins available onsite
- Noise blankets installed alongside the operational J. H. Burt Wing building
- Hoarding installed at Kensington Street with restricted site access. Hoarding will continue throughout the remaining site boundary following possession of the ADCO site (enabling works contractor)
- Rumble grid and high pressure water hose available at heavy vehicle access
- Clear delineation of works within the site boundary
- Kensington Street noted to be clear of obstacles
- Stockpile of excavated material currently serving as a ramp as works progress
- No dust observed during works or during operation of plant
- Designated walkways throughout the site for workers
- Gravel used to stabilise ground
- Traffic controllers and signage in place at Kensington Street for management of site access
- Spill kits available at point of use
- HSEQ Policy and spill procedure displayed at site compound.

Photos of the site inspection are included in **Appendix E**.

5.5 Suitability of Plans and the Environmental Management System

BESIX Watpac has established and maintains an Environmental Management System as developed in accordance with AS/NZS ISO 14001: 2015 - Environmental Management Systems, to control and minimise environmental impacts and preserve the environment. As part of this framework a Project Environmental Management Plan (PEMP) has been prepared for the project which includes Standard Environmental Protocols (SEPs) for identified environmental risks including (but not limited to) air quality, noise and vibration, water quality, erosion and sedimentation controls, spill response, traffic, heritage, waste, and contamination.

Required Sub-Plans have also been developed in accordance with the consent conditions which outline the environmental management for the significant environmental impacts of the project works and include the Construction Traffic and Pedestrian Management Sub-Plan, Construction Noise and Vibration Management Sub-Plan, and Construction Waste Management Sub-Plan. No reviews have been carried out of the PEMP, as the construction works have recently commenced. The current version of the Plan is 00, dated 19 April 2023.

Implementation of the Environmental Management Plan and Sub-Plans was verified during the review of records and as demonstrated during the site inspection with no issues raised. The outcome of this audit determined that BESIX Watpac's Environmental Management System is suitable for the current stage of works.

5.6 Actual and Predicted Impacts

Impacts noted during the audit, including the site inspection, are generally as predicted in the Environmental Impact Statement for the project. Key issues identified include:

- Built form and materials
 - Construction of Phase 1 works for the Ambulatory Care Building has commenced as designed, with the bulk excavation and piling works completed for the basement level carpark. Capping of beams and shotcrete has commenced with rock bolting to follow;
 - A modification to the consent reduced the need for three basement levels to two. This initiative by the contractor decreased the excavation and build requirements while still meeting the 151 new car spaces as per original design. Approved modification drawings have been stamped by the Department of Planning and Environment as verified during the audit.
- Open space, landscaping, public domain and social impacts
 - Landscaping, open spacing and public domain works will fall under Phase 2 of the development which includes the demolition of the existing Prince William Wing and construction of a landscaped forecourt;
 - To mitigate impact on the public, the existing pedestrian footpath was kept clear and tidy, with hoardings fully enclosing the perimeter of the site.
 - Community consultation occurs with letter box drops and direct contact with sensitive receivers. It is noted that the project has not received any complaints to date;
 - No established trees were present at Kensington Street requiring protection.
- Traffic, transport, and parking
 - In order to minimise traffic impact, construction vehicles are contained within the worksite. Traffic controllers were present on Kensington Street to manage construction vehicle access and place temporary barriers to separate pedestrians during vehicle movements. Traffic signage was in place.
 - A Work Zone permit has been approved for Kensington Street and will be implemented from August 2023.
 - A Construction Traffic and Pedestrian Management Sub-Plan has been developed for the works which was reviewed during the audit. The plan considers working hours, vehicle movements, worker parking, impacts to public transport, pedestrians and cyclists, and property access.
- Airspace impact
 - There were no airspace impacts observed at this time;
 - A Helicopter Operation Management Plan is currently being developed, which will become relevant when a tower crane is installed in the construction site in the proximity of the hospital helipad.

- Heritage
 - The site is not a listed heritage item, however, it has regard for heritage items in the area, such as the 'Kogarah Fire Station', and 'Former Kogarah Presbyterian Church and Hall'.
 - A Heritage Impact Statement was prepared during the EIS stage which confirmed the works will have no adverse impacts on the identified heritage items. This determination was accepted by DPE.
 - The PEMP includes a 'Protection of Cultural, Heritage and Aboriginal Artefacts Management Plan' for any unexpected finds. There have been no unexpected finds to date.

Other issues that have been considered include:

- Noise and Vibration
 - A Construction Noise and Vibration Management Sub-Plan has also been developed with noise and vibration monitoring actioned during the works.
- Flooding and stormwater management
 - Disposal of seepage and stormwater has not yet triggered for the project;
 - A Stormwater Management System was still being developed at the time of this audit.
- Geotechnical
 - A geotechnical investigation accompanied the EIS. The geotechnical investigation found that the subsurface conditions of the site were generally classified by sandy clay fill, natural soil, and bedrock. Bulk earthworks were carried out as recommended.
- Contamination
 - A Detailed Site Investigation was actioned with no contamination identified. No unexpected finds have occurred to date.
- Construction hours
 - Working hours as described within the consent conditions are being adhered to as evidenced during the audit.

Based on the outcome of the audit and controls observed during the site inspection, there were no significant changes or additional impacts noted for the design and construction works as compared to the predicted impacts stated in the Environmental Impact Assessment.

5.7 Key Strengths

Overall, strong environmental controls were observed for the project in compliance with the consent conditions SSD-39170713, with the following key strengths noted:

- Robust A-Class hoarding installed at construction boundary on Kensington Street appeared in good condition with no graffiti and space retained for the existing pedestrian walkway;
- Rumble grid and high pressure water hose in place with no mud tracking on road observed despite the heavy clay soil onsite;
- Traffic controllers in place for management of heavy vehicle ingress and egress, road users, cyclists and pedestrians, to minimise potential traffic impacts;
- Use of acoustic blankets in areas of the adjacent hospital building to mitigate noise;
- Good housekeeping generally demonstrated at site compound;
- No evidence of dust while plant was operating;
- Detailed monitoring of works including noise, vibration and air quality;
- Conduct of weekly environmental inspections, which report on positive observations and improvement opportunities;
- No complaints received to date.

5.8 Audit Findings and Recommendations

The audit confirmed that Watpac has demonstrated implementation of their Environmental Management Plan and sub-plans in compliance with Development Consent SSD-39170713.

There were no non-compliances identified during this audit. Two (2) Opportunities were raised during this audit as summarised below:

Finding Ref.	Requirement	Finding
SGH-01_ OFI-01	<p>Condition B15: Construction Environmental Management Plan</p> <p>Prior to the commencement of any construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and must be published on the Applicant's website in accordance with condition A23. The CEMP must include, but not be limited to, the following:</p> <p>...</p> <p>c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure</p>	<p>Section 7.13 of the Project Environmental Management Plan did not clearly outline that this protocol covers Unexpected Finds for Aboriginal and non-Aboriginal heritage finds.</p> <p>It is recommended to update this section in the Plan to be more explicit in this process.</p>
SGH-01_ OFI-02	<p>Condition B18: Construction Waste Management Sub-Plan</p> <p>The Construction Waste Management Sub-Plan (CWMSPP) must address, but not be limited to, the procedures for the management of waste including the following:</p> <p>...</p> <p>c) confirmation of the contamination status of the development areas of the site based on the validation results.</p>	<p>Although confirmation was available of the status of contamination of the development areas (in the JBS&G Detailed Site Investigation, dated 05/092022 60571/ 145438 Rev. 2), this was not included within the Construction Waste Management Subplan (CWMSPP), per condition B18.c.</p> <p>It is recommended to include the reference to the Detailed Site Investigation or the contamination status within the CWMSPP to be in compliance with Condition B18.c.</p>

Refer to the attached **Appendix D** for full details of the completed audit checklist.

Appendix A. Approval of Auditor



Department of Planning and Environment

Our ref: SSD-39170713-PA-4

Your ref: St George Hospital

via Major Projects Portal

23 June 2023

Attention: Ms Stephanie Jackman, Project Coordinator, Health Infrastructure

Subject: St George Hospital Redevelopment Stage 3 – agreement to independent auditor

Dear Stephanie,

I refer to your letter dated 20 June 2023 (PA-4) requesting the Planning Secretary's agreement to suitably qualified, experienced, and independent persons as independent environmental auditors of the St George Hospital Redevelopment Stage 3 project (SSD-39170713, as modified).

NSW Planning has reviewed the information you have provided against the *Independent Audit Post Approval Requirements*. NSW Planning is satisfied that the nominees are certified with Exemplar Global as lead auditors in environmental management systems and have supplied declarations of independence, however NSW Planning is not satisfied that both nominees are suitably experienced in state significant projects.

Consequently, I can advise that under Condition C38 of SSD-39170713, the Planning Secretary has agreed to the following auditor only:

- Mr Luis Garzon, AQUAS, as lead auditor.

Please ensure this correspondence is appended to the Independent Audit Report.

The Independent Audit must be prepared, undertaken and finalised in accordance with the *Independent Audit Post Approval Requirements*. Failure to meet these requirements will require revision and resubmission.

NSW Planning reserves the right to request an alternate auditor(s) for future audits.

Should you wish to discuss the matter further, please contact me.

Yours sincerely,



Alex McGuirk

A/Team Leader Compliance – Government Projects
NSW Planning

As nominee of the Planning Secretary

Appendix B. Audit Attendance Sheet

AUDIT ATTENDANCE SHEET



PROJECT: St George Hospital S3 AUDIT No.: 1

AUDITEE: Johnstaff / Watpac LEAD AUDITOR: Luis Garzon

MEETING LOCATION: Watpac Site Office - Kogarah

OPENING MEETING DATE AND TIME: 13/07/2023 9:10am

CLOSING MEETING DATE AND TIME: 13/07/2023 3:45pm

NAME	ORGANISATION	POSITION	SIGNATURE	
			OPENING MEETING	CLOSING MEETING
Luis Garzon	APP	Lead Auditor	<i>LG</i>	<i>LG</i>
Barbara Pater	APP	Auditor	<i>BP</i>	<i>BP</i>
Hanna Yazdani	JSP	SPM	<i>HY</i>	<i>HY</i>
Ben O'Connell	BESIX Watpac	Project Engineer	<i>B.O.</i>	<i>B.O.</i>
Ruby Thompson	" "	Senior WHSE Advisor	<i>R.T.</i>	<i>R.T.</i>
Emily Taylor	BESIX Watpac	Site Engineer	<i>ET</i>	
MARIL CAHALIN	BESIX WATPAC	SPM	<i>MC</i>	<i>MC</i>
Tyson Foley	BESIX WATPAC	SM	<i>TF</i>	<i>TF</i>
Steve Webb	JSP	AP	<i>SW</i>	<i>SW</i>

Appendix C. Independent Audit Declarations

Independent Audit Declaration Form

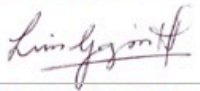
Project Name:	St George Hospital Redevelopment Stage 3
Consent Number:	SSD-39170713
Description of Project:	Demolition of the existing Prince William Wing and construction and operation of a new nine storey integrated Ambulatory Care Building, with basement parking for 151 vehicles, pick-up and drop-off bays along Kensington Street, landscaping and public domain works.
Project Address:	St George Hospital, Gray Street, Kogarah
Proponent:	NSW Health Infrastructure
Title of Audit:	Independent Environmental Audit
Date:	2 August 2023

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

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

Notes:

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

Name of the Auditor:	Luis Garzon
Signature:	
Qualification:	Environmental Auditor
Company:	AQUAS Pty Ltd
Company Address:	Level 7, 116 Miller Street, North Sydney NSW 2060

Independent Audit Declaration Form

Project Name:	St George Hospital Redevelopment Stage 3
Consent Number:	SSD-39170713
Description of Project:	Demolition of the existing Prince William Wing and construction and operation of a new nine storey integrated Ambulatory Care Building, with basement parking for 151 vehicles, pic-up and drop-off bays along Kensington Street, landscaping and public domain works.
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- the audit has been undertaken in accordance with relevant condition(s) of consent and the Independent Audit Post Approval Requirements (Department 2020);
- the findings of the audit are reported truthfully, accurately and completely;
- I have exercised due diligence and professional judgement in conducting the audit;
- I have acted professionally, objectively and in an unbiased manner;
- I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the Independent Audit, or by relationship as spouse, partner, sibling, parent, or child;
- I do not have any pecuniary interest in the project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

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

Name of the Auditor:	Barbara Pater
Signature:	
Qualification:	Environmental Auditor
Company:	AQUAS Pty Ltd
Company Address:	Level 7, 116 Miller Street, North Sydney NSW 2060

Appendix D. Audit Checklist and Audit Findings

ID No.	SSD Part	Req. No.	Requirement SSD-39170713 (13/07/2023)	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
Part A ADMINISTRATIVE CONDITIONS						
1.	A	A1	Obligation to Minimise Harm to the Environment In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Based on the outcome of this audit and controls observed during the site inspection, it was determined that all reasonable and feasible measures have been implemented to prevent and minimise material harm to the environment.		Compliant
2.	A	A2	Terms of Consent The development may only be carried out: <ol style="list-style-type: none"> in compliance with the conditions of this consent; in accordance with all written directions of the Planning Secretary; generally in accordance with the EIS and Response to Submissions; generally in accordance with the section 4.55 modification application (SSD- 39170713-Mod-1 document titled St George Hospital Stage 3 prepared by Ethos Urban dated 27 March 2023; and in accordance with the following approved plans/DWG: Architectural Plans prepared by Jacobs <ul style="list-style-type: none"> SGHS3-AR-DG- 1701 – REV 4 - External Works Site Plan – Ground Level - 07/03/2023 SGHS3-AR-DG- 1702 – REV 4 - External Works Site Plan – Level 1 - 07/03/2023 SGHS3-AR-DG- 4002 – REV 7 – East & West Elevations - 28/06/2022 SGHS3-AR-DG- 4001 – REV 7 - North & South Elevations - 28/06/2022 SGHS3-AR-DG- 12B1– REV 6 - Department Plan – Basement Level 1 - 07/03/2023 	The independent environmental audit assessed the following: <ol style="list-style-type: none"> The development is being carried in compliance with the condition of the consent with only opportunities for improvement identified during the audit No written directions received from DPE Based on the outcome of the audit, prevention and mitigation measures were noted to be undertaken to comply with the EIS and Rts requirements Modification 1 involved the deletion of basement level 3, extension of basement to be converted to 2 floors. Based on the compliance achieved it was determined that the development is being constructed in accordance with Mod-1 Drawings are uploaded into Aconex with example stamped plans as verified: Jacobs letter 21 April 2023 (date after Mod-1). Plans were sighted to be attached. SSD Modification 1 approved plans stamped by the 		Compliant

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part	Req. No.	Requirement SSD-39170713 (13/07/2023)	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			<ul style="list-style-type: none"> SGHS3-AR-DG- 12B2– REV 3 - Department Plan – Basement Level 2 - 07/03/2023 SGHS3-AR-DG- 120G– REV 6 - Department Plan – Ground - 07/03/2023 SGHS3-AR-DG- 1201– REV 6 - Department Plan – Level 1 - 07/03/2023 SGHS3-AR-DG- 1202– REV 4 - Department Plan – Level 2 - 28/06/2022 SGHS3-AR-DG- 1203– REV 4 - Department Plan – Level 3 - 28/06/2022 SGHS3-AR-DG- 1204– REV 4 - Department Plan – Level 4 - 28/06/2022 SGHS3-AR-DG- 1205– REV 4 - Department Plan – Level 5 - 28/06/2022 SGHS3-AR-DG- 1206– REV 4 - Department Plan – Level 6 - 28/06/2022 SGHS3-AR-DG- 1207– REV 4 - Department Plan – Level 7 - 28/06/2022 SGHS3-AR-DG- 1208– REV 4 - Department Plan – Level 8 - 28/06/2022 SGHS3-AR-DG- 15R0– REV 4 - General Arrangement Plan – Level Roof - 28/06/2022 SGHS3-AR-DG- 1510– REV 6 - General Arrangement Plan – Level 1 - 13/03/2023 SGHS3-AR-DG- 4006– REV 8 - Sections – Sheet 1 - 13/03/2023 SGHS3-AR-DG- 4007– REV 8 - Sections – Sheet 2 - 13/03/2023 SGHS3-AR-DG- 4008– REV 7 - Sections – Sheet 3 - 13/03/2023 <p>Landscape Plans prepared by Site Image</p> <ul style="list-style-type: none"> 100 - REV F - Landscape Plan Ground Floor - 4/03/2023 101 - REV F - Landscape Plan Level 1 - 24/03/2023 104 - REV B - Landscape Plan Level 4 - 14/06/2022 105 - REV A - Landscape Plan Level 5 - 28/06/2022 106 - REV A - Landscape Plan Level 6 - 28/06/2022 501 - REV A - Plant Schedule - 22/06/2022 	<p>Department of Planning and Environment on 20 April 2023.</p> <p>The following sample drawings were sighted:</p> <ul style="list-style-type: none"> SGHS3-AR-DG-12B2, Rev 3, 7 March 2023 – Basement Level 2 SGHS3-AR-DG-12B1, Rev 6, 7 March 2023 – Basement Level 1 SGHS3-AR-DG-1201, Rev 6, 7 March 2023 – Department Plan - Level 1 100 – Rev F - Landscape Plan Ground Floor, 24 March 2023 101 – F – Landscape Plan Level 1, 24 March 2023 		
3.	A	A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <p>(a) the content of any strategy, study, system, plan, program, review, audit, notification, report or</p>	No written directions received from the Planning Secretary.		Not Triggered

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part	Req. No.	Requirement SSD-39170713 (13/07/2023)	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			<p>correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary;</p> <p>(b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and</p> <p>(c) the implementation of any actions or measures contained in any such document referred to in (a) above.</p>			
4.	A	A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	No inconsistencies, ambiguity, or conflict identified.		Not Triggered
5.	A	A5	<p>Limits of Consent</p> <p>This consent lapses five years after the date of consent unless work is physically commenced.</p>	The consent has not lapsed; construction commenced on the 2 May 2023.		Not Triggered
6.	A	A6	<p>Prescribed Conditions</p> <p>The Applicant must comply with all relevant prescribed conditions of development consent under Part 4, Division 2 of the EP&A Regulation.</p>	As per Crown Certificate 1 – Certificate No. 222413/01, 28 April 2023		Compliant
7.	A	A7	<p>Planning Secretary as Moderator</p> <p>In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning</p>	No disputes to date.		Not Triggered

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part	Req. No.	Requirement SSD-39170713 (13/07/2023)	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			Secretary's resolution of the matter must be binding on the parties.			
8.	A	A8	Evidence of Consultation Where conditions of this consent require consultation with an identified party, the Applicant must: <ul style="list-style-type: none"> a) consult with the relevant party prior to submitting the subject document for information or approval; and b) provide details of the consultation undertaken including: <ul style="list-style-type: none"> i. the outcome of that consultation, matters resolved and unresolved; and ii. details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved. 	Refer to evidence of consultation under conditions: B5 Pre-construction Dilapidation Report B13 Existing Helipad / Helicopter Operations B16 Construction Traffic & Pedestrian Mgt Subplan B17 Construction Noise & Vibration Mgt Subplan B25 Public Domain Works Regarding consultation for conditions C27 <i>Unexpected Finds – Aboriginal Heritage</i> , C28 <i>Unexpected Finds – Historic Heritage</i> and AN11 <i>Handling of Asbestos</i> , no consultation has been required, as these conditions have not triggered during the audit period.		Compliant
9.	A	A9	Staging The project may be constructed and operated in stages generally in accordance with the staging plans SK001 and SK002, undated, prepared by Jacobs. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Certifier. The Staging Report must be submitted to the Certifier no later than one month before the commencement of construction of the first of the proposed stages of construction and one month before the commencement of operation of the first of the proposed stages of operation.	A Staging Report – St George Hospital Stage 3, SSD: 39170713 has been developed for the project, Rev 01, 16 March 2023. Aconex correspondence BWTP-GCOR-000224 from McKenzie Group to B. Watpac dated 21/03/2023 with comments and approval of staging report. Notification of construction commencement was 27 April 2023 with actual construction commencing on the 2 May 2023.		Compliant

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part	Req. No.	Requirement SSD-39170713 (13/07/2023)	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
10.	A	A10	<p>A Staging Report prepared in accordance with condition A9 must:</p> <ul style="list-style-type: none"> a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); c) specify how compliance with conditions will be achieved across and between each of the stages of the project; d) specify how compliance with independent auditing requirements will be achieved across and between each of the operational stages of the project; and e) set out mechanisms for managing any cumulative impacts arising from the proposed staging. 	<p>The Staging Report includes:</p> <ul style="list-style-type: none"> a) Section 6 – Staging. Construction of the development to be delivered in two stages comprising of four Crown Certificates and two Occupational Certificates as follows: <ul style="list-style-type: none"> 1. Crown Certificate 1 – Demolition, ACB Perimeter Retention, Excavation 2. Crown Certificate 2 – In-ground Services & Structure 3. Crown Certificate 3 – Services, Fitout, & Façade 4. Crown Certificate 4 – Prince William Wing Demolition & Landscaping Works 5. Occupational Certificate 1 – Handover of the ACB Building for operation 6. Occupational Certificate 2 – Handover of the Forecourt for operation b) Table 2 – Project components c) Section 7, Section 8 + Appendix A d) Section 9 Independent Environmental Auditing e) Section 10 Cumulative Impact 		Compliant
11.	A	A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Certifier.	Current works are as per Crown Certificate 1 and Stage/Phase 1 of the Staging Report which includes Demolition, ACB Perimeter Retention, Excavation.		Compliant
12.	A	A12	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report including independent auditing requirements.	Compliance achieved, based on the review of the applicable conditions to Stage/Phase 1 works.		Compliant

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part	Req. No.	Requirement SSD-39170713 (13/07/2023)	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
13.	A	A13	Staging, Combining and Updating Strategies, Plans or Programs The Applicant may: <ul style="list-style-type: none"> a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development). 	The contractor prepared and submitted a strategy to reduce the basement from 3 levels to 2 whilst retaining the 151 car parking spaces. <ul style="list-style-type: none"> a) Aconex issued to architect and other relevant parties BWTP-GCOR-000101 on 6 March 2023 with applicable attachments for the change. b) Modification 1 has been updated to align to this change. New drawings were prepared and approved by DPE on 20 April 2023, e.g. <ul style="list-style-type: none"> – SGHS3-AR-DG-12B1, Rev 6, 7 March 2023 – Basement Level 1 – SGHS3-AR-DG-12B2, Rev 3, 7 March 2023 – Basement Level 2 c) Management Plans were prepared in accordance with the Modification due to the timing of the approval. No changes to the original plans have been required. 		Compliant
14.	A	A14	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	Management Plans are as submitted originally and have not yet undergone update.		Not Triggered
15.	A	A15	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation	As per Condition A14, submission has not been required.		Not Triggered

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part	Req. No.	Requirement SSD-39170713 (13/07/2023)	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			being undertaken with all parties required to be consulted in the relevant condition in this consent.			
16.	A	A16	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	As per Condition A14, submission has not been required, and no changes were made.		Not Triggered
17.	A	A17	Structural Adequacy All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. <i>Notes:</i> <ul style="list-style-type: none"> • <i>Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.</i> • <i>Under section 21 of the Coal Mine Subsidence Compensation Act 2017, the Applicant is required to obtain the Chief Executive of Subsidence Advisory NSW's approval before carrying out certain development in a Mine Subsidence District.</i> 	Meinhardt are the Structural Engineers for all Crown Certificates. Structural Design Certificate Re: SGH S3, SSD-39170713, Structural Design Certificate – Site Retention/Shoring, dated 26 April 2023 for Mod 1 presented for Crown Certificate 1.		Compliant
18.	A	A18	External Walls and Cladding The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	This will fall under Crown Certificate 3		Not Triggered
19.	A	A19	External Materials The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided:	This will fall under Crown Certificate 3		Not Triggered

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part	Req. No.	Requirement SSD-39170713 (13/07/2023)	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials; b) the quality and durability of any alternative material is the same standard as the approved external building materials; and c) a copy of the documentation given to the Certifier is to be provided to the Planning Secretary within seven days after the Certifier accepts it.			
20.	A	A20	Applicability of Guidelines References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	As per Certificates, applicable BCAs, implementation of management plans.		Compliant
21.	A	A21	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	No directions have been issued during this auditing period.		Not Triggered
22.	A	A22	Monitoring and Environmental Audits Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non- compliance notification, Site audit report and independent auditing. <i>Note: For the purposes of this condition, as set out in the EP&A Act,</i>	Dust, noise, and vibration monitoring – contractor Moits are using Consultants for monitoring. Noise and Vibration reports are actioned by Paragon Engineering – Construction Noise and Vibration Report for the 2 – 8 June 2023, Ref: PAR-23661-NVR-W04[A], Rev A, dated 20 June 2023. BESIX Watpac issue weekly reports. Dust Monitoring report for the 12 – 18 May 2023 Rev A dated 29 June 2023. Reports are available on the project website.		Compliant

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part	Req. No.	Requirement SSD-39170713 (13/07/2023)	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			<i>"monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>	Regarding independent audits, this is the first independent environmental audit on the project which has been undertaken within the 12 weeks of commencement of construction.		
23.	A	A23	Access to Information At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly;	a) The required documents are publicly available on website. (i) Architectural and Landscape plans are available. (ii) All current statutory approvals of development are available. (iii) All approved strategies, plans and programs are available. (iv) Compliance reports are not required during construction (v) As per Paragon Reports are uploaded May and June 2023 for Noise and Vibration. (vi) The St George Hospital – Stage 3 is an important boost to healthcare services for the local ageing and diverse community. The Integrated Ambulatory Care Precinct brings together a range of ambulatory, outpatient and community services that were dispersed throughout the health campus. This new model of care improves clinical integration and care coordination, which will help patients achieve better health outcomes. The NSW Government is investing \$385 million in the St George Hospital – Stage 3, plus \$26 million for car parking. (vii) Contact details are displayed as SESLHD-StGeorgeHospital-Stage3@health.nsw.gov.au		Compliant

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part	Req. No.	Requirement SSD-39170713 (13/07/2023)	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			(ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.	(viii) Complaints Register – June 2023. Nil complaints (ix) This is the first Independent Audit. (x) No other matters have been required. b) Management plans, drawings, monitoring records and the complaints register were verified to be up to date on the website.		
24.	A	A24	Compliance The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	Sub-contractors receive all documents upon commencement including the SSD conditions of consent as part of their contracts, line-item reference SGHS3-PI-RP-5000026. e.g., excavation contractor Moits, Mod-1 issued 3 May 2023 SGHS3-PI-SL-0000001 via Aconex.		Compliant
25.	A	A25	Incident Notification, Reporting and Response The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.	No incidents have occurred on the project during this audit period.		Not Triggered
26.	A	A26	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.	No incidents have occurred on the project to date.		Not Triggered
27.	A	A27	Non-Compliance Notification The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major	No non-compliances identified to date.		Not Triggered

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

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			projects portal within seven days after they identify any non-compliance.			
28.	A	A28	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	No non-compliances identified.		Not Triggered
29.	A	A29	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	No non-compliances identified.		Not Triggered
30.	A	A30	Revision of Strategies, Plans and Programs Within three months of: <ul style="list-style-type: none"> a) the submission of an incident report under condition A26; b) the submission of an Independent Audit under condition C37 or C39; c) the approval of any modification of the conditions of this consent; or d) the issue of a direction of the Planning Secretary under condition A3 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out. 	No incidents have occurred to date. This is the first independent audit of the project. Management Plans were developed as based on Modification 1 and have not changed.		Not Triggered
31.	A	A31	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must	Management Plans were developed as based on Modification 1. No revisions required to date.		Not Triggered

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			<p>be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.</p> <p><i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i></p>			
PART B PRIOR TO COMMENCEMENT OF CONSTRUCTION						
32.	B	B1	<p>Notification of Commencement</p> <p>The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.</p>	Notification submitted first from BESIX Watpac to Johnstaff then submitted to the Department as per portal receipt SSD-39170713-PA-3. Submission included attachment letter dated 20 April 2023 confirming commencement of construction as 27 April 2023. Actual commencement date occurred 2 May 2023.		Compliant
33.	B	B2	<p>If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.</p>	<p>As per above submission, Stage 1 was included as part of the letter. Letter advised commencement for Stage 1: Demolition, Perimeter Retention and Excavation in accordance with the Staging Report as approved by the Certifier.</p> <p>Stage 2 is not yet triggered.</p>		Compliant
34.	B	B3	<p>Certified Drawings</p> <p>Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.</p>	<p>Structural Design Certificate dated 26 April 2023 for Mod 1 presented for Crown Certificate 1 from Meinhardt.</p> <p>This condition will also apply for Crown Certificate CC2.</p>		Compliant
35.	B	B4	<p>External Walls and Cladding</p> <p>Prior to the commencement of façade construction, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium</p>	This condition will apply to Crown Certificate CC3.		Not Triggered

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			composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.			
36.	B	B5	Pre-Construction Dilapidation Report – Protection of Public Infrastructure Prior to the commencement of any construction, the Applicant must: <ul style="list-style-type: none"> a) consult with the relevant owner and provider of services and Infrastructure that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; b) prepare a Pre-Construction Dilapidation Report identifying the condition of all public (non- residential) infrastructure and assets in the vicinity of the site (including roads, gutters and footpaths) that have potential to be affected; c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary within 48 hours when requested. 	<ul style="list-style-type: none"> a) Correspondence with Ausgrid from 28 March 2023 to 18 April 2023. Feedback included Dilapidation Report request, substation access, no suspension of cables, ground anchors, and dust control, etc. Telstra also consulted on 4 April 2023 with response 6 April 2023 regarding fibre cable under the hospital. Confirmed that tunnel did not run through the works 21 April 2023. No Dilapidation report required. b) Dilapidation Report developed by Meinhardt included next door fire station, adjoining properties also included 17 April 2023, Rev A. Area map with photos. c) Dilapidation Report provided to Ausgrid as per email dated 18 April 2023. 19 April 2023 email also presented between the Georges River Council providing Dilapidation Report. Also provided to Fire & Rescue NSW 19 April 2023. Dilapidation Report included as part of CC1, listed as Item 18, 19, and 20. d) The Department has not yet requested a copy of the Pre-Construction Dilapidation Report. 		Compliant
37.	B	B6	Pre-Construction Survey – Adjoining Properties Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of buildings that are likely to be impacted by the development.	The Fire & Rescue NSW is an adjoining property – issued dilapidation report to Kogarah Fire Station on the 19 April 2023 as per email sighted; confirmed the same day.		Compliant
38.	B	B7	Where the offer for a pre-construction survey is accepted (as required by condition B6), the Applicant must arrange	Meinhardt undertook Dilapidation Report. Public Domain Dilapidation Survey prepared by BESIX		Compliant

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			for a survey to be undertaken by a suitably qualified and experienced expert prior to the commencement of vibration generating works that could impact on the identified buildings.	Watpac dated 19 April 2023. This contains all the areas that required a survey. Condition Report 130507 Rev A prepared by Meinhardt Australia dated 17 April 2023		
39.	B	B8	Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition B7, the Applicant must: <ul style="list-style-type: none"> a) provide a copy of the relevant survey to the owner of each residential building surveyed in the form of a Pre-Construction Survey Report; b) submit a copy of the Pre-Construction Survey Report to the Certifier; and c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary within 48 hours when requested. 	No requests have been made.		Not Triggered
40.	B	B9	Ecologically Sustainable Development Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate to the Certifier that the ESD initiatives recommended by the ESD Report (prepared by WSP, Revision 2, dated 22/08/22) have been incorporated into the design of the development.	Interim statement will be actioned for Crown Certificate 2, Stage 1 milestone. However, this is not yet triggered.		Not Triggered
41.	B	B10	The project is to achieve compliance with section 2.5.6 of the Health Infrastructure Engineering Services Guidelines dated 6 August 2021 (including Design Guidance Note No. 058) by attaining a minimum of 60 points in accordance with the ESD Evaluation Tool.	This will be covered under Crown Certificates CC2 and CC3.		Not Triggered

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ID No.	SSD Part	Req. No.	Requirement SSD-39170713 (13/07/2023)	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
42.	B	B11	Outdoor Lighting Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting to be installed within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	This will fall under Crown Certificate 3.		Not Triggered
43.	B	B12	Demolition Prior to the commencement of construction, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.	A small amount of demolition occurred for Stage 1 – awning at JH Burt Wing building. 'Excel Demolition' statement dated 6 April 2023 presented as evidence. Standard 2601-2001 – The Demolition of Structures included within the statement. Also included in CC1, Item No. 7. Demolition Management Plan, Rev 1, dated 6 April 2023 included in CC1, Item No. 10 and as presented. Prepared by Excel Demolition for the Burt Nielson Wing Façade. DMP includes Excel Demolition licences – Restricted Demolition Licence AD204924 for the period of 15/06/2007 to 02/07/2023, and Non-Friable Asbestos Removal Licence AD211478 from 21/06/2013 to 20/06/2023. Planning Portal receipt SSD-39170713-PA-2 showing Demolition Management Plan, certificate, and cover letter attached, dated 21 April 2023.		Compliant
44.	B	B13	Existing Helipad / Helicopter Operations During Construction Prior to the commencement of any construction, helipad / helicopter operations approved and constructed under SSD-7024 are to be reviewed by a suitably qualified and experienced aviation professional in consultation with relevant stakeholders. The review must consider the	This will fall under Crown Certificate CC2. AviPro is the consultant currently developing an Operation Management Plan for activities impacting the Helipad/ Helicopter operations.		Not Triggered

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ID No.	SSD Part	Req. No.	Requirement SSD-39170713 (13/07/2023)	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			proposed construction methodology including plant and equipment to be used (including lighting and cranes) and recommend changes to the construction methodology and / or flight paths where required to ensure safe ongoing helicopter operations by the helipad located on the roof of the Acute Services Building. A report summarising the outcome of the review must be submitted to the Certifier and provided to stakeholders.			
45.	B	B14	Environmental Management Plan Requirements Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020). <i>Notes:</i> <ul style="list-style-type: none"> The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans. 	An Environmental Management Plan has been developed for the project – Project Environmental Management Plan (PEMP) St George Hospital Stage 3, Rev 00, 19 April 2023. The PEMP includes Section 6.3 Consultation. There is a separate Community and Consultation Management Plan. Engagement was also undertaken prior to works commencing – Version 1.0 dated 20 July 2022 SSDA Engagement Report.		Compliant
46.	B	B15	Construction Environmental Management Plan Prior to the commencement of any construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and must be published on the Applicant's website in accordance with condition A23. The CEMP must include, but not be limited to, the following: a) Details of: <ul style="list-style-type: none"> (i) hours of work; (ii) 24-hour contact details of site manager; (iii) Temporary site office arrangement; (iv) management of dust and odour to protect the amenity of the neighbourhood; (v) stormwater control and discharge; 	The Project Environmental Management Plan (PEMP) St George Hospital Stage 3, Rev 00, 19 April 2023 a) The PEMP details the following: <ul style="list-style-type: none"> (i) Monday – Friday 7am to 7pm and Saturdays 8am – 5pm (ii) Senior Site Manager, direct mobile included (iii) Located at a commercial property 1 Derby Street, Kogarah, NSW 2217 (iv) As per Standard Environmental Protocol 7.3 "Air Quality (Including Dust) Management Plan" (v) Standard Environmental Protocol 7.6 "Water Quality Management Plan" 	OFI-01: Section 7.13 of the PEMP did not clearly outline that this protocol covers Unexpected Finds for Aboriginal and non-Aboriginal heritage finds. It is recommended to update this Section to be more explicit in this process.	Compliant

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			<ul style="list-style-type: none"> (vi) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vii) groundwater management plan including measures to prevent groundwater contamination; (viii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed; c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; d) Construction Traffic and Pedestrian Management Sub-Plan (see condition B16); e) Construction Noise and Vibration Management Sub-Plan (see condition B17); f) Construction Waste Management Sub-Plan (see condition B18); 	<ul style="list-style-type: none"> (vi) Standard Environmental Protocol 7.7 "Erosion and Sediment Control Management Plan" (vii) Standard Environmental Protocol 7.12 "Land Contamination Management Plan" (viii) Standard Environmental Protocol 7.18 "Artificial Lighting Management Plan" b) Included as part of Section 7: Standard Environmental Protocol (SEP) 7.12 "Land Contamination Management Plan" c) Included as part of Section 7: Standard Environmental Protocol (SEP) 7.13 "Protection of Cultural, Heritage and Aboriginal Artefacts Management Plan". Refer to OFI d) Appendix B Construction Traffic and Pedestrian Management Sub-Plan. e) Appendix C Construction Noise and Vibration Management Sub Plan. f) Appendix D Construction Waste Sub-Plan <p>The PEMP was included as part of Crown Certificate 1, item 9 and was verified to be published on the project website.</p>		
47.	B	B16	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <ul style="list-style-type: none"> a) be prepared by a suitably qualified and experienced person(s); b) be prepared in consultation with Council and TfNSW; c) detail: <ul style="list-style-type: none"> (i) measures to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; (ii) measures to ensure the safety of vehicles and pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs; 	<p>A Construction Traffic Management Plan has been prepared (Rev 5, 10 March 2023)</p> <ul style="list-style-type: none"> a) The Construction Traffic Management Plan- St George Hospital-Stage 3 Rev 5 – Dated: 10/03/2023 was prepared by Commercial TC Pty Ltd. b) Presented email correspondence with Council dated 24/02/2023 Re: Construction Traffic Management Plan, with comments on the Plan. Then email trail of various interactions until 17/04/2023, with final comments taking it as approved. Interactions with TfNSW done through the Council; roads are managed locally by Council. c) The CTMP details: 		Compliant

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			<ul style="list-style-type: none"> (iii) heavy vehicle routes, access and parking arrangements; (iv) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, in accordance with the latest version of AS 2890.2; and (v) arrangements to ensure that construction vehicles enter and leave the site in a forward direction unless in specific exceptional circumstances under the supervision of accredited traffic controller(s). 	<ul style="list-style-type: none"> (i) "Proposed Strategy of Traffic Management" Section within CTMP. (ii) "Construction Vehicles Movement/Work Zones" as part of the CTMP. (iii) Sections titled "Vehicle Movement Plan" and "Heavy Vehicle Route to and from Site". (iv) Included as part of "Appendix C – Swept Path Analysis" (v) As per "Arrival and Departure Route to Site" within the CTMP. 		
48.	B	B17	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> a) be prepared by a suitably qualified and experienced noise expert; b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009), including in relation to sensitive receivers within existing hospital buildings; c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers, including existing patient care buildings within the hospital campus; d) include strategies that have been developed with the community for managing high noise generating works; e) describe the community consultation undertaken to develop the strategies in condition B17(d); f) include a complaints management system that would be implemented for the duration of the construction; and g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B14. 	<p>A Construction Noise and Vibration Management Sub-Plan has been developed (Ref 20230367.7/2104A/R0/WY, Rev 0, 21 April 2023).</p> <ul style="list-style-type: none"> a) Construction Noise and Vibration Management Sub-Plan – St George Hospital Stage 3 Rev 0 – Dated: 21/04/2023 was prepared by Acoustic Logic. b) Included as part of Section 6.1.1 NSW EPA Interim Construction Noise Guideline. c) As per Section 9. "Recommendation", 10. "Control of construction noise and vibration – procedural steps" and 11. "Additional noise and vibration control methods". d) Section 9 Recommendation. Managed through letter box drops and community consultation. e) Section 12 "Community interaction and complaints handling" f) Section 12 "Community interaction and complaints handling" g) Section 12.3 "Reporting Requirements" 		Compliant

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49.		B17 A	Prior to the commencement of construction of Phase 2 works (being demolition of the Prince William Wing and construction of the forecourt), the Construction Noise and Vibration Sub- Plan must be revised to include strategies to ameliorate noise and vibration impacts to occupants of adjoining occupied hospital buildings, including buildings approved as part of this consent.	Stage / Phase 2 works have not yet commenced.		Not Triggered
50.	B	B18	<p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the procedures for the management of waste including the following:</p> <ul style="list-style-type: none"> a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use for materials to remain; b) information regarding the recycling and disposal locations; and c) confirmation of the contamination status of the development areas of the site based on the validation results. 	<p>A Construction Waste Management Sub-Plan has been prepared by Bingo Industries and includes the following:</p> <ul style="list-style-type: none"> a) Section "Typical Composition of Bingo's Wastes inwards". b) As included in Section: Bingo's recycling centres with applicable EPLs. c) The status of contamination of the area based on the JBS&G report was not explicitly confirmed in the Plan. The contractor noted that no contamination was identified – this was verified as per JBS&G Detailed Site Investigation presented – dated 5 September 2022 60571/145438 (Rev 2), specifically Section 10.2 Recommendations: <i>"The current investigation did not identify conditions that require contamination remediation or management to reduce unacceptable risks.. the land is considered suitable in its current state for the purposes of the development without the need for remediation."</i> <p>The PEMP also includes Standard Environmental Protocol 7.17 – Waste Management Plan.</p> <p>A monthly tracker is provided by Moits (sub-contractor), includes waste classification and tonnage. May 2023 report presented. Waste Classification Certificate E28049.E09.001 Rev 01 dated 1 June 2023 also presented; developed by EI Australia which includes location and inspection by</p>	<p>OFI-02: Although confirmation was available of the status of contamination of the development areas (in the JBS&G Detailed Site Investigation, dated 05/092022 60571/145438 Rev. 2), this was not included within the CWMSP, per condition B18.c. It is recommended to include the reference to the Detailed Site Investigation or the contamination status within the CWMSP to be compliance with Condition B18.c.</p>	Compliant

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				JBS&G. Identified as Excavated Natural Material (ENM).		
51.	B	B19	<p>A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:</p> <ul style="list-style-type: none"> a) minimise the impacts of earthworks and construction on the local and regional road network; b) minimise conflicts with other road users; c) minimise road traffic noise; and d) ensure truck drivers use specified routes. 	<p>The CTMP was prepared to address the following:</p> <ul style="list-style-type: none"> a) Vehicle Movement Plan: minimise impact on the surrounding road network b) Vehicle Movement Plan: No right turn restrictions c) Heavy Vehicle Control: minimise impact of noise from truck transport (site hours are also included) d) Construction Vehicles Movement/Work Zones and Vehicle Movement Plan specifies truck driver routes. <p>The CTMP also includes a specific "Drivers Code of Conduct" section.</p>		Compliant
52.	B	B20	<p>Construction Parking</p> <p>Prior to the commencement of any construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers for each stage in order to minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be published on the Applicant's website in accordance with condition A23. This condition cannot be staged.</p>	<p>Included as part of Crown Certificate CC1, Item 8.</p> <p>The strategy is under the Construction Traffic Management Plan (CTMP), Rev 5, dated 10 March 2023, "Parking for Site Workers" Section.</p> <p>The CTMP is published on the project website.</p> <p>Strategy is implemented as per BESIX Watpac Onsite Induction March 2023_St George Rev 6 (slide 5). Nearest Car Park:</p> <ul style="list-style-type: none"> • No parking on site • There is no parking permitted on site or within 200m from the hospital campus. • There is no parking in the St George Hospital visitor car park permitted. • Any workers parking within the 200m exclusion zone will be refused entry to site. 		Compliant
53.	B	B21	<p>Soil and Water</p> <p>Prior to the commencement of construction, the Applicant must:</p>	<p>A Water Quality Management Plan is included in the PEMP, Standard Environmental Protocol 7.6, and Erosion and Sediment Control Management Plan SEP 7.7.</p>		Compliant

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			a) install erosion and sediment controls on the site to manage wet weather events; and b) divert existing clean surface water around operational areas of the site.	Verified during site inspection. During rain, water is left to dry out due to the low level basement works. No discharge is currently required. B Class Hoarding is installed on Kensington Street to contain soil and water on site. Weekly environmental inspections occur - Environment Inspection Checklist [E-FRM-001] 6 July 2023 (Hammertech) confirms no visible leakages on site, stormwater inlets protected, site entry/exit functional, surrounding roads are clean		
54.	B	B22	Prior to the commencement of construction, erosion and sediment controls must be installed and maintained, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'.	Overall (site wide) Erosion and Sediment Control Plan developed: SGHS3-CV-DRG-004 Rev A, dated 4 April 2023. ERSER controls were observed during the site inspection – site hoarded off, rumble grid, drains covered as applicable, etc.		Compliant
55.	B	B23	Operational Noise – Design of Mechanical Plant and Equipment Prior to installation of mechanical plant and equipment: a) a detailed assessment of mechanical plant and equipment with compliance with the relevant project noise trigger levels as recommended in the Noise and Vibration Impact Assessment dated 25 August 2022 and prepared by JHA must be undertaken by a suitably qualified person; and b) evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under (a) have been incorporated into the design to ensure the development will not exceed the project noise trigger levels identified in the Noise and Vibration Impact Assessment prepared by JHA and dated 25 August 2022.	This will form part of Crown Certificate 3 and is not yet triggered.		Not Triggered

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ID No.	SSD Part	Req. No.	Requirement SSD-39170713 (13/07/2023)	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
56.	B	B24	Operational Access, Car Parking and Service Vehicle Arrangements Prior to the commencement of construction of operational parking and access facilities, evidence of compliance of the design of operational parking and access arrangements with the following requirements must be submitted to the Certifier: <ul style="list-style-type: none"> a) a minimum of 154 on-site car parking spaces for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and b) the swept path of the largest service vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the site, must be in accordance with the latest version of AS 2890.2. 	Construction of operation parking and access facilities has not yet commenced. This will fall under Crown Certificate 2.		Not Triggered
57.	B	B25	Public Domain Works Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier.	Footpath or public domain works have not yet commenced, this will fall under Crown Certificates CC3 and CC4.		Not Triggered
58.	B	B26	Wind Prior to the commencement of any construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate to the Certifier that the mitigation measures recommended within the Pedestrian Wind Environment Statement prepared by Windtech, dated 29 July 2022 have been incorporated into the development.	Incorporated within Construction Certificate CC1, certification by Jacobs 21 April 2023 (ref IA 256500) included Wind Report.		Compliant

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59.	B	B27	Crime Prevention Through Environmental Design Prior to the commencement of any construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate to the Certifier that the recommendations within the Crime Prevention Through Environmental Design report prepared by Ethos Urban, dated 21 July 2022 have been incorporated into the development.	Incorporated within Construction Certificate CC1, certification by Jacobs 21 April 2023 ref IA 256500 Crime Prevention through Environmental Design included.		Compliant
PART C DURING CONSTRUCTION						
60.	C	C1	Site Notice A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements: a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size; b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period; c) the approved hours of work, the name of the builder, Certifier, structural engineer, site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice(s); and d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.	Conditions met as per Site Notice verified during the inspection. Refer to site photos, Appendix E.		Compliant
61.	C	C2	Operation of Plant and Equipment All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	Maintenance records are stored on Hammertech. Excavator 03143 was in operation on site. Maintenance record viewed – Equipment Induction - St George Hospital Stage 3 - Excavator - Id Ref - 03-143, sticker: 1 includes:		Compliant

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part	Req. No.	Requirement SSD-39170713 (13/07/2023)	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
				<ul style="list-style-type: none"> Status: onsite Unique Plant Identifier: 03-143, sticker: 1 Inspection status: passed Induction date: 20 June 2023 Serial No. 555639 Last service date: 20/06/2023 Includes operator's manual, log book and maintenance records Visual inspection checklist undertaken. No oil leaks, safety controls in place. 		
62.	C	C3	Demolition Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B12.	A small amount of demolition occurred for Stage 1 – awning at JH Burt Wing building. 'Excel Demolition' statement dated 6 April 2023 presented as evidence. Standard 2601-2001 – The Demolition of Structures included within the statement. Also included in CC1, Item No. 7. Demolition Management Plan dated 6 April 2023 included in CC1, Item No. 10. Further demolition will occur under Stage/Phase 2 works.		Compliant
63.	C	C4	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: a) between 7am and 6pm, Mondays to Fridays inclusive; and b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	Included in sub-contract scope of works – No works or deliveries occurring out of hours. BESIX Watpac Onsite Induction March 2023_St George Rev 6 sighted. Working hours as per Project Details slide 5. Includes note: construction vehicles (including concrete agitator trucks) must not arrive at the site or surrounding residential precincts outside of the construction hours of work. Hours of work included in site notice.		Compliant
64.	C	C5	Notwithstanding condition C4, provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours:	Out of Hours Work not carried out to date.		Not Triggered

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part	Req. No.	Requirement SSD-39170713 (13/07/2023)	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			a) between 6pm and 7pm, Mondays to Fridays inclusive; and b) between 1pm and 5pm, Saturdays.			
65.	C	C6	Construction activities may be undertaken outside of the hours in condition C4 and C5 if required: a) by the Police or a public authority for the delivery of vehicles, plant or materials; or b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or c) where the works are inaudible at the nearest sensitive receivers; or d) for the delivery, set-up and removal of construction cranes, where notice of the crane- related works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or e) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works.	No out of hours work to date. Crane erection will require 48-hour weekend approval however this is not yet triggered.		Not Triggered
66.	C	C7	Notification of such construction activities as referenced in condition C6 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	This will be triggered when the crane installation process is scheduled. Will submit a letterbox drop.		Not Triggered
67.	C	C8	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: a) 9am to 12pm, Monday to Friday; b) 2pm to 5pm Monday to Friday; and c) 9am to 12pm, Saturday.	Included as part of the induction slides, slide 49 – Environmental section. These activities have been carried out in accordance with the permitted hours. No complaints have been received. Piling works have now been completed.		Compliant
68.	C	C9	Implementation of Management Plans The Applicant must carry out the construction of the development in accordance with the most recent version	Verification of implementation is actioned through the weekly environmental inspections. Hammertech forms presented:		Compliant

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ID No.	SSD Part	Req. No.	Requirement SSD-39170713 (13/07/2023)	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			of the CEMP (including Sub-Plans).	<ul style="list-style-type: none"> Inspection Details - All Details for Environment Inspection Checklist [E-FRM-001] On 11:37 AM 6/07/2023 - St George Hospital Stage 3 Hospital Stage 3 Inspection Details - All Details for Environment Inspection Checklist [E-FRM-001] On 11:50 AM 11/07/2023 - St George Hospital Stage 3 Hospital Stage 3 <p>Environment Inspection Checklist (Site Wide) checks the following controls: Spill kits stocked, condition of site, noise levels, any leakages visible, ERSER controls, air quality management (dust, emissions, vehicle movement, odours), flora and fauna.</p>		
69.	C	C10	Construction Traffic All construction vehicles (excluding site personnel vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.	<p>No vehicles were present during the site inspection, however ingress/access was sighted and appeared in good condition with space to contain trucks within the project boundary. Refer to photos Appendix E.</p> <p>Work Zone to be implemented from August 2023.</p> <p>Traffic controller was present during site inspection.</p>		Compliant
70.	C	C11	Hoarding Requirements The following hoarding requirements must be complied with: a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.	<p>Hoarding as verified during site inspection.</p> <ul style="list-style-type: none"> a) No third-party advertising was present b) No graffiti to date. <p>Refer to photos, Appendix E.</p>		Compliant
71.	C	C12	No Obstruction of Public Way The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	<p>Traffic controller observed. Work Zone not yet in place. Pedestrian walkway noted to be clean and clear.</p>		Compliant

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ID No.	SSD Part	Req. No.	Requirement SSD-39170713 (13/07/2023)	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
72.	C	C13	Construction Noise Limits The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	Noise (and Dust) Monitor installed x 3. SiteHive Hexanode. Calibration certificates as follows: <ul style="list-style-type: none"> SiteHive Hexanode Calibration Certificate, 17 May 2023. Serial No. HEX-000317, Calibration date: 21 April 2023 SiteHive Hexanode Calibration Certificate, 10 May 2023. Serial No. HEX-000207, Calibration date: 21 April 2023 SiteHive Hexanode Calibration Certificate, 30 May 2023. Serial No. HEX-000052, Calibration date: 21 February 2023 Hand held monitor is used during inspections or following any spikes from unattended monitors. Sound Level Meter 30-130DB CE-323, 03170215. Photo of readings included within weekly environmental inspections e.g., 6 July 2023 shows 60.6 dBA on west perimeter east (criteria is 68 externally at façade noise affected level, 75 highly noise affected level). Noise blankets were noted to be installed on site. No complaints have been received to date.		Compliant
73.	C	C14	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C4.	BESIX Watpac Onsite Induction March 2023_St George Rev 6 sighted – presented to all contractors. Working hours as per Project Details slide 5. Includes note: construction vehicles (including concrete agitator trucks) must not arrive at the site or surrounding residential precincts outside of the construction hours of work. No complaints have been received due to vehicles arrival outside construction hours.		Compliant
74.	C	C15	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of ‘quackers’ to ensure noise impacts on surrounding noise sensitive receivers	“Visual Inspection Checklist” excerpt provided and included the following: <ul style="list-style-type: none"> Quick hitch attachments/lifting points marked with SWL – yes 		Compliant

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ID No.	SSD Part	Req. No.	Requirement SSD-39170713 (13/07/2023)	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			(including occupants of existing hospital buildings) are minimised.	<ul style="list-style-type: none"> Compliance/ID plates fitted to machine, and quick hitch attachments – yes Reverse Beeper functioning and audible – yes Flashing light functioning – yes 		
75.	C	C16	Vibration Criteria Vibration caused by construction at any residence or structure outside the site must be limited to: <ul style="list-style-type: none"> a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time). 	2 x vibration monitors are installed around the site. Calibration Certificates presented as follows: <ul style="list-style-type: none"> Texcel ETM Calibration Certificate for Serial No. 7798, dated 6 September 2022 Texcel ETM Calibration Certificate for Serial No. 7799, dated 6 September 2022 Paragon Engineering Construction Noise and Vibration Reports presented for: <ul style="list-style-type: none"> 12 – 18 May 2023, Ref: PAR-23661-NVR-W01[C], 19 June 2023 2 – 8 June 2023, Ref: PAR-23661-NVR-W04[A], dated 20 June 2023. 		Compliant
76.	C	C17	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C16.	Vibratory works unlikely to be closer than 30 metres. No vibratory compactors used so far.		Not Triggered
77.	C	C18	The limits in conditions C16 and C17 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B17 of this consent.	As per above. The Construction Noise and Vibration Management Sub-Plan is in place. Noise and vibration monitoring occurs.		Compliant
78.	C	C19	Air Quality The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	High pressure water hose, cattle grid in place. Street sweeper comes daily. Stockpile compacted to seal it as much as possible to avoid dust being blown, and managed through regular watering to minimise dust. 3 x dust monitors in place – Hexanodes through SiteHive. Calibration certificates as follows:		Compliant

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ID No.	SSD Part	Req. No.	Requirement SSD-39170713 (13/07/2023)	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
				<ul style="list-style-type: none"> SiteHive Hexanode Calibration Certificate, 17 May 2023. Serial No. HEX-000317, Calibration date: 21 April 2023 SiteHive Hexanode Calibration Certificate, 10 May 2023. Serial No. HEX-000207, Calibration date: 21 April 2023 SiteHive Hexanode Calibration Certificate, 30 May 2023. Serial No. HEX-000052, Calibration date: 21 February 2023 No dust complaints.		
79.	C	C20	During construction, the Applicant must ensure that: <ol style="list-style-type: none"> activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust; all trucks entering or leaving the site with loads have their loads covered; trucks associated with the development do not track dirt onto the public road network; public roads used by these trucks are kept clean; and land stabilisation works are carried out progressively on site to minimise exposed surfaces. 	The following were verified during the site inspection: <ol style="list-style-type: none"> No dust was evident whilst excavator was in operation No trucks were present during the inspection. No mud tracking or dirt sighted on Kensington Street Kensington Street was kept clean Stabilisation rock used within the site Paragon Engineering Dust Monitoring Report, Ref: Par-23661-DM01 [A], for 12 – 18 May 2023, dated 29 June 2023. The daily average PM2.5 and PM10 concentrations were found to be within the criteria.		Compliant
80.	C	C21	Soil and Water All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.	Erosion and sediment controls noted during the site inspection, e.g. Geotech on drains, rumble grid, hard hoardings in the perimeter of the site. Included as an item during the weekly environmental inspections e.g., Positive observation OBS-20 on 7 July 2023 – Geotech sighted and in place with photos included. Erosion and Sediment Control Plan developed: SGHS3-CV-DRG-004 Rev A, dated 4 April 2023 for the whole site.		Compliant

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ID No.	SSD Part	Req. No.	Requirement SSD-39170713 (13/07/2023)	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
81.	C	C22	Imported Fill The Applicant must: <ul style="list-style-type: none"> a) ensure that only VENM, ENM, or other material that meets the requirements of a relevant order and exemption issued by the EPA, is brought onto the site; b) keep accurate records of the volume and type of fill to be used; and c) make these records available to the Certifier and/or the Planning Secretary within seven days upon request. 	No imported fill to date. Material from site will be used on new ADCO site. Applicable in future.		Not Triggered
82.	C	C23	Disposal of Seepage and Stormwater Adequate provisions must be made to collect and discharge stormwater drainage during construction to the satisfaction of Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	No disposal yet triggered. Likely to occur later on in the project.		Not Triggered
83.	C	C24	Emergency Management The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.	Emergency slides are included as part of the induction – slides 18 (Emergency Evacuation), 19 (Vanguard Nurse Call), 20 (Evacuation procedure with map) An evacuation drill was undertaken on the 2 June 2023 BESIX Watpac Emergency Review and Test Record (S10-1-02) – date actioned 9 June 2023. Next scheduled review: 9 December 2022. Emergency procedure will change following possession from ADCO site.		Compliant
84.	C	C25	Stormwater Management System Within three months of the commencement of construction, the Applicant must design an operational	Meinhardt Civil Engineer is developing the Stormwater Management System which is in process of being submitted to Council and the CA.		Not Triggered

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ID No.	SSD Part	Req. No.	Requirement SSD-39170713 (13/07/2023)	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			<p>stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must:</p> <ul style="list-style-type: none"> a) be designed by a suitably qualified and experienced person(s); b) be generally in accordance with the conceptual design in the RtS being plans prepared by enstruct, Revision A, dated 17/10/22. Drawing No's SGHS3-CV-DG-0000 to SGHS3- CV-DG-0361; c) be in accordance with applicable Australian Standards; and d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines; 	This will be reviewed during the next audit.		
85.	C	C26	<p>Aboriginal Cultural Heritage</p> <p>Construction must be undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by ecological Australia dated 25 August 2022.</p>	<p>Process as identified within the Project Environmental Management Plan.</p> <p>No unexpected finds to date.</p>		Compliant
86.	C	C27	<p>Unexpected Finds Protocol – Aboriginal Heritage</p> <p>In the event that surface disturbance identifies a new Aboriginal object:</p> <ul style="list-style-type: none"> a) all works must halt in the immediate area to prevent any further impacts to the object(s); b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects; c) the site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is 	There have been no unexpected finds of Aboriginal heritage so far for this project.		Not Triggered

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ID No.	SSD Part	Req. No.	Requirement SSD-39170713 (13/07/2023)	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			<p>managed by Heritage NSW under Department of Premier and Cabinet and the management outcome for the site included in the information provided to AHIMS;</p> <p>d) the Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites; and</p> <p>e) works may only recommence with the written approval of the Planning Secretary.</p>			
87.	C	C28	<p>Unexpected Finds Protocol – Historic Heritage</p> <p>If any unexpected archaeological relics are uncovered during the work, then:</p> <p>a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary;</p> <p>b) depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area as determined in consultation with Heritage NSW; and</p> <p>c) works may only recommence with the written approval of the Planning Secretary.</p>	There have been no unexpected finds of historic heritage so far for this project		Not Triggered
88.	C	C29	<p>Waste Storage and Processing</p> <p>All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.</p>	Waste bins sighted during inspection. No significant amounts of waste to date.		Compliant

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part	Req. No.	Requirement SSD-39170713 (13/07/2023)	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
89.	C	C30	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Stockpile currently reused on site. Will be classified and removed later in the project. Classification as per Moits reports. Bingo Monthly Waste Report presented up to June 2023. Showing 91.75% recycled waste to date.		Compliant
90.	C	C31	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	Concrete wash out has not yet been required. Catch tray will be provided with waste disposed of appropriately when triggered.		Not Triggered
91.	C	C32	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	Moits and Bingo Reports are used to record the quantities for waste type, proposed reuse, recycling and disposal locations. Moits manage excavated material, Bingo manages general construction waste. The following dockets were provided as evidence, Rock and Dirt Recycling (EPA Licence No. 4849): <ul style="list-style-type: none"> • Docket 223516, 3 May 2023 • Docket 224074, 9 May 2023 • Docket 224350, 12 May 2023 • Docket 225035, 19 May 2023 • Docket 225231, 22 May 2023 • Docket 225379, 23 May 2023 • Docket 226330, 1 June 2023 		Compliant
92.	C	C33	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	No hazardous materials encountered to date. An unexpected finds checklist (S08-04-70.02) has been developed and will be included in the updated management plan. Notes OH/LAA: Occupational Hygienist / Licensed Asbestos Assessor to be contacted.		Not Triggered
93.	C	C34	Outdoor Lighting	External lighting is part of future Crown Certificate CC3.		Not Triggered

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ID No.	SSD Part	Req. No.	Requirement SSD-39170713 (13/07/2023)	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.			
94.	C	C35	Site Contamination Prior to the commencement of any work that would result in the disturbance of potential or contaminated soils, materials, groundwater or sediments, the Applicant must conduct site investigations to confirm the full nature and extent of the contamination at the project area and comply with the following requirements: <ul style="list-style-type: none"> a) the site investigations must be undertaken, and the subsequent report(s), must be prepared in accordance with relevant guidelines made or approved by the EPA under section 105 of the Contaminated Land Management Act 1997; b) the reports must be prepared, or reviewed and approved, by consultants certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme; and c) the recommendations of the Detailed Site Investigation prepared by JBS&G Australia Pty Ltd dated 5 September 2022. 	As per JBS&G Report site was determined to be fit for use. Recommendations included to conduct a data gap analysis, remediate GSW 600ml stockpile, action sample, get classification. Recommendations will be triggered following possession of the ADCO site, which had not occurred at the time of the audit.		Not Triggered
95.	C	C36	The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-	Refer above. No contamination identified on current site.		Not Triggered

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ID No.	SSD Part	Req. No.	Requirement SSD-39170713 (13/07/2023)	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			existing contamination on the site that would result in significant contamination.			
96.	C	C37	Independent Environmental Audit Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	AQUAS is engaged as the Independent Environmental Auditor; audit activities are carried out in accordance with the IAPAR 2020.		Compliant
97.	C	C38	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit	Approval letter from the Department presented - ref: SSD-39170713-PA-4, dated 23 June 2023. Portal Receipt SSD-39170713-PA-4 for submission of auditors 20 June 2023. Request for auditors letter also sighted as dated 20 June 2023 from Health Infrastructure.		Compliant
98.	C	C39	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified in the Independent Audit Post Approval Requirements, upon giving at least 4 week's notice (or timing) to the Applicant of the date upon which the audit must be commenced.	No additional audits or different audit times requested by the Department		Not Triggered
99.	C	C40	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: a) review and respond to each Independent Audit Report prepared under condition C37 of this consent, or condition C39 where notice is given by the Planning Secretary; b) submit the response to the Planning Secretary; and	This is the initial independent audit for the project. The requirements will trigger after audit report is submitted.		Not Triggered

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ID No.	SSD Part	Req. No.	Requirement SSD-39170713 (13/07/2023)	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			c) make each Independent Audit Report, and response to it, publicly available within 60 days of submission to the Planning Secretary, unless otherwise agree by the Planning Secretary.			
100.	C	C41	Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within two months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	This is the initial independent audit for the project. This condition is not yet triggered.		Not Triggered
101.	C	C42	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	The development is still under construction. This is not yet triggered.		Not Triggered
Appendix 1						
102.	AN	AN1	General All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	<ul style="list-style-type: none"> Sighted for hoardings: Section 68 form 28/06/2023 for B-Class; 12/05/2023 for A-Class. B Class Hoarding installation still to be completed. Work Zone permit for 14/08/2023 to 20/10/2023 reference APP2023/0181. Building Plan Approval Asset not affected RAR Approval – Sydney Water main below footpath, which is adjacent to the basement works, reference 1413893 in accordance with stamped plans DF-0015 Rev 0 dated 6 May 2022 – approved 19 May 2022. Acceptance of De-watering Management Plan by Georges River Council 13 April 2023. Retention 		Compliant

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ID No.	SSD Part	Req. No.	Requirement SSD-39170713 (13/07/2023)	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
				<p>tank on site for storing; testing required; treated as necessary; discharged into drain. However, this has not yet been required.</p> <p>– ROLs not yet in place, one will be required when the crane arrives.</p>		
103.	AN	AN2	Long Service Levy For work costing \$250,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Corporation on 131 441.	Levy Receipt No. L0000109817 dated 17 March 2023 for \$475, 772.00. This will be the only Long Service Levy payment required on the project, Included as Item 21 of CC1.		Compliant
104.	AN	AN3	Legal Notices Any advice or notice to the consent authority must be served on the Planning Secretary.	No legal notices received so far.		Not Triggered
105.	AN	AN4	Access for People with Disabilities The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifier must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	Access statement presented IAC-1656 dated 6 July 2023, Re: SGH S3 CC2 Concrete Structure and In Ground Services. This will form part of CC2. Construction of this has not yet commenced.		Not Triggered
106.	AN	AN5	Utilities and Services Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Ausgrid, Telstra, etc. as per DBYD search. Building Plan Approval Asset not affected RAR Approval – Sydney Water main below footpath, which is adjacent to the basement works, reference 1413893 in accordance with stamped plans DF-0015 Rev 0 dated 6 May 2022 – approved 19 May 2022.		Compliance

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part	Req. No.	Requirement SSD-39170713 (13/07/2023)	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
107.	AN	AN6	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	<p>This will be triggered prior to above ground works.</p> <p>New substation will be constructed for these works likely to fall under CC3.</p> <p>No natural gas used within the hospital.</p>		Not Triggered
108.	AN	AN7	Road Design and Traffic Facilities All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.	A new drop off zone on Kensington Street to be designed and constructed in the future, islands predicted to be included under Crown Certificates CC3-CC4.		Not Triggered
109.	AN	AN8	Road Occupancy Licence A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	Road Occupancy Licences not yet in place, one will be required for the crane installation.		Not Triggered
110.	AN	AN9	SafeWork Requirements To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	<p>Site secured with restricted access as verified during the site inspection. Hammertech system used for access.</p> <p>Safety inspections are also actioned through the use of Hammertech:</p> <p>Inspection Details - Weekly Site Safety Walk [S05-04-02] 27 June 2023 (Site Wide) – included negative observation OBS-8 – Signage for exclusion zone to be reinstated (closed 29/06/2023) + positive observation OBS-12 “Area segregation and spotter in place for pouring capping beam”.</p> <p>Weekly Site Safety Walk [S05-04-02] 11 July 2023 with negative observation OBS-21 “Remove trestle. Note: not in use”. Closed 13 July 2023.</p>		Compliant

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

ID No.	SSD Part	Req. No.	Requirement SSD-39170713 (13/07/2023)	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
111.	AN	AN 10	Hoarding Requirements The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	Section 68 form dated 28/06/2023 for B-Class; form dated 12/05/2023 for A-Class hoarding.		Compliant
112.	AN	AN 11	Handling of Asbestos The Applicant must consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – ‘Transportation and management of asbestos waste’ must also be complied with.	No asbestos has been encountered during construction to date.		Not Triggered
113.	AN	AN 12	Fire Safety Certificate The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council’s Fire Safety Statement.	This will be triggered following issue of the final Safety Certificate and when the building becomes operational.		Not Triggered

Audit Descriptors Compliance Codes: Compliant; Non-Compliant; Not triggered

Appendix E. Audit Photos



Photo 1 – View of Site from Kensington Street. Street and pedestrian walkway noted to be clean and clear. Hoarding in place.



Photo 2 – Project signage and site entrance at Kensington Street.



Photo 3 – Traffic signage and street view of project. No mud tracking observed.



Photo 4 – Project signage with required information clearly visible.



Photo 5 – Site entrance with hoarding and signage.

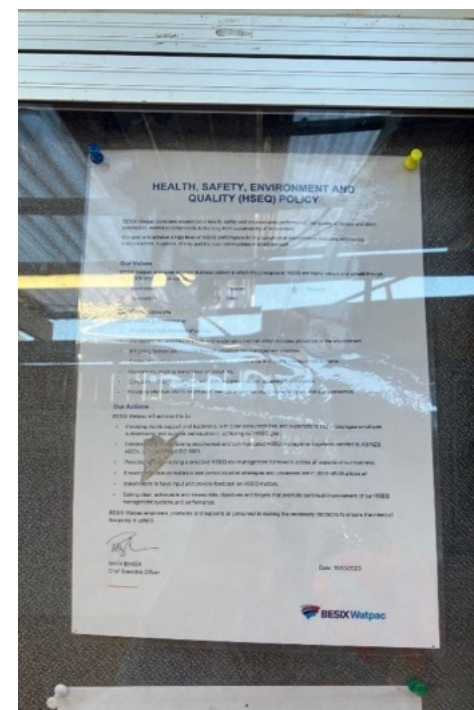


Photo 6 – HSEQ Policy and Spill Procedure displayed at site compound.



Photo 7 – Construction of Basement Level Parking.



Photo 8 – Hoarding as viewed from within site boundary.



Photo 9 – Noise blankets installed along JH Bart Wing.



Photo 10 – No dust visible from stockpile.



Photo 11 – Rumble grid and high pressure water hose at heavy vehicle access. Rock used for stabilisation.



Photo 12 – Kensington Street is cleaned daily by street sweeper. No mud tracking on road.



Photo 13 – Traffic controllers and traffic signage in place .



Photo 14 – Spill kit in place.

Appendix F. Consultation Records

Department of Planning and Environment

From: Luis Garzon
Sent: Monday, 24 July 2023 5:35 PM
To: DPE PSVC Compliance Mailbox
Cc: Barbara Pater
Subject: St George Hospital Redevelopment Stage 3 - Independent Environmental Audit No. 1

Dear Sir or Madam,

Health Infrastructure NSW has engaged AQUAS to undertake Independent Environmental Audits of the St George Hospital Redevelopment Stage 3 Project.

The audits are a requirement of the Development Consent SSD-39170713, and the initial audit was conducted on Thursday 13 July 2023.

The DPE guideline *Independent Audit Post Approval Requirements (May 2020)* Section 3.2 requires the auditor to undertake consultation with the Department in advance of the audit for input on the audit scope. Unfortunately, in this occasion this requirement was overlooked and feedback on the project was not opportunely requested. I sincerely apologise for the oversight.

At this point, I would still like to ask if you have any feedback in relation to this project or if there are any particular focus areas for AQUAS to consider during the environmental review at this stage of construction, e.g. noise and vibration, air and dust controls, waste management, community consultation/communication, traffic management, etc. If deemed necessary, I will return to the worksite, in agreement with the Proponent, and conduct a review post-audit of any items or issues raised. This will be suitably reflected in the audit report.

I present my apologies again and appreciate your understanding of the situation.

Thank you and regards,

Luis Garzon
Senior Consultant



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Gadigal Country | Level 14, 10 Spring Street, Sydney NSW 2000



Note: no comments were received in response to the above email correspondence.

Attachment 2

HEALTH INFRASTRUCTURE

Independent Audit – Proponent review and response

SSD-39170713 St George Hospital Stage 3 Redevelopment

25 August 2023

Declaration

This Proponent Review and Response has been prepared for NSW Health Infrastructure (HI) in response to an Independent Audit, including the recommendations and opportunities for improvement identified in the final Audit Report. The response to each of the audit findings is included as outlined in the *Independent Audit Post Approval Requirements (May 2020)*.

Declaration	
Author:	Hanna Yazdi
Position:	Senior Project Manager
Company:	Johnstaff
Date:	25/08/2023

Document Management, Tracking and Revision History

Version	Date	Author	Description	Reviewed by	Approved by
Draft	23/08/2023	Hanna Yazdi	Independent Audit – Proponent review and response	Marc Carneiro (JSP)	Tim Shoolman (HI)
Final	25/08/2023	Hanna Yazdi	Independent Audit – Proponent review and response	Marc Carneiro (JSP)	Tim Shoolman (HI)

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Introduction

Project Application Number and Project Name

SSD-39170713 - St George Hospital Stage 3 Redevelopment

Site Address

St George Hospital, 16 Kensington Street, Kogarah 2217

Project Contact Details

Proponent	Health Infrastructure
Client Representative	Hanna Yazdi - Johnstaff (Project Manager)
Contractor	Besix Watpac

Independent Auditor

AQUAS

Independent Audit Date

Audit #1 - 13 July 2023

Proponent response

The Independent Audit Report prepared by AQUAS dated 11 August 2023 has been reviewed and the response to the audit findings are listed in the below table. No non-compliances were noted. In relation to observations and opportunities identified for improvement, the actions are set out or the reason for not implementing any measures in response.

Condition of Consent	Compliance Requirement (exact wording)	Independent Audit Findings	Independent Audit Recommendations	Compliance Status	Proponent's Proposed Action/Action taken/Response (as applicable)
Condition B15	<p>Construction Environmental Management Plan</p> <p>Prior to the commencement of any construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and must be published on the Applicant's website in accordance with condition A23. The CEMP must include, but not be limited to, the following:</p> <p>...</p> <p>c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure</p>	<p>Section 7.13 of the Project Environmental Management Plan did not clearly outline that this protocol covers Unexpected Finds for Aboriginal and non-Aboriginal heritage finds.</p>	<p>It is recommended to update this section in the Plan to be more explicit in this process.</p>	Compliant	<p>Update Management Plan (Completed 23/08/2023). The updated plan will be submitted to the Certifier and/or the Planning Secretary as required by the consent, under separate cover.</p>
Condition B18	<p>Construction Waste Management Sub-Plan</p> <p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the procedures for the management of waste including the following:</p> <p>...</p> <p>c) confirmation of the contamination status of the development areas of the site based on the validation results.</p>	<p>Although confirmation was available of the status of contamination of the development areas (in the JBS&G Detailed Site Investigation, dated 05/092022 60571/145438 Rev. 2), this was not included within the Construction Waste Management Subplan (CWMSP), per condition B18.c.</p>	<p>It is recommended to include the reference to the Detailed Site Investigation or the contamination status within the CWMSP to be in compliance with Condition B18.c.</p>	Compliant	<p>The Environmental & Waste subplan which references JBS&G Detailed Site Investigation Report Rev 2 has been updated to ensure full compliance with Condition B18.c (Completed 23/08/2023). The updated plan will be submitted to the Certifier and/or the Planning Secretary as required by the consent, under separate cover.</p>