



NGH

Independent Audit Report # 3

Sutherland Hospital SSD-11099584

April 2023

Project Number: 21-949



Document verification

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Executive summary

The Sutherland Hospital Operating Theatre involves the construction of a new Clinical Services Building (The Project). The Project will be delivered as a combination of new build and refurbishment in a 'live' hospital environment.

Natascha Arens of NGH Pty Ltd was engaged to undertake this second construction independent audit of the project.

The objectives of the audit were to conduct an independent review of compliance with the Conditions of Approval SSD-11099584 issued by the Minister for Planning and Public Spaces on the 21 October 2021 in accordance with the requirements of the Independent Audit Post Approval Requirements, May 2020 (DPIE 2020).

The scope of the audit was in accordance with Section 3.3 of the Independent Audit Post Approval Requirements (May 2020). The scope in general included:

- Conditions of consent applicable to the pre-construction and construction phase of the project
- All post approval documents required by the conditions of consent (e.g. Environmental management plans and sub plans)
- All environmental licences and approvals applicable to the development
- An assessment of the environmental performance of the development
- A high-level review of the project's EMS
- A high-level assessment of whether Environmental Management Plans and Sub-plans are adequate.

This audit found five non-compliances with conditions, out of a total of 159 conditions of approval.

1. Introduction

1.1. Background

The Sutherland Hospital Operating Theatre involves the construction of a new Clinical Services Building. The Sutherland Hospital Operating Theatres Project will be delivered as a combination of new build and refurbishment in a 'live' hospital environment. The key components include:

- The operating theatres will increase from 5 to 8 as well as the endoscopy suits increasing from 1 to 2, resulting in a total of 10 spaces with associated clinic rooms
- Supporting spaces including recovery, day surgery, storage, staff amenities and other clinical and non-clinical support spaces
- A new Central Sterile Supply Department (CSSD) will be built immediately above the operating theatres
- A new MRI space will be built immediately below the operating theatres.

The project is subject to a State Significant Development (SSD-11099584). The project approval was obtained from the then NSW Minister for Planning and Public Spaces on the 21 October 2021.

1.2. Audit Team

The audit was undertaken by Natascha Arens, Exemplar Global Certified Principal Environmental Auditor. Natascha has around 25 years' experience as an environmental professional and 20 years of auditing experience. Natascha was approved as the Independent Environmental Auditor by the Department of Planning and Environment in a letter dated 22 April 2022 (**Error! Reference source not found.**)

1.3. Objectives

The objectives of the audit were to conduct an independent review of compliance with the Conditions of Approval SSD-11099584 issued by the Minister for Planning and Public Spaces on the 21 October 2021 in accordance with the requirements of the Independent Audit Post Approval Requirements, May 2020 (DPIE 2020).

1.4. Audit Scope

The scope of the audit was in accordance with Section 3.3 of the Independent Audit Post Approval Requirements (May 2020). The scope in general included:

- Conditions of consent applicable to the pre-construction and construction phase of the project
- All post approval documents required by the conditions of consent (e.g. Environmental management plans and sub plans)
- All environmental licences and approvals applicable to the development
- An assessment of the environmental performance of the development
- A high-level review of the project's EMS

- A high-level assessment of whether Environmental Management Plans and Sub-plans are adequate.

1.5. Audit Period

The audit period for this audit was from the finalisation of the second audit report 11 October 2022 to the finalisation of this audit report on the 6 April 2023. The audit program required the second audit to occur within 26 weeks of the Second audit.

2. Audit Methodology

2.1. Selection and endorsement of audit team

The Department Planning, Environment (DPE) was notified that Natascha Arens was the proposed Independent Auditor for the Project. It is noted that DPE had not endorsed Natascha Arens as the Independent Auditor prior to the first audit, however she has since been endorsed by DPE (Appendix B).

2.2. Scope Development

The Audit program was submitted prior to the first audit to the Auditee indicating the dates of the site audit, scope, criteria, audit details and required project representatives.

The audit scope as developed during the preparation of the Audit program and a desktop audit. This involved:

1. Reviewing the SSD-11099584 Conditions
2. Reviewing the DPE Independent Audit – Post Approval requirements (2020)
3. Undertaking a desktop review of the approved Environmental Management Plan and sub plans
4. Preparing the Audit Table.

2.3. Compliance evaluation

Document review was undertaken on the 30 March 2023 in addition to a site visit on 31 March 2023. The document review included a review of the Conditions of Approval, all management plans and sub plans and available desktop information to determine evidence of compliance.

An Opening Meeting was held on 31 March 2023 at 9.30am on site. Present at the opening meeting were:

- Natascha Arens (NGH – Independent Auditor)
- Reg Struwig (Hindmarsh Project Manager)
- Aivy Le (Hindmarsh Site Engineer)
- Gavin Statham (Turner & Townsend Project Manager)

The final audit report was issued to Hindmarsh, CBRE and HI on the 14 April 2023.

2.4. Site interviews

Site interviews occurred with the following staff:

- Gavin Statham (Turner & Townsend Project Manager)
- Reg Struwig (Hindmarsh Project Manager)
- Aivy Le (Hindmarsh Site Engineer)

2.5. Site Inspection

A site inspection was conducted at 11.30am on 31 March 2023. The purpose of site visit was to undertake an inspection of works on site, view the site and access arrangements and gain an understanding of the current scope of the works.

2.6. Consultation

Given the contained nature of the project to the hospital grounds and given that there are no road works associated with the project, consultation with agencies such as council or Transport for NSW was not considered necessary.

2.7. Compliance Status Descriptors

The compliance descriptors used in this report are:

Compliant Requirement has been met

Non-Compliant Requirement has not been met

Not Triggered Requirement not relevant to the current stage of work

3. Audit Findings

3.1. Approval and Document List

The list below includes all documentation reviewed to check compliance. The text in **Bold** are documents reviewed during the preparation of the second audit and text in **Bold underline** were additional documents provided for the third audit.

EIS and Planning Consent documentation

- Development Consent SD-11099584
- Environmental Impact Statement – The Sutherland Hospital Operating Theatre Upgrade (Architectus April 2021)

Plans, sub plans and reports including:

- **Environmental Management & Sustainability Plan(EMP) Prepared by Hindmarsh 3/01/2023**

- **DWP (Noble works construction 14/3/2023)**
- **Final Remediation Action Plan (JK environments Dec 2022)**
- **Phreatic Consulting Site Auditor Report (20 January 2023)**
- **Tim Chambers Site auditor statement 20 January 2023**
- **Operational Plant and Equipment Certifier Compliance January 2023**
- **NBRS Letter dated 22 June 2022 re compliance statement with A19, B4, and D2**
- **Extended working hours acoustic assessment (Pulse White Noise Acoustics April 2022)**
- **Extended working hours compliance assessment (Pulse White Noise Acoustics June 2022)**
- **Independent Audit Report (NGH March 2022)**
- **Arcadia Landscape plans Issue 3 dated 11 April 2022**
- Phreatic Consulting: Interim Advice 1, AUDIT Sutherland Hospital Part A - Operating Theatre Complex: Review of Remedial Action Plan 1/2/2022
- Phreatic Consulting Interim Advice 2, AUDIT Sutherland Hospital Part A - Operating Theatre Complex: Review of Site Assessment 9/2/2022
- Acor consultants Structural engineering certificate for early works 15/12/2021
- Acor consultants Structural engineering certificate for Main building works and refurbishment of the existing Level 3 Theatre 4/3/2022
- Construction staging report prepared by Health Infrastructure November 2021
- Project Solutions Pty Limited: Kareena Road, Caringbah The Sutherland Hospital Dilapidation Report 20/10/2021
- Demolition work plans Noble Works Australia Pty Ltd 25/11/2021
- Environmental Management & Sustainability Plan(EMP) Prepared by Hindmarsh 14/10/2021
- Soil and Erosion Sediment Control plan – CV-DG-50001 issued 4.2.2021
- Construction Traffic and Pedestrian Management Plan The Sutherland Hospital Operating Theatre Complex –Rev04 (Prepared by Emma Clohessy on behalf of Hindmarsh)
- The Sutherland Hospital, Operating Theatre Upgrade – Construction Noise and Vibration Management Sub-Plan 20/10/2021 Prepared by Pulse White Noise Acoustics
- Soil and Erosion Sediment Control plan – CV-DG-50001 issued 4.2.2021
- Plant Schedule prepared by Arcadia 13/4/2021
- Arcadia L-401 to 405 landscape plans
- JHA Consulting Engineers ESD Services Certificate of DesignforCC#2 28/2/2022
- Project Management Plan
- EIG005 Atmospheric Emissions
- EMP - EIG012-Heritage \Culture Management \Disturbance
- Emma Clohessy Licence number 0052225057 exp 27/11/22
- JEC Air conditioning Design Certificate- Mechanical Services
- Driver code of conduct
- JK Environments letter report 10/1/2022
- JK environment report 17/12/2021

- Asbestos removal control plan 25/11/2021 prepared by Serve Group PTY LTD – asbestos licence holder
- JK Environments report on revised remediation Action Plan March 2022

Correspondence including:

- **DPE Warning Letter regarding C 39 (11 May 2022)**
- **Email receipt dated 7/4/2022 regarding receipt of Audit report 1 and notification of non compliances**
- Arcadia Landscape Architecture letter re B23 21/3/2022
- Council correspondence: Email dated 6/10/2021
- Return email from Council dated 19/1/2021
- TFNSW Correspondence 30/11/2021 & 1/12/2021
- NBRIS architecture letter dated 11/2/2022
- Email correspondence with Council – 1/11/2021
- Letter to residents Dated 15/11/2021 and CVNMP
- DPIE Submission via planning portal dated 06/12/2021
- DPIE post approval forms 6/12/2021, 31/1/2022
- Council correspondence: Email dated 6/10/2021
- Return email from Council dated 19/1/2021
- TFNSW Correspondence 30/11/2021 & 1/12/2021
- DPIE communication dated 06/12/2021
- Aconex correspondence and letter to certifier dated 1/12/2021
- CBRE correspondence dated 15/12/2021

Other documentation

- **Inspection records 28/3/2023 – Manitou (telehandler) – 250 hour service check**
- **Inspection records - Onsite repair record 21/2/2023**
- **Inspection record EWP – onsite form 22/02/2023 – 24/3/2002 – no inspection required**
- **Inspection record - Crane 12 January 2023- service history record noted**
- **Weekly SEQ inspections records:**
 - **4/2/2023**
 - **23/3/2023**
 - **16/3/2023**
 - **9/3/2023**
 - **29/12/2023**
 - **22/12/2023**
 - **15/12/2023**
 - **8/12/2023**
- **Soil erosion Environmental and Sustainability checklist – 27/2/2023**
- **Noise emission E&S Checklist – 25/1/2023**
- **EIF social impact (checks traffic management, community impacts – mud dust and noise) Checklist 28/11/2023**

- **Emergency drill 26 November 2022.**
- **Waste & recycling report Kamliaroi October 2022, Nov 2022, Dec 2022, Jan 2023, Feb 2023**
- **Crown Certificate 1 Blackett Maguire and Goldsmith 22 December 2021**
- **Crown Certificate 2 Blackett Maguire and Goldsmith 10 March 2022**
- **Crown Certificate 2 Blackett Maguire and Goldsmith 28 July 2022**
- **Waste & recycling report Kamliaroi reports (April, June, July August 2022)**
- **JEC air conditioning Services 14 June 2022**
- **Inspection checklists for 17/9/2022, 10/08/2022, 22/07/2022, 30/5/2022, and 24/3/2022**
- **Waste & recycling report Kamliaroi March, April, June July and August 2022.**
- **Sydney Water section 73 certificate 7 July 2022**
- Independent Audit Plan March 2022 Email dated 6/2/2022
- https://www.hinfra.health.nsw.gov.au/WWW_Hinfra/media/Sitelimages/Team%20Profiles/A2-Approved-Plans.pdf
- https://www.hinfra.health.nsw.gov.au/WWW_Hinfra/media/Sitelimages/Team%20Profiles/SSD-11099584-Development-Consent.pdf
- <https://www.hinfra.health.nsw.gov.au/projects/project-search/sutherland-hospital-operating-theatre-complex>
- <https://www.hinfra.health.nsw.gov.au/contact/contact>
- Notification letter to DPIE dated 17 December 2021
- Acor Construction Certificate (CC)1 15/12/2021
- Disruption Notice 1 issued 13 October
- Aconex documentation providing evidence of submission to Health Infrastructure (Asset owner) 1/11/2021
- Raston Group design statement 9/11/2021, Submitted to certifier 15/11/2021
- Evidence of submission to the certifier Blackett Maguire and Goldsmith dated 28/11/2021
- Swept Path analysis Kontro 5/10/21
- Blackett Maguire, Goldsmith (Certifier) letter 1/12/2021
- Plant verification register
- Clear safe Asbestos clearance certificate 10/12/2021
- EIG Checklist 23/12, 23/1 24/2
- Weekly SEQ inspection 1/2, 8/2, 15/2, 22/2, 1/3, 8/3 and 15/3
- Noise and Vibration monitoring register
- Noise and Vibration monitoring register
- Imported material register
- Acor CC2 documentation dated 2/3/2022
- Tipping dockets 18/1/2022
- Waste & recycling report Kamliaroi February 2022 report
-

3.2. Compliance Performance

This audit found five non compliance and compliant with 78 Conditions and 71 conditions were not triggered out of a total of 159 conditions of approval (Table 3-1).

For the purposes of Table 3-1, if a Condition contained a part which is relevant, the whole Condition is counted as being relevant. Similarly, where a non-compliance was found with part of a Condition, the entire condition is considered non-compliant.

Table 3-1 Summary of Compliance

	Part A	Part B	Part C	Part D	Part E
Number of Conditions of Approval	34	26	44	29	15
Number of Non-compliances	1	0	3	1	0
Number of compliances	20	21	33	12	
Number Not Triggered	15	5	8	16	15

3.3. Notices, Orders or Prosecutions

One warning letter from DPE has been received regarding the first audit proceeding prior to written approval from the Secretary as required by C39 of Development Consent SSD-11099584. DPE have subsequently endorsed the independent auditor as issued in the correspondence dated 22 April 2022. No other orders, infringement notices or prosecutions had been issued during the audit period.

3.4. Non-Compliances

This audit has raised five non compliances for the audit period.

No	Condition	Finding
A2	<p>Terms of Consent</p> <p>The development may only be carried out:</p> <p>in compliance with the conditions of this consent;</p>	<p>The audit found that the project is largely being carried out in compliance with the conditions of consent. However 4 other non compliances were raised in this audit and there fore the project is not in compliance with all conditions of the consent.</p>
A23	<p>Access to Information</p> <p>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:</p> <p>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;</p> <p>iv) 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;</p> <p>(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;</p>	<p>Reporting on the performance of the project is via the audit report. The March 2022 audit report was available on the website but the Second audit report (October 2022) was not on the website at the time of the audit. It is noted that this was subsequently updated during the preparation of this third audit report and it is now available.</p>
C42	<p>In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must:</p> <p>(c) make each Independent Audit Report and response to it publicly available within 60 days</p>	<p>It was noted at time of the third audit that the October 2023 Audit report was not available on the website. It is noted that this was subsequently updated during the preparation of this third audit report and it is now available.</p>

No	Condition	Finding
	after submission to the Planning Secretary.	
C43	Independent Audit Reports and the applicant/proponent'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.	The October 2022 (second) audit report was provided to the DPE but not within the two month time frame. It is noted that this was subsequently updated during the preparation of this third audit report and it is now available.
D9	Fire Safety Certification Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	Individual safety certificates have been issued for components of work, however a Fire safety Certificate is yet to be issued as the LHD has undertaken their annually fire safety check and therefore a certificate cannot be issued. A fire safety certificate for the new and modified areas, but not the existing areas of the hospital. The non conformance is around the fact that the Fire Safety Certificate hasn't been submitted to Council or relevant agency nor was it displayed at the time of the audit, despite this part of the building being occupied. It is noted that this was subsequently finalised during the preparation of this audit report.

3.5. Previous Audit

There were no non-compliances raised in the second audit.

3.6. Environmental Management Plans, Sub plans and Post approval documents

The project operates under an Environmental Management & Sustainability Plan (EMP) and a range of subplans required by the Conditions of Approval. The current version of the EMP is dated 3 January 2023.

The EMP includes the following standalone sub plans:

- Construction Noise and Vibration Management Plan

- Construction Traffic and Pedestrian Management plan

Environmental management on site is further managed through the implementation of Environmental Impact Guides (EIG). EIGs relevant to this project include:

- EIG001-Soil Erosion, Sediment, Surface Run Off (Appendix. C)
- EIG004- Noise Emissions (Appendix. D)
- EIG006- Vibration (Appendix. E)
- EIG 009 – Social Impact
- EIG011- Solid and \ or Liquid Waste, Recycling
- EIG012- Heritage \ Culture Management \ Disturbance
- EIG013- Land Contamination
- EIG014- Visual Amenity

The plans address the requirements of the Approval and reflect the key risks on site.

Implementation of the requirements of the EMPs and EIGS is via checklists and site inspection. In addition, monitoring for compliance with noise limits is also occurring. This audit has found broad compliance with the implementation of environmental management plans as evidenced through a review of EIG checklists and Safety Environment and Quality checks including:

- Weekly Safety Environment and Quality (SEQ) inspections records:
 - 4/2/2023
 - 23/3/2023
 - 16/3/2023
 - 9/3/2023
 - 29/12/2023
 - 22/12/2023
 - 15/12/2023
 - 8/12/2023
- Soil erosion Environmental and Sustainability checklist – 27/2/2023
- Noise emission E&S Checklist – 25/1/2023
- EIF social impact (checks traffic management, community impacts – mud dust and noise) Checklist 28/11/2023

3.7. Environmental Management System

Hindmarsh operates an Environmental Management System as per the requirements of AS14001:2004 and the NSW Government Environmental Management System Guidelines Edition 2. The EMS has been certified as compliant with the AS 140001:2004 for the period from the 20 March 2021 – 19 March 2024.

3.8. Environmental performance

Environmental performance of the project is provided in the summary of the non-compliances (Section 3.4), implementation of the management plans (Section 3.6) Incidents and Complaints (Section 3.10 and 3.11) and actual versus predicted impacts (Section 3.12).

No other relevant regulatory requirements apply to the project.

3.9. Complaints

There have been no complaints to date.

3.10. Incidents

There have been no incidents reported to date.

An emergency drill occurred in November 2022, the alarm was manually triggered and staff were required to move to the assembly points.

3.11. Actual vs Predicted Impacts

A review of relevant sections of the EIS was undertaken to ascertain the expected impacts during this construction stage of the project. Additionally, a review of the relevant management plans was undertaken to compare the predicted impacts against the actual impacts.

Vegetation

The EIS identified 5 trees requiring to be retained and protected during construction.

It was noted during the site assessment that the vegetation to be retained was protected via barrier fence (refer to site photos in Appendix B).

Aboriginal Heritage

An Aboriginal Cultural Heritage Assessment Report (ACHAR) was prepared for the EIS. The ACHAR did not anticipate direct impacts to Aboriginal Heritage but did recommend that an Unexpected Finds Procedure be prepared.

The audit noted the EMP - EIG012-Heritage \Culture Management \Disturbance includes an unexpected finds protocol. There have been no unexpected finds to date.

Non Aboriginal Heritage

A Statement of Heritage Impact (SoHI) has been prepared by Artefact for the proposed development to assess any non-Aboriginal heritage impact to any built heritage items or potential archaeological deposit. The SOHI confirmed that there are no heritage items located in the study area or buffer zone of 250m. The EIS recommended that if any unexpected finds are encountered then the advice a qualified archaeologist should be sought to determine whether they are relics.

The audit notes that there have been no unexpected finds to date. It further notes that the EMP includes an unexpected finds protocol.

Landscaping

The EIS notes that Landscape Plans and a Landscape Public Domain Report have been prepared for the proposed development by Arcadia.

The audit noted that Arcadia have continued their involvement in the construction process and are advising Hindmarsh regarding landscaping requirements. Landscaping is yet to commence. It was noted during the first audit that the Landscape plans did not include the requirement for Nest Boxes. This audit noted that the landscape plans have been updated and nest boxes are included in the current plans (Arcadia Landscape plans Issue 3 dated 11 April 2022).

Environmental Amenity

The EIS covered amenity aspects of the development such as:

- Solar access
- Overshadowing
- View loss

These impacts were considered in the design.

The audit noted that there have been no modifications to the design and construction has followed the approved plans.

Transport and accessibility

A Transport and Accessibility Statement was prepared by Taylor Thomson Whitting (TTW). The EIS included a preliminary Construction Traffic and Pedestrian Management Plan. This plan made a number of recommendations regarding construction traffic requirements, parking, haul routes and pedestrian and cyclist impacts.

The audit noted that the requirements of the preliminary Construction Traffic and Pedestrian Management Plan have been wholly carried over to the final Construction Traffic and Pedestrian Management Plan and all requirements being implemented.

ESD

ESD principals have been incorporated into the design. The requirement to carry these principals through to the designs for construction has been included in the conditions of consent for the project. The project certifier Blackett Maguire Goldsmith have certified that the ESD principals have been carried through.

Noise and Vibration

The noise associated with the construction work is expected to exceed the highly noise affected level from the Interim Construction Noise Guideline (ICNG) at the nearest affected residential receivers, with no acoustic screening and accordingly recommended a Construction Noise and Vibration Management plan be prepared.

Accordingly, a Construction Noise and Vibration Management Sub-Plan 20/10/2021 has been prepared by Pulse White Noise Acoustics. The plan sets noise management levels for the project. Noise and vibration monitoring has occurred for the project in February 2022 and shows that the noise management levels have been met. Furthermore, there have been no complaints regarding noise.

There has been no further noise monitoring since February 2022, however it is noted that the works have not involved high noise generating activities and that there have been no noise complaints to date.

Contamination

An Environmental Site Assessment (ESA) was prepared for the proposed development by JK Environments. The ESA recommended the preparation of a Remediation Action Plan (RAP). This RAP has subsequently been reviewed in JK Environment report on revised Remediation Action Plan (March 2022). The reviewed RAP noted lesser levels of contamination on site that originally anticipated. As required by the RAP and the conditions of consent a contamination site auditor has been engaged to undertake ongoing advice as the works progress. This advice is evident through Phreatic Consulting: Interim Advice 1, AUDIT Sutherland Hospital Part A - Operating Theatre Complex: Review of Remedial Action Plan 1/2/2022 and Phreatic Consulting Interim Advice 2, AUDIT Sutherland Hospital Part A - Operating Theatre Complex: Review of Site Assessment 9/2/2022.

This second audit noted that an updated Remediation Action Plan has been prepared by JK Environments (JK Environment 5 April 2022). It was also noted that prior to final sign off from the site auditor there are an additional 4 sampling sites required to be tested. The sampling sites had not been tested due to access issues, but these will be completed in the coming weeks.

The final four sampling sites were completed in this third audit period. The Final RAP has been prepared and the EPA approved site auditor has prepared the site audit report and issued the Site auditor statement on the 20 January 2023, confirming that the site is fit for its intended use.

Waste

The EIS identified the volume and waste streams expected during construction.

These findings have been transferred to the Environmental Management & Sustainability Plan (EMP) Prepared by Hindmarsh 14/10/2021. The EMP addresses waste management in Section 16.10. The requirements of the waste management plan including waste and material tracking are being met. This is evident through waste separation on site and waste tracking via the Kamliaroi Waste & recycling reports.

Soil and Water

The EIS notes that the existing site stormwater catchments remain relatively unchanged. The EIS also included a concept a Soil and Erosion Sediment Control Plan. These requirements have been transferred to the construction Soil and Erosion Sediment Control plan – CV-DG-50001. Implementation of these controls is checked via EIGS (environmental) inspections. The audit found that these inspections are occurring, and any maintenance requirements are being addressed.

3.12. Site Inspection

A site inspection was undertaken on the 31 March 2023. The inspection covered the entire perimeter of the site, the hoarding, waste collection areas, draining and erosion and sediment control, and the underneath of the newly constructed MRI building.

All structural work is now completed and internal fit out is now commencing.

Site entrances and exits were inspected. A bund was observed at the site entrance to prevent mud tracking.

3.13. Site Interviews

Site interviews occurred with the following staff:

- Reg Struwig (Hindmarsh Project Manager) – Reg was the primary contact for all construction related documentation
- Aivy Le (Hindmarsh Site Engineer)
- Gavin Statham (Turner & Townsend PM)

3.14. Actions from Previous Annual Review and Compliance Reports

This is the third audit of the project. There is no compliance reporting required by the conditions during the construction phase of this project.

The review of plans required by A30 c), found that no updates to plans or strategies were required, however a review was undertaken as required by the condition.

3.15. Continual Improvement Opportunities

It is noted that the project website is at:

<https://www.hinfra.health.nsw.gov.au/projects/project-search/sutherland-hospital-operating-theatre-complex>

However when the auditor was searching for project updates the latest update was not linked this site, rather it was located on the health Infrastructure News site at:

<https://www.hinfra.health.nsw.gov.au/news/latest/latest/sutherland-hospital-operating-theatre-complex-reac>

This opportunity for improvement was also raised in the second audit.

3.16. Key Strengths

The auditor notes the following key strengths as observed during the audit:

1. Both Turner & Townsend (Formerly CBRE) and Hindmarsh were very familiar with the conditions of consent and understood the requirements for compliance
2. Internal compliance tracking made information accessible and easy to find.

4. Recommendations

4.1. Recommended Actions

Five non compliances were identified during this audit. Three of the five non compliance were regarding submission or display of the independent audit report. It is recommended that a system is implemented that tracks the timing around submission and uploading the audit report to the website so that these timeframes are not missed.

The table below provides a summary of non compliances raised in this third audit.

No	Condition	Finding & recommendation
A2	Terms of Consent The development may only be carried out: in compliance with the conditions of this consent;	The audit found that the project is largely being carried out in compliance with the conditions of consent. However 4 other non compliances were raised in this audit and there fore the project is not in compliance with all conditions of the consent.
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:	Reporting on the performance of the project is via the audit report. The Second audit report (October 2022) was not on the website at the time of the audit. It is noted that this was subsequently updated during the preparation of this third audit report and it is now available. No further action is required.

No	Condition	Finding & recommendation
	<p>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;</p> <p>iv) 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;</p> <p>(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;</p>	
C42	<p>In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must:</p> <p>(c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.</p>	<p>It was noted at time of the third audit that the October 2023 Audit report was not available on the website. It is noted that this was subsequently updated during the preparation of this third audit report and it is now available.</p> <p>No further action is required</p>
C43	<p>Independent Audit Reports and the applicant/proponent'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.</p>	<p>The October 2022 (second) audit report was provided to the DPE but not within the two month time frame.</p> <p>No further action required.</p>
D9	<p>Fire Safety Certification</p> <p>Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part</p>	<p>Individual safety certificates have been issued for components of work, however a Fire safety Certificate is yet to be issued as the LHD has undertaken their annually fire safety check and therefore a certificate cannot be issued. A fire safety certificate for the new and modified areas, but not the</p>

No	Condition	Finding & recommendation
	of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	<p>existing areas of the hospital.</p> <p>The non conformance is around the fact that the Fire Safety Certificate hasn't been submitted to Council or relevant agency nor was it displayed at the time of the audit, despite this part of the building being occupied.</p> <p>The fire safety certificate, including that required form the LHD should be obtained and provided to council as soon as its available.</p> <p>It is noted that this was subsequently finalised during the preparation of this audit report.</p>

4.2. Opportunities for Improvement.

As identified in Section 3.16 above, it would be useful if the project news/updates was linked from the Health Infrastructure news website to the Sutherland Hospital Operating Theatre Complex project website.

Appendix A: Audit table

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
PART A ADMINISTRATIVE CONDITIONS						
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.	Document review and site visit	The audit found that the project is being managed to prevent material harm to the environment.	C	C	C
A2	Terms of Consent The development may only be carried out: (a) in compliance with the conditions of this consent;	Document review and site visit	The audit found that the project is largely being carried out in compliance with the conditions of consent. However four other non compliances have been raised for this audit report therefore the project is not in compliance with the conditions of this consent.	C	C	NC
	(b) in accordance with all written directions of the Planning Secretary;	Document review and site visit	One warning letter (DPE 11 May 2022) has been issued regarding a non-compliance with Condition C39. This was in relation to the first audit being undertaken prior to written endorsement of the independent audit. This has	NT	NT	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #																																																																								
			subsequently occurred. There were no written directions associated with the letter.																																																																											
	(c) generally in accordance with the EIS and Response to Submissions;	Document review and site visit	The audit found that the project is largely being carried out in compliance with the EIS and response to submissions	C	C	C																																																																								
	(d) in accordance with the approved plans in the table below: <table><tr><th colspan="4">Architectural plans prepared by HDR</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>HDR-AR-DG-010300</td><td>3</td><td>Proposed Site Plan</td><td>13/1</td></tr><tr><td>HDR-AR-DG-010350</td><td>4</td><td>Level 02 Existing Site Plan</td><td>13/1</td></tr><tr><td>HDR-AR-DG-010352</td><td>1</td><td>Proposed Landscape Plan</td><td>13/1</td></tr><tr><td>HDR-AR-DG-150100</td><td>3</td><td>Building Elevations – North & South</td><td>13/1</td></tr><tr><td>HDR-AR-DG-150200</td><td>3</td><td>Building Elevation – West</td><td>13/1</td></tr><tr><td>HDR-AR-DG-160100</td><td>3</td><td>Building Sections</td><td>13/1</td></tr><tr><td>HDR-AR-DG-160300</td><td>3</td><td>Building Sections</td><td>13/1</td></tr><tr><td>HDR-AR-DG-600100</td><td>2</td><td>Materials – Building Finishes and Colours</td><td>13/1</td></tr><tr><td>HDR-AR-SSD-111200</td><td>2</td><td>General Arrangement – Level 02 - SSD</td><td>13/1</td></tr><tr><td>HDR-AR-SSD-111300</td><td>2</td><td>General Arrangement – Level 03 - SSD</td><td>13/1</td></tr><tr><td>HDR-AR-SSD-111400</td><td>2</td><td>General Arrangement – Level – 04 - SSD</td><td>13/1</td></tr><tr><td>HDR-AR-SSD-111500</td><td>2</td><td>General Arrangement – Level 05 Roof Plant - SSD</td><td>13/1</td></tr><tr><td>HDR-AR-SSD-800101</td><td>2</td><td>Indicative View 01</td><td>13/1</td></tr><tr><td>HDR-AR-SSD-800102</td><td>2</td><td>Indicative View 02</td><td>13/1</td></tr><tr><td>HDR-AR-DG-030200</td><td>4</td><td>Demolition Plan – Level 02</td><td>22/0</td></tr><tr><td>HDR-AR-DG-030300</td><td>4</td><td>Demolition Plan – Level 03</td><td>22/0</td></tr></table>	Architectural plans prepared by HDR				Dwg No.	Rev	Name of Plan	Date	HDR-AR-DG-010300	3	Proposed Site Plan	13/1	HDR-AR-DG-010350	4	Level 02 Existing Site Plan	13/1	HDR-AR-DG-010352	1	Proposed Landscape Plan	13/1	HDR-AR-DG-150100	3	Building Elevations – North & South	13/1	HDR-AR-DG-150200	3	Building Elevation – West	13/1	HDR-AR-DG-160100	3	Building Sections	13/1	HDR-AR-DG-160300	3	Building Sections	13/1	HDR-AR-DG-600100	2	Materials – Building Finishes and Colours	13/1	HDR-AR-SSD-111200	2	General Arrangement – Level 02 - SSD	13/1	HDR-AR-SSD-111300	2	General Arrangement – Level 03 - SSD	13/1	HDR-AR-SSD-111400	2	General Arrangement – Level – 04 - SSD	13/1	HDR-AR-SSD-111500	2	General Arrangement – Level 05 Roof Plant - SSD	13/1	HDR-AR-SSD-800101	2	Indicative View 01	13/1	HDR-AR-SSD-800102	2	Indicative View 02	13/1	HDR-AR-DG-030200	4	Demolition Plan – Level 02	22/0	HDR-AR-DG-030300	4	Demolition Plan – Level 03	22/0	Document review and site visit	The audit found that the all the plans below are being used to undertake construction of the project	C	C	C
Architectural plans prepared by HDR																																																																														
Dwg No.	Rev	Name of Plan	Date																																																																											
HDR-AR-DG-010300	3	Proposed Site Plan	13/1																																																																											
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HDR-AR-DG-030300	4	Demolition Plan – Level 03	22/0																																																																											

Appr oval ID	Requirement				Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
	HDR-AR-DG-030400	4	Demolition Plan – Level 04	22/0					
	Landscape plans prepared by Arcadia								
	Dwg No.	Rev	Name of Plan	Date					
	L-100	1	Coversheet	23/0					
	L-101	1	Masterplan - Ground	23/0					
	L-102	1	Masterplan – L03	23/0					
	L-201	1	Setout & Grading Plan	23/0					
	L-202	1	Setout & Grading Plan	23/0					
	L-202	1	Setout & Grading Plan	23/0					
	L-204	1	Setout & Grading Plan	23/0					
	L-205	1	Setout & Grading Plan	23/0					
	L-300	1	Materials Schedule	23/0					
	L-301	1	Hardworks	23/0					
	L-302	1	Hardworks	23/0					
	L-303	1	Hardworks	23/0					
	L-304	1	Hardworks	23/0					
	L-305	1	Hardworks	23/0					
	L-400	1	Softworks Plan	23/0					
	L-401	1	Softworks Plan	23/0					
	L-402	1	Softworks Plan	23/0					
	L-403	1	Softworks Plan	23/0					
	L-404	1	Softworks Plan	23/0					
	L-405	1	Softworks Plan	23/0					
	L-501	1	Section 01	23/0					
	L-502	1	Section 02	23/0					
	L-600	1	Paving Details	23/0					
	L-610	1	Wall + Fence Details	23/0					
	L-620	1	Step + Handrail Details	23/0					
	L-630	1	Furniture	23/0					
	L-631	1	Furniture	23/0					
	L-650	1	Softworks Details	23/0					
	Civil plans prepared by Acor Consultants								
	Dwg No.	Rev	Name of Plan	Date					
	CV-DG-1001	B	Cover Sheet, Drawing Index and Legend	July					
	CV-DG-1002	B	Notes	July					
	CV-DG-1005	B	Details Sheet 1	July					
	CV-DG-1006	B	Details Sheet 2	July					
	CV-DG-1007	B	Details Sheet 3	July					
	CV-DG-3001	C	Civil Works Plan	July					
	CV-DG-3100	A	Stormwater Management Plan	July					
	CV-DG-5001	B	Soil Erosion and Sediment Control Plan	July					

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:					
	(a) the content of any strategy, study, system, plan, program, review, audit, notification, report or 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;		A written warning (DPE 11 May 2022) was received regarding a non compliance in relation to condition C39 and the requirement for the independent auditor to be agreed to in writing by the secretary (DPE) prior to commencement of any independent audit. There was no further action required by DPE regarding the warning as the auditor had subsequently been agreed to.	NT	C	C
	(b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and		Nil to date	NT	NT	NT
	(c) the implementation of any actions or measures contained in any such document referred to in (a) above.		Refer to A3 a) above	NT	NT	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
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 <u>A2(c)</u> . In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition <u>A2(c)</u> , the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.		No conflict	NT	NT	NT
A5	Limits of Consent This consent lapses five years after the date of consent unless work is physically commenced.		Noted	NT	NT	NT
A6	Prescribed Conditions The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	CC1 CC2 and CC3	It is noted that there is no Part 6, Division 8A of the EP&A Regulation however that this condition is likely referring to Part 6 Division 8 clause 98 which relates to compliance with the Building Code of Australia. The Certifier for the project is undertaking progressive assessment of the works for compliance with the BCA as evidenced in CC1 CC2 and CC3.	C	C	C
A7	Planning Secretary as Moderator 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		No disputes to date	NT	NT	NT

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
	matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.					
A8	Evidence of Consultation Where conditions of this consent require consultation with an identified party, the Applicant must: (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: (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.	Council correspondence: Email dated 6/10/2021 Return email from Council dated 19/1/2021 TfNSW Correspondence 30/11/2021 & 1/12/2021	Email evidence showed that TfNSW & council were consulted and that Hindmarsh addressed comments regarding the Pedestrian and Traffic Management Plan	C	C	C
A9	Staging The project may be constructed and operated in stages. 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	Construction staging report prepared by Health Infrastructure November 2021	DPE evidence that the report was lodged on the 22/11/2021. Works commenced on the 4/1/2022 therefore the plan was prepared more than one month prior.	C	C	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
	the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).					
A10	A Staging Report prepared in accordance with condition A9 must:	Construction staging report prepared by Health Infrastructure November 2021	The construction staging report addresses all requirements of this condition. No change to the staging report – for Audit 3	C		C
	(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;	Construction staging report Section 1.2		C	C	C
	(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	Construction staging report Section 2		C	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
	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; and	Construction staging report Section 3		C	C	C
	(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	Construction staging report Section 4		C	C	C
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	CC1 dated 22 December 2021 CC2 10 March 2022 and CC3 28 July 2022	Construction Certificate (CC) 1, CC2 and CC3 show that staging is occurring in accordance with the staging report.	C	C	C
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		Noted	C	C	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
	that stage as identified in the Staging Report.					
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), 	Construction staging report prepared by Health Infrastructure November 2021	The staging report was prepared concurrently with other plans therefore no updates have been required. Staging is being managed through staged construction certificates as follows: <ul style="list-style-type: none"> • CC1 Early works (22 December 2021) • CC2 Structural works (10 March 2022) • CC3 remainder of works and fit out (28 July 2022) 	NT	NT	NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
	<p>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</p> <p>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).</p>					
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		Noted	NT	NT	NT

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
	Secretary.					
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 being undertaken with all parties required to be consulted in the relevant condition in this consent.		Noted	NT	NT	NT
A16	Updated strategies, plans (including management plan, architectural or design plan), or programssupersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.		Noted	NT	NT	NT
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 relevantrequirements of the BCA. <i>Notes:</i> <ul style="list-style-type: none"> Part 8 of the EP&A Regulation sets out the requirements for the certification of the development. 	Acor consultants Structural engineering certificate for early works 15/12/2021 Acor consultants Structural engineering certificate for Main building works and refurbishment of the existing Level 3 Theatre 4/3/2022	Accor have certified that the structural elements of the project for the Early works including bulk earthworks, in ground services, new in-ground structure, new ground floor slab and Main building works and refurbishment of the existing Level 3 Theatre comply with the relevant Australian Standards. No further structural certificates have been required at audit 3	C	C	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
A18	The External Walls and Cladding The external walls of all buildings including additions to existing buildings must comply with therelevant requirements of the BCA.	NBRS architecture letter dated 11/2/2022	NBRS Architecture confirm that the alterations and extensions to the South Wing building met the requirements of design of the above has been undertaken to meet the requirements of the Building Code of Australia (BCA 2019)	C	C	C
A19	External Materials The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in condition <u>A2</u> . Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided: <ul style="list-style-type: none"> 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 any approved changes to the external colours and/or building materials is provided to the Planning Secretary for information. 	NBRS architecture letter dated 11/2/2022 & 22/06/2022	NBRS Architecture confirm that the external colours, materials and finishes of the alterations and extensions to the South Wing building are consistent with the approved SSDA. Refer to D3.	C	C	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
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.		Noted	C	C	C
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.		Nil to date	NT	NT	NT
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	Independent Audit Plan March 2022 Extended working hours acoustic assessment (Pulse White Noise Acoustics April 2022) Extended working hours compliance assessment (Pulse White Noise	Independent Audit Plan prepared and submitted to DPIE on 4/3/2022. The out of hours works undertaken in June 2022 required attended noise monitoring to be undertaken. The monitoring was undertaken by a qualified acoustic consultant and all data was recorded in the June 2022 PWNA report. No further noise monitoring has occurred – no further out of works has occurred.	C	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
	<p>the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.</p> <p><i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i></p>	Acoustics June 2022)				
A23	<p>Access to Information</p> <p>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:</p>	Email dated 6/12/2022	Email dated 6/12/2022 confirming that the website was live and all documents were uploaded. Construction commenced on the 4 January 2022 so information was uploaded well before the 48 hours.	C	C	C
	<p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p>					

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
	(i) the documents referred to in condition <u>A2</u> of this consent;	https://www.hinfra.health.nsw.gov.au/WWW_Hinfra/media/Sitelimages/Team%20Profiles/A2-Approved-Plans.pdf	All documents were available at the time of the audits.	C	C	C
	(ii) all current statutory approvals for the development;	https://www.hinfra.health.nsw.gov.au/WWW_Hinfra/media/Sitelimages/Team%20Profiles/SSD-11099584-Development-Consent.pdf	The SSD consent is available	C	C	C
	(iii) all approved strategies, plans and programs required under the conditions of this consent;	https://www.hinfra.health.nsw.gov.au/projects/project-search/sutherland-hospital-operating-theatre-complex	The Environmental Management Plan, Noise and Vibration Management Plan, Construction Traffic and Pedestrian Management Plan, Demolition Work Plan and Staging report are all available on the website.	C	C	C
	(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;	https://www.hinfra.health.nsw.gov.au/projects/project-search/sutherland-hospital-operating-theatre-complex https://www.hinfra.health.nsw.gov.au/WWW_Hinfra/media/Sitelimages/PDF/Children's%20Hospital%20at%20Westmead/21-	Reporting on the performance of the project is via the audit report. The March 2022 audit report was available on the website but the Second audit report (October 2022) was not on the website at the time of the audit. It is noted that this was subsequently updated during the preparation of this third audit report and it is now available. A complaints register is also provided on the website, although it is noted that there have been no complaints to date. Also provided on the	NT	C	NC

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
		949-Sutherland-Hospital-audit-2-Final.pdf	website is the Out of hours work approval (refer to C6)			
	(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;	https://www.hinfra.health.nsw.gov.au/projects/project-search/sutherland-hospital-operating-theatre-complex	There is no monitoring specifically required as part of the consent. However it is noted that the PWNA (April 2022) Extended Working Hours Acoustic Assessment is provided on the website, as is the complaints register and the first audit report and proponents response. It is noted that the second audit report and proponents response is not provided on the website. This has already been raised as a NC against COC 23 a iv	C	C	NC
	(vi) a summary of the current stage and progress of the development	https://www.hinfra.health.nsw.gov.au/news/latest/latest/sutherland-hospital-operating-theatre-complex-reac	It is noted that although there is a project updated that occurred in July 2022, and another in September 2022 this is not linked to the main project website for this project. This has been identified as an opportunity for improvement.	C	C	C
	(vii) contact details to enquire about the development or to make a complaint;	https://www.hinfra.health.nsw.gov.au/contact/contact https://www.hinfra.health.nsw.gov.au/news/latest/latest/sutherland-hospital%E2%80%99s-new-mri-machine-	There is a generic contacts tab on the website	C	C	

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
		arrives-on-s				
	(viii) a complaints register, updated monthly	https://www.hinfra.health.nsw.gov.au/WW_W_Hinfra/media/Sitelimages/Content/220510-Complaints-Register-Draft.pdf	There is a complaints register on the project website. There have been no complaints in this reporting period.	NT	C	C
	(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;	https://www.hinfra.health.nsw.gov.au/WW_W_Hinfra/media/Sitelimages/Content/21-949-Sutherland-Hospital-Independent-Audit-Report.pdf	The March 2022 audit report was available on the website, however the second audit report undertaken in September 2022 was not available on the website at the time of the audit. It is noted that this has been subsequently provided on the website during the preparation of this audit report.	NT	C	NC
	(x) any other matter required by the Planning Secretary; and		Noted	NT	NT	NT
	(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.		Noted	NT	NT	NT

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
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.	Site induction – slide 19 of the induction	Site induction references the conditions of consent and also indicates where conditions can be viewed. Conditions are issued to contractors and subcontractors in the contract.	C	C	C
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 notifiable incidents to date	NT	NT	NT
A26	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2 .			NT	NT	NT
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 projects portal	Email dated 7/4/2022 and DPE major projects receipt re non compliances	Non compliances were raised in the first audit in the 31 March 2022. Email evidence was sighted showing that DPE were notified within 7 days as required by this condition There were no non compliance raised in the second audit report and no other non compliances have been raised in this	NT	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
	within seven days after they identify any non- compliance.		reporting period.			
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.	Email dated 7/4/2022 and DPE major projects receipt re non compliances	Non compliances were raised in the first audit in the 31 March 2022. The notification included the information required by this condition There were no non compliance raised in the second audit report and no other non compliances have been raised in this reporting period.	NT	C	NT
A29	A non-compliance which has been notified as an incident does not need to also be notified as anon-compliance.		Noted	NT	C	C
A30	Revision of Strategies, Plans and Programs Within three months of:					
	(a) the submission of a compliance report under condition <u>A33</u> ;		No Compliance reports have been required to date.	NT	NT	NT
	(b) the submission of an incident report under condition <u>A26</u> ;		There have been no incidents to date	NT	NT	NT

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
	(c) the submission of an Independent Audit under condition <u>C42</u> or <u>C43</u> ;	Post approval notification dated 22/7/2022	The first independent audit was completed and submitted on the 7 April 2022. A review of plans was undertaken prior to the three month period and noted no changes required to any plan or strategy. The second independent audit was finalised and submitted October 2022 and a review of the EMP and a review was undertaken on the 3 January 2023 (within the three month period of submission to planning). Notification of the review was submitted to planning on the 18 January 2023	NT	C	C
	(d) the approval of any modification of the conditions of this consent; or		There have been no modifications to date.	NT	NT	NT
	(e) the issue of a direction of the Planning Secretary under condition <u>A2</u> which requires areview, 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.		Nil to date	NT	NT	NT

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
A31	<p>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 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>		Nil to date	NT	C	C
A32	<p>Compliance Reporting</p> <p>Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.</p>		The Compliance Reporting Post Approval Requirements minimum requirements are for the first compliance report to be undertaken within 52 weeks of operation.	NT	NT	NT

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
A33	Compliance Reports must be submitted to the Department in accordance with the timeframes setout in the Compliance Reporting Post Approval Requirements, unless otherwise agreed by the Planning Secretary.		Nil to date	NT	NT	NT
A34	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.		Nil to date	NT	NT	NT
A35	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.		Noted	NT	NT	NT
PART B- DURING CONSTRUCTION						

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
B1	Notification of Commencement 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.	Notification letter to DPIE dated 17 December 2021	Construction commencement was on the 4/1/2022, the fore notification was more than 48hr prior.	C	C	C
B2	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.	Notification letter to DPIE dated 17 December 2021	Construction commencement was on the 4/1/2022, therefore notification was more than 48hr prior.	C	C	C
B3	Certified Drawings Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent	Acor Construction Certificate (CC)1 15/12/2021 Acor Construction Certificate 2 15/12/2021	CC 1 issued by Acor confirms submission of the structural drawings for Main building works and refurbishment of the existing Level 3 theatres as part of the Sutherland Hospital, Operating Theatre Upgrade. CC2 confirms submission of the structural drawings for Early works including bulk earthworks, in ground services, new in-ground structure, new ground floor slab as part of the Sutherland Hospital, Operating Theatre Upgrade.	C	C	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
B4	External Walls and Cladding 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 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.	NBRE Letter dated 17 June 2022 re A 19 and B4 NBRE Letter dated 22 June 2022	NBRE have confirmed in draft documentation the external walls and cladding have external colours, materials and finishes that are consistent with the approved SSDA and comply with the requirements of the BCA.	NT	NT	C
B5	Pre-Construction Dilapidation Report – Protection of Public Infrastructure Prior to the commencement of construction, the Applicant must:					
	(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	Disruption Notice 1 issued 13 October	DN01 showed evidence of consultation regarding access to the hospital	C	C	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
	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;	Project Solutions Pty Limited Kingsway & Kareena Road, Caringbah The Sutherland Hospital Dilapidation Report 20/9/2021 Project Solutions Pty Limited Kareena Road, Caringbah The Sutherland Hospital Dilapidation Report 20/10/2021	A pre construction dilapidation report was prepared for the hospital and for the adjacent public domain areas on Kareena Road. The report was submitted to Council on the 1/11/2021	C	C	C
	(c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and	Email correspondence with Council – 1/11/2021 Aconex documentation providing evidence of submission to Health Infrastructure (Asset owner) 1/11/2021	The report was submitted to Council and HI on the 1/11/2021	C	C	C
	(d) provide a copy of the Pre-Construction Dilapidation Report to the Planning	Noted		NT	NT	NT

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
	Secretary when requested					
B6	Pre-Construction Survey – Residential Properties Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of residential buildings that are likely to be impacted by the development.	Letter to residents Dated 15/11/2021 and CVNMP	The construction noise and vibration management plan prepared by Pulse White Acoustics states that Vibration – Based on the proximity of the surrounding receivers to the works attended vibration measurements of typical ground works and construction activities are expected to comply with all vibration criteria detailed in this report without additional treatments or mitigations and therefore ongoing vibration measurements or monitoring is not recommended. Based on this information it was determined that there are no residential buildings that are likely to be impacted by the development.	C	C	C
B7	Where the offer for a pre-construction survey is accepted (as required by condition B6), the Applicant must arrange 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.		Noted	NT	NT	NT

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
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:		No buildings are anticipated to be impacted by vibration.	NT	NT	NT
	(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;		Letter has been provided but it notes that no vibration impacts are expected as a result of the works	NT	NT	NT
	(b) submit a copy of the Pre-Construction Survey Report to the Certifier; and			NT	NT	NT
	(c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary when requested.			NT	NT	NT
B9	Ecologically Sustainable Development Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate to the	JHA Consulting Engineers ESD Services Certificate of Design for CC#2 28/2/2022	JHA have confirmed that the design is compliant with this condition.	C	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
	Certifier that the ESD initiatives recommended by the ESDreport (' <i>The Sutherland Hospital Operating Theatre Upgrade Project (TSHOTUP) ESD SEARS Report (Revision 01)</i> ' prepared by Steensen Varming and dated 18 January 2021) have been incorporated into the design of the development.					
B10	The project is to achieve compliance with the Health Infrastructure Engineering Services Guidelines (including Design Guidance Note No. 058) by attaining a minimum of 60 points in accordance with the ESD Evaluation Tool.	JHA Consulting Engineers ESD Services Certificate of Design for CC#2 28/2/2022	JHA have confirmed that the design is compliant with this condition.	C	C	C
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	Raston Group design statement 9/11/2021 Submitted to certifier 15/11/2021 Zoro consulting engineers 16 June 2022	Raston Group have confirmed that lighting 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. Although evidence of compliance has been submitted to certifier this condition is not triggered as this document hasn't been approved by the certifier and	NT	NT	NT

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
	and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.		lighting is yet to be installed.			
B12	Demolition Prior to the commencement of construction, demolition work plans required by AS 2601-2001 <i>The demolition of structures</i> (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.	Demolition work plans Noble Works Australia Pty Ltd 25/11/2021 Evidence of submission to the certifier Blackett MacGuire and Goldsmith dated 28/11/2021 DPIE Submission via planning portal dated 06/12/2021	Demolition work plans completed and provided to the certifier & DPIE.	C	C	C
B13	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 <i>Environmental Management Plan Guideline: Guideline for Infrastructure Projects</i> (DPIE April 2020).	EMP	The EMP broadly complies with this guideline.	C	C	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
	<p>Note:</p> <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. 					
B14	<p>Construction Environmental Management Plan</p> <p>Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary for information. The CEMP must include, but not be limited to, the following:</p> <p>(a) Details of:</p>	<p>Environmental Management & Sustainability Plan(EMP) Prepared by Hindmarsh 14/10/2021 DPIE post approval forms 6/12/2021, 31/1/2022</p>	Plans have been submitted to the certifier and DPIE	C	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
	(i) hours of work;	Project management plan	Hours of work are included in the Project management plan, page 4. The CEMP includes a reference to the Project Management Plan. Contact details and hours of work are also on the site notice, facing the street at the front of the building.	C	C	C
	(ii) 24-hour contact details of site manager;	Project Management Plan	24hour contact details are included in the Project management plan, page 4. The CEMP includes a reference to the Project Management Plan. Contact details and hours of work are also on the site notice, facing the street at the front of the building.	C	C	C
	(iii) management of dust and odour to protect the amenity of the neighbourhood;	EIG005 Atmospheric Emissions	Environmental Instruction Guidelines (EIG) are referenced in the EMP. The EIGs include specific management measures to address that particular risk.	C	C	C
	(iv) stormwater control and discharge;	Soil and Erosion Sediment Control plan – CV-DG-50001 issued 4.2.2021	All water management controls are detailed in the Soil and Erosion Sediment Control plan	C	C	C
	(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;	EMP & CTPMSP	Appendix A of the construction management plan has a delivery drive code of conduct which references mud tracking. Appendix A of the EMP has a check in the checklist for mud tracking	C	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
	(vi) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;		There are no night works planned at this stage, therefore no external lighting is being used in construction at this stage.	NT	C	C
	(b) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;	EMP - EIG012-Heritage \Culture Management \Disturbance	The unexpected finds protocol is noted in EIG012-Heritage \Culture Management \Disturbance	C	C	C
	(c) Construction Traffic and Pedestrian Management Sub-Plan (see condition <u>B15</u>);	B15	Refer B15	C	C	C
	(d) Construction Noise and Vibration Management Sub-Plan (see condition <u>B16</u>);	B16	Refer B16	C	C	C
	(e) Construction Waste Management Sub-Plan (see condition <u>B17</u>);	B17	Refer B17	C	C	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
B15	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:	Construction Traffic and Pedestrian Management Plan The Sutherland Hospital Operating Theatre Complex – Rev04 (Prepared by Emma Clohessy on behalf of Hindmarsh)				C
	(a) be prepared by a suitably qualified and experienced person(s);	Emma Clohessy Licence number 0052225057 exp 27/11/21	Plan prepared by Emma Clohessy Licenced Traffic controller and design of TMPs	C	C	C
	(b) be prepared in consultation with Council and TfNSW;	Council correspondence: Email dated 6/10/2021 Return email from Council dated 19/1/2021 TFNSW Correspondence 30/11/2021 & 1/12/2021	Email evidence showed that TfNSW & council were consulted and that Hindmarsh addressed comments	C	C	C
	(c) detail the measures that are to be	Section 2 CTPMSP	Section 2 of the plan covers all these aspects	C	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
	implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; and					
	(d) detail heavy vehicle routes, access and parking arrangements.	Appendix D CTPMSP	Appendix D of the CTPMSP displays the routes taken from all approach directions and details access arrangements.	C	C	C
B16	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:	The Sutherland Hospital, Operating Theatre Upgrade – Construction Noise and Vibration Management Sub-Plan 20/10/2021 Prepared by Pulse White Noise Acoustics		C	C	C
	(a) be prepared by a suitably qualified and experienced noise expert;		The plan was prepared by Pulse White Noise Acoustics Pty Ltd	C	C	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
	(b) describe procedures for achieving the noise management levels in EPA's <i>Interim Construction Noise Guideline</i> (DECC, 2009);		Details of the assessment for the proposed construction activities are included in Section 8 of the report	C	C	C
	(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;		Included in Section 8.11 of the plan	C	C	C
	(d) include strategies that have been developed with the community for managing high noisegenerating works;	CNVMSPP Section 9	Included in CNVMSPP Section 9	C	C	C
	(e) describe the community consultation undertaken to develop the strategies in condition <u>B16(d)</u> ;	CNVMSPP Section 9	Included in CNVMSPP Section 9	C	C	C
	(f) include a complaints management system that would be implemented for	CNVMSPP Section 9.1 & 9.2	Included in CNVMSPP Section 9.1 & 9.2	C	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
	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 <u>B13</u> .	CNVMSPP Section 7	Included in CNVMSPP Section 7	C	C	C
B17	The Construction Waste Management Sub-Plan (CWMSPP) must address, but not be limited to, the procedures for the management of waste including the following:	Environmental Management & Sustainability Plan (EMP) Prepared by Hindmarsh 14/10/2021	The EMP addresses waste management in Section 16.10	C	C	C
	(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; and	Monthly waste reports (April, June, July August 2022)	Section 16.10 of the EMP identifies the expected streams of waste, Waste generated during construction is recorded via tipping dockets and waste reports from Kamliaroi.	C	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
	(b) information regarding the recycling and disposal locations.		Section 16.10 of the EMP identifies the waste facility location for the project.	C	C	C
B18	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:	CTPMP Section 2.15 &– Appendix A Induction material Aconex records of management plans issued to sub contractors.	Induction material includes components of code. CTPMP is issued to subcontractors.	C	C	C
	(a) minimise the impacts of earthworks and construction on the local and regional road network;	Section 2.15		C	C	C
	(b) minimise conflicts with other road users;	Section 2.15		C	C	C
	(c) minimise road traffic noise; and	Section 2.15		C		C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
	(d) ensure truck drivers use specified routes.	Appendix D		C	C	C
B19	Construction Parking Prior to the commencement of 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 in order to minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be provided to the Planning Secretary for information.	CTMP Section 2.4, 2.5 and 2.6 DPIE communication dated 06/12/2021	The CTMP addresses these requirements in Section 2. A copy was provided to DPIE on 06/12/2021	C	C	C
B20	Soil and Water Prior to the commencement of construction, the Applicant must:					
	(a) install erosion and sediment controls on the site to manage wet weather events;	Site visit and Soil and Erosion Sediment Control plan – CV-DG-50001 issued 4.2.2021	The site visit noted that erosion controls were installed in accordance with the Erosion Sediment Control plan	C	C	C
	(b) divert existing clean surface water around operational areas of the site;	Site visit and Soil and Erosion Sediment Control plan – CV-DG-50001 issued 4.2.2021	The site visit noted that erosion controls were installed in accordance with the Erosion Sediment Control plan.	C	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
B21	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 (4 th edition, Landcom 2004) commonly referred to as the 'Blue Book'.	Site visit and Soil and Erosion Sediment Control plan – CV-DG-50001 issued 4.2.2021	The site visit noted that erosion controls were installed in accordance with the Erosion Sediment Control plan	C	C	C
B22	Operational Noise – Design of Mechanical Plant and Equipment Prior to installation of mechanical plant and equipment:	JEC Air conditioning Design Certificate-Mechanical Services				C
	(a) a detailed assessment of mechanical plant and equipment with compliance with the relevant project noise trigger levels as recommended in the ' <i>Noise & Vibration Impact Assessment for SSDA (SSD-11099584) (Revision G)</i> ' dated 10 August 2021 and prepared by JHA Services must be undertaken by a suitably qualified person; and	JEC air conditioning Services 14 June 2022 PWNA (14 December 2022) Operational Noise Compliance testing	Mechanical plant and equipment had not been installed at the time of the second audit, however the assessment of mechanical plant and equipment with compliance with the relevant project noise trigger levels as recommended in the ' <i>Noise & Vibration Impact Assessment for SSDA (SSD-11099584) (Revision G)</i> ' has been completed in the JEC report prepared in June 2022. The (dec 2022) report notes that the project is compliant with the condition D8 and includes reference to the JHA (August 2021) report	NT	C	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
	(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 recommended operational noise levels identified in the 'Noise & Vibration Impact Assessment for SSDA (SSD-1099584) (Revision G)' dated 10 August 2021 and prepared by JHA Services.	CC3 PWNA (14 December 2022) Operational Noise Compliance testing Certifier Compliance 19 January 2023.	The JEC report was incorporated and certified in CC3. A further assessment of operational noise has been undertaken (PWNA Dec 2022) and submitted to the certifier (Blackett McGuire Goldsmith) 19 January	NT	C	C
B23	Landscaping Prior to the commencement of construction, the Applicant must prepare a revised Landscape Plan to manage the revegetation and landscaping works on-site, to the satisfaction to the Certifier. The plan must:	Plant Schedule prepared by Arcadia 13/4/2021 Arcadia L-401 to 405 landscape plans		C	C	C
	(a) provide for the planting of 19 trees on-site;	Plant Schedule prepared by Arcadia 13/4/2021 Arcadia L-401 to 405 landscape plans	Planting schedule includes 19 trees	C	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
	(b) detail the location, species, maturity and height at maturity of plants to be planted on-site;	Plant Schedule prepared by Arcadia 13/4/2021 Arcadia L-401 to 405 landscape plans	The associated landscape design drawings include the location and the Plant schedule includes species, maturity and height at maturity	C	C	C
	(c) include species (trees, shrubs and groundcovers) indigenous to the local area, including: <i>Eucalyptus paniculata</i> (Grey Ironbark), <i>Eucalyptus globoidea</i> (White Stringybark), <i>Eucalyptus racemosa</i> (Narrow Leaved Scribbly), <i>Syncarpia glomulifera</i> (Turpentine) and <i>Backhousia myrtifolia</i> (Grey Myrtle);	Plant Schedule prepared by Arcadia 13/4/2021	Planting Schedule includes these species. Landscaping has not commenced	C	C	C
	(d) include the planting of trees with a pot container of 100 litres or greater;		Pot sizes are included in the planting Schedule	C	C	C
	(e) provide details of any landscape retaining walls and planter boxes, which must be constructed in	Arcadia L-401 to 405 landscape plans	Included in the design drawings L-401 - 405	C	C	C

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	masonry, stone or gabions; and					
	(f) include the provision of nest boxes suitable to native fauna likely to use the site. <i>Note: Street tree planting must be in accordance with the "Street Tree Planting Specifications" which are located on Council's website through 'search'. These specifications include the provision of a timber border, tree cage, staked with star pickets and mulching of the trees.</i>	Arcadia Landscape Architecture letter re B23 21/3/2022 Arcadia Landscape plans Issue 3 dated 11 April 2022	The first audit noted that the Landscape architect notes that the planted vegetation once mature will provide a nesting resource for native fauna. This is not the intent of the condition. The condition clearly states that the design should include the provision of nest boxes. If this is deemed unnecessary by an ecologist then DPIE should be contacted to discuss options, including modifying the condition. It was noted during the second audit that the plans included the provision of four nest boxes in Section 3.10 of the plan.	NC	C	C
B24	Construction Access Arrangements Prior to the commencement of construction, evidence of compliance of construction parking and access arrangements with the following requirements must be submitted to the Certifier	Construction Traffic and Pedestrian Management Plan Rev 4 CTPMP		C	C	C
	(a) all vehicles must enter and leave the Site in a forward direction;	Section 2.11 CTPMP	This requirement is included in the CTPMP.	C	C	C
	(b) the swept path of the longest construction vehicle	Swept Path analysis Kontro 5/10/21	Swept path analysis has been undertaken by Kontro	C	C	C

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	entering and exiting the site in association with the new work, as well as manoeuvrability through the site, is in accordance with the latest version of AS 2890.2; and					
	(c) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, has been addressed, applying best practice in road design and traffic management as considered in Austroads, Transport for NSW Guidelines and the Australian Standards.	Section 2.7 CTPMP	This requirement is included in the CTPMP.	C	C	C
B25	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	Aconex correspondence and letter to certifier dated 1/12/2021 Blackett Maguire, Goldsmith (Certifier)	CC1 documentation confirms that the car park is design for 841 spaces and in accordance with the latest versions of AS 2890.1 and AS 2890.6.	C	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
	operational parking and access arrangements with the following requirements must be submitted to the Certifier: (a) a minimum of 841 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;	letter 1/12/2021				
	(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;	Swept Path analysis Kontro 5/10/21	The audit notes that there is currently a modification being prepared to request that the wording of this condition be modified as all car spaces mimic existing and therefore a may not be able to achieve AS 2890.2. A proposed modification has been provided to the certifier (7 Nov 2022) but this has not progressed to submission to planning.	NT	NT	NT
	(c) the ingress and egress crossings must be clearly identified by signage;		CC2 Confirms that the design is compliant with this part of the condition however, it is yet to be constructed	NT	NT	NT
	(d) the internal driveway and car parking area must be concrete or asphalt; and		CC1 Confirms that the design is compliant with this part of the condition however, it is yet to be constructed	NT	NT	NT

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	(e) the maximum longitudinal grade of the driveway must not exceed 12.5%.		CC1 Confirms that the design is compliant with this part of the condition however, it is yet to be constructed	NT	NT	NT
B26	Site Contamination Prior to the commencement of construction, the Applicant must engage a NSW EPA-accredited Site Auditor to provide advice throughout the duration of works to ensure that any work required in relation to soil or groundwater contamination is appropriately managed.	CBRE correspondence dated 15/12/2021	Phreac consulting engaged as the EPA accredited site auditor in December 2021, prior to commencement of construction in January 2022	C	C	C
PART C DURING CONSTRUCTION						
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:	Site Visit	The site visit confirmed that the site notice is compliant with this condition.	C	C	C
	(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;	Site Visit	The site visit confirmed that the site notice is compliant with this condition.	C	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
	(b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period;	Site Visit	The site visit confirmed that the site notice is compliant with this condition.	C	C	C
	(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	Site Visit	The site visit confirmed that the site notice is compliant with this condition.	C	C	C
	(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.	Site Visit	The site visit confirmed that the site notice is compliant with this condition.	C	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
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.	Onsite verification system Plant verification register Telehandler inspection records for the 21/9/2022 Inspection records 28/3/2023 – Manitou (telehandler) – 250 hour service check Onsite repair record 21/2/2023 EWP – onsite form 22/02/2023 – 24/3/2002 – no inspection required Crane 12 January 2023- service history record noted	Hindmarsh uses a tracking system and App called 'teletrack'. The system requires that prior to plat start up a pre start inspection is undertaken. The system actively tracks the equipment. Each piece of equipment has a QR code and each operator has a unique login/identifier. The Manitou telehandler is the only piece of plant on site at the moment	C	C	C
C3	Demolition Demolition work must comply with the demolition work plans required by <i>Australian Standard AS2601-2001 The demolition of structures</i> (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition <u>B12</u> .	Demolition work plans (DWP) Noble Works Australia Pty Ltd 25/11/2021 Clear safe Asbestos clearance certificate 10/12/2021 DWP (Noble works construction 14/3/2023)	Noble works prepared the DWP – Clearsafe confirmed that asbestos work was undertaken in accordance with all requirements and a clearance certificate issued. This shows that this component of the works was undertaken in accordance with the DWP. The March 2023 DWP is for Milestone 2 internal refurbishment of Level 3 of the existing hospital. This works is due to	C	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
			commence in April 2023.			
C4	Construction Hours 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.	Induction Working hours on site notices	Site notice board, there are lockable gates that prevent out of hours access. Working hours are included in the induction Out of hours works were undertaken as approved by DPE – refer to C6 – March – October 2022 audit reporting period but there have been no OOH works in the this 3 audit reporting period.	C	C	C
C5	Notwithstanding condition <u>C4</u> , provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours: (a) between 6pm and 7pm, Mondays to Fridays inclusive; and (b) between 1pm and 4pm, Saturdays.		There were no out of hours works during the first audit period Out of hours work occurred on the 25- 26 May 2022. Refer C6 below There have been no OOH works in the this 3rd audit reporting period.	NT	C	C
C6	Construction activities may be undertaken outside of the hours in condition <u>C4</u> and <u>C5</u> if required: a. by the Police or a public authority for	OOHW documentation with DPIE on 3 May 2022 Pulse White Noise Acoustics (June	There were no out of hours works during the first audit period DPE approved a request for variation of hours on the 3 May 2022, for out of hours	NT	C	NT

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
	<p>the delivery of vehicles, plant or materials; or</p> <p>b. in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or</p> <p>c. where the works are inaudible at the nearest sensitive receivers; or</p> <p>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</p> <p>e. where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works.</p>	2022)	<p>works on the 25- 26 May 2022 (6pm – 6am).</p> <p>The works ended up being delayed until the 8 June 2022.</p> <p>The out of hours works were for a Mobile crane set up for the installation of a Mechanical cooling tower on the roof of the existing hospital.</p> <p>Pulse White Noise Acoustics (June 2022) were engaged to undertake a compliance assessment to ensure noise levels due to the out of hours work (Crane assembling and Operation) on Wednesday 8th June complied with the relevant criteria outlined in the document 220143 - Sutherland Hospital, Operating Theatre Upgrade –Extended Working Hours Acoustic Assessment –R2 prepared by Pulse White Noise Acoustics. Attended noise monitoring at two sites 99 Kareena Road Miranda and 431 Kingsway Caringbah, found that the out of hours work noise levels complied with the Noise criteria for evening works.</p> <p>There have been no OOH works in the this 3rd audit reporting period.</p>			

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C7	Notification of such construction activities as referenced in condition <u>C6</u> must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Aconnex record re letter box drop 27 May 2022.	There were no out of normal hours works during the first audit period. Stakeholders were notified of the out of hours works in June 2022 via a letter box drop.	NT	C	NT
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.		None of these activities have occurred to date.	NT	NT	NT
C9	Implementation of Management Plans The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).	EIG Checklist 23/12, 23/1 24/2 Weekly SEQ inspection 1/2, 8/2, 15/2, 22/2, 1/3, 8/3 and 15/3 Inspection checklists for 17/9/2022, 10/08/2022, 22/07/2022, 30/5/2022,	EIGS (environmental) inspections are undertaken monthly and completed checklist show that these are occurring. The SEQ inspections cover waste, mud tracking, erosion and sediment controls and spills. The audit found that these are being completed weekly. Issues raised in the checks are raised as hazards. A review of raised hazards shows that they are being closed out in the required time frame.	C	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
		<p>And 24/3/2022</p> <p>Weekly SEQ for the 3rd audit period includes: 4/2/2023 23/3/2023 16/3/2023 9/3/2023 29/12/2023 22/12/2023 15/12/2023 8/12/2023</p>	<p>The second audit reviewed the following environmental inspection checklists:</p> <ul style="list-style-type: none"> 17/09/22 (three housekeeping items, no environmental issues) and closed out on the day 10/8/22 (two issues raised and closed out the same day), 22/07/22, no issues noted. <p>Environmental & sustainability checklists are undertaken monthly. The audit reviewed the checklists for the following date:</p> <ul style="list-style-type: none"> 30/08/22 (No environmental issues noted) <p>The checklist for EIG099 Social impact for the following dates:</p> <ul style="list-style-type: none"> 30/05/2022 no issues were raised. 24/3/2022 (weed maintenance noted this day and completed) <p>In addition CBRE do an external inspection of safety (WHS) weekly.</p> <p>Monthly EIG (environmental impact guides) inspections are undertaken for each of the EIGs. The third audit checked that regular inspections are being undertaken in line with the requirements of the Management plan and found that these are occurring including:</p>			

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			31/3/2023 – Tree protection EIG checklist Soil erosion Environmental and Sustainability checklist – 27/2/2023 Noise emission E&S – 25/1/2023 EIF social impact (checks traffic management, community impacts – mud dust and noise) 28/11/2023 No environmental issues were raised in any of the EIGs for this reporting period. Some minor issues were raised in the SEQ – eg: rubbish			
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 unless directed by traffic control.	Code of conduct Site visit CTPMP	The site visit found that all construction vehicles (excluding site personnel vehicles) were contained wholly within the site.	C	C	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	Site Visit	The site visit noted that the hoarding was compliant with this aspect of the condition.	C	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
	(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.	Site Visit	The site visit noted that the hoarding was compliant with this aspect of the condition	C	C	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.	Site Visit	There was no evidence of any obstruction of Public Ways	C	C	C
C13	Construction Noise Limits The development must be constructed to achieve the construction noise management levels detailed in the <i>Interim Construction Noise Guideline</i> (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction	Noise and Vibration monitoring register	A review of noise monitoring undertaken on the 9/2/2022 and 14/02/2022 found that the noise levels were within the noise management levels (70dBA for day works) defined in the CNVMP. Aside from the monitoring undertaken for the out of hours works undertaken in June 2022 (refer C6) no further noise monitoring has been undertaken in this audit period. No noisy works occurred in the 3 rd audit period and therefore noise monitoring was not undertaken to test compliance in this reporting period.	C	C	C

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	Noise and Vibration Management Plan.					
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 <u>C4</u> unless allowed by condition <u>C5</u> .	Induction Driver code of conduct	Gates are locked prior to approved working hours. This is noted in the driver code of conduct	C	C	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 are minimised.	Site visit	Quackers were noted to be in use during the site visit.	C	C	C
C16	Vibration Criteria Vibration caused by construction at any residence or structure outside the site must be limited to: (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	Noise and Vibration monitoring register	A review of vibration monitoring undertaken on the 9/2/2022 and 14/02/2022 found that the vibration levels were well below this criteria and the criteria set in the Noise and Vibration Management Plan. No further vibration monitoring has occurred in the second audit period. No vibratory activities were undertaken in the 3 rd audit reporting period and therefore no monitoring was required to test	C	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
	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).		compliance.			
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 <u>C16</u> .		There are no works within 30m of residential buildings	NT	NT	NT
C18	The limits in conditions <u>C16</u> and <u>C17</u> apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition <u>B16</u> of this consent.		Noted	NT	NT	NT
C19	Tree Protection For the duration of the construction works: (a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;	Photos and Site visit EIG – tree protection 31/3/2023.	There is no evidence that trees have been trimmed. The site inspection noted that the exclusion fencing is intact. An EIG inspection of tree protection occurred on the 31/3/2023 and found no breaches in protection areas	C	C	C

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	(b) all street trees immediately adjacent to the property boundary must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;	Photos and Site visit	Fencing is in place to protect trees	C	C	C
	(c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the ' <i>Aboricultural Impact Assessment Report (Reference: D4222.1)</i> ' prepared by Allied Tree Consultancy and dated January 2021; and	Photos and Site visit	Fencing is in place to protect trees	C	C	C
	(d) if access to the area within any protective barrier is required during the works, it		The audit found no evidence that these areas had been accessed.	NT	NT	NT

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
	must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.					
C20	Air Quality The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Site visit	The first audit noted that the concrete slab was left while preliminary works are underway limit exposed surfaces. The second audit noted that Hindmarsh have a water cart full time on site. The third audit noted that there was very little exposed surface that could generate dust.	C	C	C
C21	During construction, the Applicant must ensure that: (a) activities are carried out in a	Site visit and presence of water cart	The first audit noted that the concrete slab was left while preliminary works are underway limit exposed surfaces. The second audit noted that Hindmarsh	C	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
	manner that minimises dust including emission of windblown or traffic generated dust;		have a water cart full time on site. The works in this 3 rd audit reporting period were around construction and fit out. Dust was not an issue as surfaces are sealed.			
	(b) all trucks entering or leaving the site with loads have their loads covered;	Code of conduct	Included in the code of conduct and observed on site	C	C	C
	(c) trucks associated with the development do not track dirt onto the public road network;	Site visit	There was no evidence of mud tracking. There is a small street sweeper on site.	C	C	C
	(d) public roads used by these trucks are kept clean; and	Site visit	Street sweeper on site through Urban Sweepers	C	C	C
	(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Site visit	The site is very small but the audit noted progressive stabilisation of surface.	C	C	C
C22	Imported Fill The Applicant must:					
	(a) ensure that only VENM, ENM, or other material considered suitable for beneficial reuse	JK Environments letter report 10/1/2022	JK Environments were commissioned to undertake a contamination screening of	C	C	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
	via a general or specific resource recovery exemption issued by NSW EPA is brought onto the site;		imported material sourced from Albion Park Quarry, East West Link, Albion Park Rail, NSW and imported onto Sutherland Hospital. The report found that the Blue metal screening material imported to the site is considered to be suitable for placement as backfill in service trenches at the site. No VENM or ENM has been brought to site in this audit period			
	(b) keep accurate records of the volume and type of fill to be used; and	Imported material register	All material is tracked in the imported materials register. No fill was imported in this reporting period	C	C	C
	(c) make these records available to the Certifier upon request.	Imported material register	Noted	NT	NT	NT
C23	Disposal of Seepage and Stormwater Adequate provisions must be made to collect and discharge stormwater drainage during construction to the 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.	Site visit and ESCP	No discharge of stormwater from the site. Much of the site is still surfaced with concrete. Pits are covered with geofabric material. Stormwater is contained wholly within the site and filtered through sediment fences.	C	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
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.	Assembly point notice Toolbox Induction – slide 4 Emergency drill 26 November 2022.	Notices are provided around the site. Emergency information including assembly points and evacuation routes are in the induction. An emergency drill occurred in Nov 2022, the alarm was manually triggered and staff were required to move to the assembly points	C	C	C
C25	Stormwater Management System Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must: (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the 'Civil Engineering (Document number: ACR-CV-RPT-003, Revision B)' report prepared by ACOR Consultants and dated 18 January 2021; (c) be in accordance with applicable Australian Standards; (d) be in accordance with Sutherland Shire Specification – Stormwater Management (Sutherland Shire Council, 2009); and (e) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater:	Acor CC2 documentation dated 2/3/2022 Soil and Erosion Sediment Control plan – CV-DG-50001 issued 4.2.2021	The Operational stormwater management system has been designed in compliance with this condition and certified in CC2. The soil and erosion plan includes all stormwater infrastructure for both construction and operation.	C	C	C

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	Council Handbook (EPA, 1997) guidelines.					
C26	<p>Unexpected Finds Protocol – Aboriginal Heritage</p> <p>In the event that surface disturbance identifies a new Aboriginal object:</p> <p>(a) all works must halt in the immediate area to prevent any further impacts to the object(s);</p> <p>(b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects</p> <p>(c) the site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is 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 shall only recommence with the</p>		There have been no unexpected finds	NT	NT	NT

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
	written approval of the Planning Secretary.					
C27	Unexpected Finds Protocol – Historic Heritage If any unexpected archaeological relics are uncovered during the work, then: (a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary; (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 (c) works may only recommence with the written approval of the Planning Secretary		There have been no unexpected finds	NT	NT	NT
C28	Waste Storage and Processing All waste generated during construction must be secured and maintained within designated wastestorage areas at all times and must not leave the site onto neighbouring public or private properties.	Site Visit	Skip bins are provided	C	C	C
C29	All waste generated during construction must be assess, classified and managed in accordancewith the Waste	JK environment report 17/12/2021	JK environment undertake testing of material to conform waste classification prior to material leaving the site.	C	C	C

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	Classification Guidelines Part 1: Classifying Waste (EPA, 2014).		There has been no finds of any material that would require further testing or classification to meet the requirements of this condition in this 3 rd audit reporting period.			
C30	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.	Site visit	Any concrete waste is washed in a secured bunded area and allowed to dry on site. This is then broken down and reused onsite. There were no concreting activities on site at the time of audit. There have been no concreting works for the entire audit period (October 2022 – March 2023)	C	C	C
C31	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.	Tipping dockets 18/1/2022 Waste & recycling report Kamliaroi February 2022 report Waste & recycling report Kamliaroi March, April, June July and August 2022. Audit 3: October 2022 Nov 2022 Dece 2022 Jan 2023 Feb 2023	Tipping dockets are used to record the volume and type of waste and where they are disposed/reused. The Kamliaroi report records the type of all waste removed from site, by weight or volume and gives summaries on reuse/recycling	C	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
C32	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.	Asbestos removal control plan 25/11/2021 prepared by Serve Group PTY LTD – asbestos licence holder	The only hazardous material to date that has been removed from site to date is asbestos and ACM in two Telstra pits. The asbestos removed by a licenced contractor – Serve group in accordance with all requirements. There have been no hazardous materials identified in this reporting period (October 2022 – March 2023)	C	C	C
C33	Outdoor Lighting 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.			NT	NT	NT
C34	Site Contamination 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:	JK Environments report on revised remediation Action Plan March 2022				
	(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		Site investigations have been undertaken by JK Environment have prepared an updated RAP and undertaken site investigations. The work has been undertaken by an approved site auditor.	C	C	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
	undersection 105 of the <i>Contaminated Land Management Act 1997</i> ;					
	(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		The report has been reviewed and signed off by Brendan Page CEnvP SC (No. SC40059)	C	C	C
	(c) the recommendations of the 'Remediation Action Plan' prepared by JK Environments and dated 8 February 2021.		The report considers and updates the requirements of this report.	C	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
C35	The unexpected finds procedure within the ' <i>Remediation Action Plan</i> ' prepared by JK Environments and dated 8 February 2021 must be updated following results of further site investigations undertaken in accordance with condition <u>C34</u> and implemented throughout duration of project work.	JK Environment report on revised Remediation Action Plan March 2022 Final RAP (dec 2022)	JK Environment report on revised Remediation Action Plan (March 2022) Section 8.1 includes an updated unexpected finds procedure. Final RAP (dec 2022)	C	C	C
C36	Remediation of the site must be carried out in accordance with the ' <i>Remediation Action Plan</i> ' prepared by JK Environments and dated 8 February 2021 and any variations to the Remediation Action Plan approved by an NSW EPA-accredited Site Auditor.	Phreatic Consulting :Interim Advice 1, AUDIT Sutherland Hospital Part A - Operating Theatre Complex: Review of Remedial Action Plan 1/2/2022 Phreatic Consulting Interim Advice 2, AUDIT Sutherland Hospital Part A - Operating Theatre Complex: Review of Site Assessment 9/2/2022 A Revised RAP was completed by JK Environments on 5/4/2022.	Interim advice 2 notes that one location (BH3) was found to contain unacceptably high concentration of PAH compounds and requires remediation. No other contamination was reported in the site soils at concentrations in excess of the screening criteria, but vertical and lateral delineation of fill quality was not able to be completed due to the extent of services present and the presence of site structures. Accordingly, sampling locations are not evenly distributed across the site and relatively large potential hotspots may be present in under-sampled areas. Impacts in fill are notoriously heterogeneous and are not necessarily consistent across the site. This uncertainty is enhanced by limited quality control data available from the original assessment, which is relied on in determining the extent of contamination present. Accordingly, the Auditor will	C	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
			<p>require validation of remaining site soils at the completion of excavation, and where such soils are exposed during the redevelopment.</p> <p>The report further notes that given the commercial and fully paved use of the site only human health based criteria are required to drive remediation, and the Auditor is satisfied that soils with contaminants present at concentrations exceeding ESLs do not require remediation.</p> <p>Audit 2 notes that there are 4 sites remaining that require test pitting, these are yet to occur due to access issues.</p> <p>Audit 3 notes that the Final RAP (JK environments Dec 2022) has been issued and that the 4 remaining test pits occurred and found that all remaining samples were under the Site Assessment Criteria (SAC). The final report concludes that site has been remediated and is suitable to future untended use and that there is no further requirement for a long term environmental management plan.</p>			
C37	Where remediation is carried out / completed in stages, a NSW EPA-accredited Site Auditor must confirm satisfactory completion of each stage by	Phreatic Consulting SAR (20 January 2023) Site auditor statement 20 January 2023	<p>Tim Chambers (Phreatic Consultant) is a NSW EPA Accredited Site Auditor (#10) and is undertaking ongoing advice at the site</p> <p>Following the issue of the final RAP – the</p>	C	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
	the issuance of Interim Audit Advice(s).		EPA accredited site auditor Tim Chambers has confirmed in the Site auditor report (SAR) dated 20 January 2023 that the site has been remediated (via removal of material offsite) and that the site is suitable for the proposed use.			
C38	The Applicant must ensure the proposed development does not result in a change of risk inrelation to any pre-existing contamination on the site that would result in significant contamination.	Phreatic Consulting SAR (20 January 2023) Site auditor statement 20 January 2023	Phreatic Consulting have bene engaged to provide ongoing advice and actions regarding updated contamination risks in line with the RAP. Tim Chambers has confirmed in the Site auditor report (SAR) dated 20 January 2023 that the site has been remediated (via removal of material offsite) and that the site is suitable for the proposed use.	C	C	C
C39	Independent Environmental Audit Proposed independent auditors must be agreed to in writing by the Planning Secretary prior tothe commencement of an Independent Audit.	DPE notice dated 22 April 2022	The nomination of the proposed auditor was provided to DPE on the 4 March 2022. At the time of writing the first audit report DPE had not provided a written response with endorsement. The auditor has subsequently been agreed to prior to the preparation of the second audit.	NC	C	C
C40	Independent Audits of the development must be conducted and carried out in accordance withthe Independent Audit Post Approval Requirements.		This audit has been conducted in accordance with the Independent Audit Post Approval Requirement (DPIE 2020)	C	C	

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
C41	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those agreed to above, upon giving at least 4 week's notice to the Applicant of the date or timing upon which the audit must be commenced.		Noted	NT	NT	NT
C42	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 <u>C40</u> of this consent, or condition <u>C41</u> where notice is given;	Post approval for dated 7 April 2022	The audit and response document was provided to the DPE on the 7 April 2022. The second audit did not raise any non conformances.	NT	C	C
	(b) submit the response to the Planning Secretary; and	Post approval for dated 7 April 2022	The audit and response document was provided to the DPE on the 7 April 2022. There was no response document provided as there were no non conformances.	NT	C	C
	(c) make each Independent Audit Report and response to it publicly available within 60 days after submission to	https://www.hinfra.health.nsw.gov.au/WWW_Hinfra/media/Sitelimages/Content/21-949-Sutherland-	The March 2022 audit report was made publicly available in April 2022. It was noted at time of the third audit that the October 2023 Audit report was not	NT	C	NC

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
	the Planning Secretary.	Hospital-Independent-Audit-Report.pdf	available on the website.			
C43	Independent Audit Reports and the applicant/proponent'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.	Post approval form dated 7 April 2022 Post approval form 21/1/2023	This is the first audit and therefore this requirement was not triggered at the time of the audit. The first audit and the proponents responses were provided to DPE in this timeframe. The October 2022 (second) audit report was provided to the DPE but not within the two month time frame.	NT	C	NC
C44	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.			NT	NT	NT
Part D Prior to commencement of operation						

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
D1	Notification of Occupation At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing atleast one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Letter dated 17 March 2023 – Milestone 1 Pathology and Disposal	Notification of Milestone 1 occurred on the 17 March 2023.	NT	NT	C
D2	External Walls and Cladding Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	NBRE Letter dated 17 June 2022 re A 19 and B4 NBRE Letter dated 22 June 2022	NBRE have confirmed in draft documentation the external walls and cladding have external colours, materials and finishes that are consistent with the approved SSDA and comply with the requirements of the BCA.	NT	NT	C
D3	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days			NT	NT	NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
	after the Certifier accepts it.					
D4	Works as Executed Plans Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.	WAE plans dated 21.12.2022	WAE drawings submitted to the certifier on the 15/12/2022	NT	NT	C
D5	Warm Water Systems and Cooling Systems The installation of warm water systems and water cooling systems (as defined under the <i>Public Health Act 2010</i>) must comply with the <i>Public Health Act 2010</i> , Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of <i>AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance</i> and the NSW Health Code of Practice for the Control of Legionnaires' Disease.	JEC Installation certificate 8/12/2023 for Milestone 1	The JEC installation certificate confirms compliance with D5 and D7.	NT	NT	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
D6	Outdoor Lighting Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:		Outdoor lighting is yet to be completed.	NT	NT	NT
	(a) complies with the latest version of AS 4282-2019 - <i>Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997); and			NT	NT	NT
	(b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.			NT	NT	NT

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
D7	Mechanical Ventilation Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with:	JEC Installation certificate 8/12/2023 for Milestone 1	The JEC installation certificate confirms compliance with D5 and D7.	NT	NT	C
	(a) <i>AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and other relevant codes; and			NT	NT	C
	(b) any dispensation granted by Fire and Rescue NSW.			NT	NT	NT
D8	Operational Noise – Design of Mechanical Plant and Equipment Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the assessment undertaken under condition <u>B22</u> have been incorporated into the design of mechanical plant and equipment to ensure the development will not exceed the project noise trigger levels identified in the 'Noise & Vibration Impact Assessment for SSDA (SSD-11099584) (Revision G)' prepared by	PWNA (14 December 2022) Operational Noise Compliance testing Certifier Compliance 19 January 2023.	An assessment of operational noise has been undertaken (PWNA Dec 2022) and submitted to the certifier (Blackett McGuire Goldsmith) 19 January 2023.	NT	NT	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
	JHA Consulting Engineers and dated 10 August 2021.					
D9	Fire Safety Certification Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	Fire safety Certificate Raston – electrical 8/12/22 Assa Abloy – autodoors – 9/12/2022 Bright ceilings – partitions 7/12/2022 Glazing – JD eleven – 9/12/2022 Hydraulic Hytec – 8/12/22 Mechanical JEC – 8/12/22 NEDF – doors – 9/12/22 Signage – pacific signage 8/12/22 Summit Fire services 7/12/22	Individual safety certificates have been issued for components of work, however a Fire safety Certificate is yet to be issued as the LHD has undertaken their annually fire safety check and therefore a certificate cannot be issued. A fire safety certificate for the new and modified areas, but not the existing areas of the hospital. The non conformance is around the fact that the they haven't been submitted to Council or relevant agency nor was it displayed at the time of the audit. It is noted that this has been subsequently completed during the preparation of this audit report.	NT	NT	NC
D10	Structural Inspection Certificate Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for	Structural inspection certificate issued by Acor consultants 6 March 2023 During construction Structural inspection report ACOR dated 29/9/2022.	Structural have been ongoing during construction. The final certificate dated 6 March 2023, closes out this condition.	NT	NT	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
	specific electronic format) must be submitted to the approval authority and the Council after:	Email notification to the certifier dated 6 March 2023. Submitted to council 24 January 2023 and again in March 2023 with the final certificate				
	(a) the site has been periodically inspected and the Certifier is satisfied that the structural works is deemed to comply with the final design drawings; and				NT	C
	(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.			NT	NT	C
D11	Post-Construction Dilapidation Report – Protection of Public Infrastructure Prior to the commencement of operation, the Applicant must engage a suitably qualified and experienced expert to prepare a Post-Construction Dilapidation Report.		This condition is not applicable as works are ongoing (ie milestone 2 refurbishment of Level 3) is yet to commence.	NT	NT	NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
	This Report must:					
	(a) ascertain whether the construction works created any structural damage to public infrastructure by comparing the results of the Post-Construction Dilapidation Report with the Pre-Construction Dilapidation Report required by condition B5 of this consent;			NT	NT	NT
	(b) have, if it is decided that there is no structural damage to public infrastructure, the written confirmation from the relevant public authority that there is no adverse structural damage to their infrastructure (including roads).			NT	NT	NT
	(c) be submitted to the Certifier;			NT	NT	NT

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
	(d) be forwarded to Council for information; and			NT	NT	NT
	(e) be provided to the Planning Secretary when requested.			NT	NT	NT
D12	Repair of Public Infrastructure Unless the Applicant and the relevant public authority agree otherwise, the Applicant must:			NT	NT	NT
	(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or			NT	NT	NT
	(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development; and/or			NT	NT	NT
	(c) pay compensation for the damage as agreed with the owner of the public infrastructure. <i>Note: This condition does not apply to any damage to roads caused as a result of general road</i>			NT	NT	NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
	<i>usage or otherwise addressed by contributions of this consent.</i>					
D13	Road Damage Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.			NT	NT	NT
D14	Post-Construction Survey – Residential Properties Where a pre-construction survey has been undertaken in accordance with condition B7, prior to the commencement of operation the Applicant must engage a suitably qualified and experienced expert to undertake a post-construction survey and prepare a Post-Construction Survey Report. This Report must:			NT	NT	NT
	(a) document the results of the post-construction survey and compare it with the pre-construction survey to ascertain whether the construction works caused any damage to buildings surveyed in			NT	NT	NT

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
	accordance with condition B7;					
	(b) be provided to the owner of the relevant buildings surveyed;			NT	NT	NT
	(c) be provider to the Certifier; and			NT	NT	NT
	(d) be provided to the Planning Secretary when requested.			NT	NT	NT
D15	Where the Post-Construction Survey Report determines that damage to the identified property occurred as a result of the construction works, the Applicant must repair, or pay the full costs associated with repairing the damaged buildings, within an agreed timeline between the owner of the identified property and the Planning Secretary. Alternatively, the Applicant may pay compensation for the damage as agreed with the property owner.			NT	NT	NT
D16	Bicycle Parking and End-of-Trip Facilities Prior to the commencement of operation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier:			NT	NT	NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
	(a) the provision of a minimum 11 additional bicycle parking spaces;			NT	NT	NT
	(b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 <i>Parking facilities - Bicycle parking</i> , and be located in easy to access, well-lit areas that incorporate passive surveillance;			NT	NT	NT
	(c) the provision of end-of-trip facilities for staff; and			NT	NT	NT
	(d) appropriate pedestrian and cyclist advisory signs are to be provided. <i>Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.</i>			NT	NT	NT
D17	Green Travel Plan Prior to the commencement of operation, a Green Travel Plan (GTP), must be submitted to the Certifier to promote the use of active and sustainable transport modes and a copy	GTP (Stantec 9/6/2022)	A Green Travel plan has been submitted to the certifier and to DPE.	NT	NT	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
	be provided to the Planning Secretary for information. The plan must:					
	(a) be prepared by a suitably qualified traffic consultant in consultation with TfNSW;	Stantec	Stantec are traffic specialists	NT	NT	C
	(b) incorporate data from available sources including surveys of staff and visitors;	Section 2 of the GTP		NT	NT	C
	(c) include objectives and aspirational, achievable and specific modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP	Section 4 of the GTP		NT	NT	C
	(d) include specific tools and actions to help achieve the objectives and mode share targets	Section 4.2		NT	NT	C
	(e) address potential to reduce and manage car parking spaces for staff with the ability to travel to the site by public and active transport, and prioritising car parking for the use of patients and visitors	Section 5.5 Section 2.1.2		NT	NT	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
	(f) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP	Section 5		NT	NT	C
	(g) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development; and	Section 6		NT	NT	C
	(h) identifies an appropriate mechanism for the transfer and delivery of ongoing actions from Health Infrastructure to the Local Health District, post occupancy	Section 5 and 6	Section 5 and 6 of the plan require the appointment of a dedicated travel co-ordinator	NT	NT	C
D18	Utilities and Services Prior to commencement of operation, the	Sydney Water section 73 certificate 7 July 2022	A compliance certificate under Section 73 of the Sydney Water Act has been received.	NT	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
	Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the <i>Sydney Water Act 1994</i> .					
D19	Stormwater Operation and Maintenance Prior to commencement of operation, a Works-As-Executed drawing (WAED) of the stormwater drainage system must be prepared by a Registered Surveyor and an original colour copy must be submitted to Council. The drawing must detail the alignment of pipelines, pits, the rainwater tanks and the detention facilities.	WAE plans dated 21.12.2022 Email dated 30/3/23 noting submission to council	WAE drawings submitted to certifier on the 15/12/2022 and council on the 30/3/23	NT	NT	C
D20	Prior to the commencement of operation, a letter of certification for the WAED required by condition <u>D19</u> , must be submitted to Council. The letter must be certified by the supervising engineer to demonstrate that the stormwater drainage works, rainwater harvesting facility and rainwater reuse systems were constructed to their satisfaction and in accordance with the operational stormwater management system approved under condition <u>C25</u> and <i>Sutherland Shire Public Domain Technical Manual</i> (Sutherland Shire Council, 2017).	ACOR letter of certification dated 22/12/22 Email dated 30/3/23 noting submission to council	The letter from ACOR details compliance with this condition	NT	NT	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
D21	Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the Certifier. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following:		Landscaping is not completed therefore the SOMP has not been submitted to the certifier.	NT	NT	NT
	(a) maintenance schedule of all stormwater quality treatment devices;			NT	NT	NT
	(b) record and reporting details;			NT	NT	NT
	(c) relevant contact information; and			NT	NT	NT
	(d) Work Health and Safety requirements.			NT	NT	NT
D22	Signage Signage must be installed in accordance with the specifications of the signage drawings listed at condition <u>A2</u> .		This will not be triggered until Milestone 2 the refurbishment of level 3 is completed	NT	NT	NT
D23	Prior to the commencement of operation, way-finding signage must be installed.		This will not be triggered until Milestone 2 the refurbishment of level 3 is completed	NT	NT	NT

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
D24	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.		This will not be triggered until Milestone 2 the refurbishment of level 3 is completed	NT	NT	NT
D25	Operational Waste Management Plan Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:		This will not be triggered until Milestone 2 the refurbishment of level 3 is completed	NT	NT	NT
	(a) detail the type and quantity of waste to be generated during operation of the development;			NT	NT	NT
	(b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the <i>Protection of the Environment Operations Act 1997</i> , <i>Protection of the Environment Operations (Waste) Regulation 2014</i> and the <i>Waste Classification Guideline</i> (Department of Environment, Climate Change and Water, 2009);			NT	NT	NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
	(c) detail the materials to be reused or recycled, either on or off site; and			NT	NT	NT
	(d) include the Management and Mitigation Measures included in 'Waste Management Input for Environmental Impact Statement (Issue number 3)' prepared by Ricardo Energy Environment and Planning and dated 25 February 2021			NT	NT	NT
D26	Site Contamination Prior to the commencement of operation, the Applicant must submit a Section A1 Site Audit Statement or a Section A2 Site Audit Statement accompanied by an Environmental Management Plan prepared by a NSW EPA accredited Site Auditor. The Section A1 or A2 Site Audit Statement must verify the relevant part of the site is suitable for the intended land use and be provided, along with any Environmental Management Plan to the Planning Secretary and the Certifier.	Phreatic Consulting SAR (20 January 2023) Site auditor statement 20 January 2023	Phreatic Consulting have been engaged to provide ongoing advice and actions regarding updated contamination risks in line with the RAP. Tim Chambers has confirmed in the Site auditor report (SAR) dated 20 January 2023 that the site has been remediated (via removal of material offsite) and that the site is suitable for the proposed use.	NT	NT	C
D27	Landscaping Prior to the commencement of operation, landscaping of the site must be completed in accordance with landscape plan(s) approved		Landscaping has not yet commenced as Level 3 fitout is yet to commence	NT	NT	NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
	under condition <u>B23.</u>					
D28	<p>Prior to the commencement of operation, the Applicant is required to enter into a Deed of Agreement with Council for the planting of 64 off-site trees.</p> <p><i>Note: The costs for off-site planting under the Deed of Agreement are outlined in Council's Schedule of Fees and Charges. Deed of Agreement forms can be downloaded from Council's website at: www.sutherlandshire.nsw.gov.au/Development/Development-Applications/Off-Site-TreeReplacement-and-Deed-of-Agreement</i></p>			NT	NT	NT
D29	<p>Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping on-site and submit it to the Certifier. The plan must describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping.</p>			NT	NT	NT

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
PART E POST OCCUPATION						
E1	Operation of Plant and Equipment All plant and equipment used on site must be maintained in a proper and efficient conditionoperated in a proper and efficient manner.			NT	NT	NT
E2	Warm Water Systems and Cooling Systems The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.			NT	NT	NT
E3	Environmental Management Plan Upon completion of remediation works, the			NT	NT	NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
	Applicant must manage the site in accordance with the Environmental Management Plan approved by the Site Auditor (if any) under condition <u>D26</u> and any on-going maintenance of remediation notice issued by EPA under the <i>Contaminated Land Management Act 1997</i> .					
E4	Operational Noise Limits The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the ' <i>Noise & Vibration Impact Assessment for SSDA (SSD-11099584)(Revision G)</i> ' dated 10 August 2021 and prepared by JHA Services.			NT	NT	NT
E5	The Applicant must undertake short term noise monitoring in accordance with the <i>Noise Policy for Industry</i> where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the			NT	NT	NT

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
	<p>development or other timeframe agreed to by the Planning Secretary to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in the '<i>Noise & Vibration Impact Assessment for SSDA</i> (SSD-11099584) (Revision G)' dated 10 August 2021 and prepared by JHA Services. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.</p>					
E6	<p>Unobstructed Driveways and Parking Areas</p> <p>All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used</p>			NT	NT	NT

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
	solely for vehicular and/orpedestrian access and for the parking of vehicles associated with the use of the premises.					
E7	Green Travel Plan The Green Travel Plan required by condition <u>D17</u> of this consent must be updated annually andimplemented unless otherwise agreed by the Planning Secretary.			NT	NT	NT
E8	Ecologically Sustainable Development Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation the Certifier and Planning Secretary are to be provided with a report from the Applicant by a suitably qualified and experienced expert demonstrating that the project attains the minimumnumber of ESD points as required by condition <u>B10</u> of this consent.			NT	NT	NT
E9	Outdoor Lighting Notwithstanding condition <u>D6</u> , should outdoor lighting result in any residual impacts on the amenity of surrounding			NT	NT	NT

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
	sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.					
E10	Landscaping The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition <u>D29</u> for the duration of occupation of the development.			NT	NT	NT
E11	Hazards and Risk The Applicant must store all chemicals, fuels and oils used on-site in accordance with:			NT	NT	NT
	(a) the requirements of all relevant Australian Standards; and			NT	NT	NT
	(b) the EPA's <i>Storing and Handling of Liquids: Environmental Protection – Participants Manual</i> if			NT	NT	NT

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #
	the chemicals are liquids.					
E12	In the event of an inconsistency between the requirements of condition <u>E11(a)</u> and <u>E11(b)</u> , the most stringent requirement must prevail to the extent of the inconsistency.			NT	NT	NT
E13	Dangerous Goods The quantities of dangerous goods stored and handled and transported at the site must be below the threshold quantities listed in the Department of Planning's <i>Hazardous and Offensive Development Application Guidelines</i> – Applying SEPP 33 at all times.			NT	NT	NT
E14	Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with all relevant Australian Standards.			NT	NT	NT
E15	Discharge Limits The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters.			NT	NT	NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
PART A ADMINISTRATIVE CONDITIONS					
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.	Document review and site visit	The audit found that the project is being managed to prevent material harm to the environment.	C	C
A2	Terms of Consent The development may only be carried out:	Document review and site visit	The audit found that the project is largely being carried out in compliance with the conditions of consent.	C	C
	(e) in compliance with the conditions of this consent;				
	(f) in accordance with all written directions of the Planning Secretary;	Document review and site visit	One warning letter (DPE 11 May 2022) has been issued regarding a non-compliance with Condition C39. This was in relation to the first audit being undertaken prior to written endorsement of the independent audit. This has subsequently occurred. There were no written directions associated with the letter.	NT	NT
	(g) generally in accordance with the EIS and Response to Submissions;	Document review and site visit	The audit found that the project is largely being carried out in compliance with the EIS and response to submissions	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2																																																																								
	<p>(h) in accordance with the approved plans in the table below:</p> <table><tr><th colspan="4">Architectural plans prepared by HDR</th></tr><tr><th>Dwg No.</th><th>Rev</th><th>Name of Plan</th><th>Date</th></tr><tr><td>HDR-AR-DG-010300</td><td>3</td><td>Proposed Site Plan</td><td>13/11/20</td></tr><tr><td>HDR-AR-DG-010350</td><td>4</td><td>Level 02 Existing Site Plan</td><td>13/11/20</td></tr><tr><td>HDR-AR-DG-010352</td><td>1</td><td>Proposed Landscape Plan</td><td>13/11/20</td></tr><tr><td>HDR-AR-DG-150100</td><td>3</td><td>Building Elevations – North & South</td><td>13/11/20</td></tr><tr><td>HDR-AR-DG-150200</td><td>3</td><td>Building Elevation – West</td><td>13/11/20</td></tr><tr><td>HDR-AR-DG-160100</td><td>3</td><td>Building Sections</td><td>13/11/20</td></tr><tr><td>HDR-AR-DG-160300</td><td>3</td><td>Building Sections</td><td>13/11/20</td></tr><tr><td>HDR-AR-DG-600100</td><td>2</td><td>Materials – Building Finishes and Colours</td><td>13/11/20</td></tr><tr><td>HDR-AR-SSD-111200</td><td>2</td><td>General Arrangement – Level 02 - SSD</td><td>13/11/20</td></tr><tr><td>HDR-AR-SSD-111300</td><td>2</td><td>General Arrangement – Level 03 - SSD</td><td>13/11/20</td></tr><tr><td>HDR-AR-SSD-111400</td><td>2</td><td>General Arrangement – Level – 04 - SSD</td><td>13/11/20</td></tr><tr><td>HDR-AR-SSD-111500</td><td>2</td><td>General Arrangement – Level 05 Roof Plant - SSD</td><td>13/11/20</td></tr><tr><td>HDR-AR-SSD-800101</td><td>2</td><td>Indicative View 01</td><td>13/11/20</td></tr><tr><td>HDR-AR-SSD-800102</td><td>2</td><td>Indicative View 02</td><td>13/11/20</td></tr><tr><td>HDR-AR-DG-030200</td><td>4</td><td>Demolition Plan – Level 02</td><td>22/01/21</td></tr><tr><td>HDR-AR-DG-030300</td><td>4</td><td>Demolition Plan – Level 03</td><td>22/01/21</td></tr></table>	Architectural plans prepared by HDR				Dwg No.	Rev	Name of Plan	Date	HDR-AR-DG-010300	3	Proposed Site Plan	13/11/20	HDR-AR-DG-010350	4	Level 02 Existing Site Plan	13/11/20	HDR-AR-DG-010352	1	Proposed Landscape Plan	13/11/20	HDR-AR-DG-150100	3	Building Elevations – North & South	13/11/20	HDR-AR-DG-150200	3	Building Elevation – West	13/11/20	HDR-AR-DG-160100	3	Building Sections	13/11/20	HDR-AR-DG-160300	3	Building Sections	13/11/20	HDR-AR-DG-600100	2	Materials – Building Finishes and Colours	13/11/20	HDR-AR-SSD-111200	2	General Arrangement – Level 02 - SSD	13/11/20	HDR-AR-SSD-111300	2	General Arrangement – Level 03 - SSD	13/11/20	HDR-AR-SSD-111400	2	General Arrangement – Level – 04 - SSD	13/11/20	HDR-AR-SSD-111500	2	General Arrangement – Level 05 Roof Plant - SSD	13/11/20	HDR-AR-SSD-800101	2	Indicative View 01	13/11/20	HDR-AR-SSD-800102	2	Indicative View 02	13/11/20	HDR-AR-DG-030200	4	Demolition Plan – Level 02	22/01/21	HDR-AR-DG-030300	4	Demolition Plan – Level 03	22/01/21	Document review and site visit	The audit found that the all the plans below are being used to undertake construction of the project	C	C
Architectural plans prepared by HDR																																																																													
Dwg No.	Rev	Name of Plan	Date																																																																										
HDR-AR-DG-010300	3	Proposed Site Plan	13/11/20																																																																										
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Appr oval ID	Requirement				Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	HDR-AR-DG-030400	4	Demolition Plan – Level 04	22/01/21				
	Landscape plans prepared by Arcadia							
	Dwg No.	Rev	Name of Plan	Date				
	L-100	1	Coversheet	23/02/21				
	L-101	1	Masterplan - Ground	23/02/21				
	L-102	1	Masterplan – L03	23/02/21				
	L-201	1	Setout & Grading Plan	23/02/21				
	L-202	1	Setout & Grading Plan	23/02/21				
	L-202	1	Setout & Grading Plan	23/02/21				
	L-204	1	Setout & Grading Plan	23/02/21				
	L-205	1	Setout & Grading Plan	23/02/21				
	L-300	1	Materials Schedule	23/02/21				
	L-301	1	Hardworks	23/02/21				
	L-302	1	Hardworks	23/02/21				
	L-303	1	Hardworks	23/02/21				
	L-304	1	Hardworks	23/02/21				
	L-305	1	Hardworks	23/02/21				
	L-400	1	Softworks Plan	23/02/21				
	L-401	1	Softworks Plan	23/02/21				
	L-402	1	Softworks Plan	23/02/21				
	L-403	1	Softworks Plan	23/02/21				
	L-404	1	Softworks Plan	23/02/21				
	L-405	1	Softworks Plan	23/02/21				
	L-501	1	Section 01	23/02/21				
	L-502	1	Section 02	23/02/21				
	L-600	1	Paving Details	23/02/21				
	L-610	1	Wall + Fence Details	23/02/21				
	L-620	1	Step + Handrail Details	23/02/21				
	L-630	1	Furniture	23/02/21				
	L-631	1	Furniture	23/02/21				
	L-650	1	Softworks Details	23/02/21				
	Civil plans prepared by Acor Consultants							
	Dwg No.	Rev	Name of Plan	Date				
	CV-DG-1001	B	Cover Sheet, Drawing Index and Legend	July 2020				
	CV-DG-1002	B	Notes	July 2020				
	CV-DG-1005	B	Details Sheet 1	July 2020				
	CV-DG-1006	B	Details Sheet 2	July 2020				
	CV-DG-1007	B	Details Sheet 3	July 2020				
	CV-DG-3001	C	Civil Works Plan	July 2020				
	CV-DG-3100	A	Stormwater Management Plan	July 2020				
	CV-DG-5001	B	Soil Erosion and Sediment Control Plan	July 2020				

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:				
	(d) the content of any strategy, study, system, plan, program, review, audit, notification, report or 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;		A written warning (DPE 11 May 2022) was received regarding a non compliance in relation to condition C39 and the requirement for the independent auditor to be agreed to in writing by the secretary (DPE) prior to commencement of any independent audit. There was no further action required by DPE regarding the warning as the auditor had subsequently been agreed to.	NT	NT
	(e) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and		Nil to date	NT	NT
	(f) the implementation of any actions or measures contained in any such document referred to in (a) above.		Refer to A3 a) above	NT	NT
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict		No conflict	NT	NT

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	between them and a document listed in condition <u>A2(c)</u> . In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition <u>A2(c)</u> , the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.				
A5	Limits of Consent This consent lapses five years after the date of consent unless work is physically commenced.		Noted	NT	NT
A6	Prescribed Conditions The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	CC1 CC2 and CC3	It is noted that there is no Part 6, Division 8A of the EP&A Regulation however that this condition is likely referring to Part 6 Division 8 clause 98 which relates to compliance with the Building Code of Australia. The Certifier for the project is undertaking progressive assessment of the works for compliance with the BCA as evidenced in CC1 CC2 and CC3.	C	C
A7	Planning Secretary as Moderator 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 Secretary's resolution of the matter must be binding on the parties.		No disputes to date	NT	NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
A8	Evidence of Consultation Where conditions of this consent require consultation with an identified party, the Applicant must: (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: (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.	Council correspondence: Email dated 6/10/2021 Return email from Council dated 19/1/2021 TfNSW Correspondence 30/11/2021 & 1/12/2021	Email evidence showed that TfNSW & council were consulted and that Hindmarsh addressed comments regarding the Pedestrian and Traffic Management Plan	C	C
A9	Staging The project may be constructed and operated in stages. 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 Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month	Construction staging report prepared by Health Infrastructure November 2021	DPE evidence that the report was lodged on the 22/11/2021. Works commenced on the 4/1/2022 therefore the plan was prepared more than one month prior.	C	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	before the commencement of operation of the first of the proposed stages of operation).				
A10	A Staging Report prepared in accordance with condition A9 must:	Construction staging report prepared by Health Infrastructure November 2021	The construction staging report addresses all requirements of this condition.	C	
	(e) 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;	Construction staging report Section 1.2		C	C
	(f) 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);	Construction staging report Section 2		C	C
	(g) specify how compliance with conditions will be achieved across and between each of the stages of the project; and	Construction staging report Section 3		C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	(h) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	Construction staging report Section 4		C	C
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	CC1 dated 22 December 2021 CC2 10 March 2022 and CC3 28 July 2022	Construction Certificate (CC) 1, CC2 and CC3 show that staging is occurring in accordance with the staging report.	C	C
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.		Noted	C	C
A13	Staging, Combining and Updating Strategies, Plans or Programs The Applicant may: d) 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	Construction staging report prepared by Health Infrastructure November 2021	The staging report was prepared concurrently with other plans therefore no updates have been required. Staging is being managed through staged construction certificates as follows: <ul style="list-style-type: none"> • CC1 Early works (22 December 2021) • CC2 Structural works (10 March 2022) • CC3 remainder of works and fit out 	NT	NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	<p>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);</p> <p>e) 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</p> <p>f) 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</p>		(28 July 2022)		

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	basis and incorporate additional measures or amendments to improve the environmental performance of the development).				
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.		Noted	NT	NT
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 being undertaken with all parties required to be consulted in the relevant condition in this consent.		Noted	NT	NT
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.		Noted	NT	NT
A17	Structural Adequacy All new buildings and structures, and any alterations or additions to existing buildings	Acor consultants Structural engineering certificate for early works 15/12/2021	Accor have certified that the structural elements of the project for the Early works including bulk earthworks, in ground services, new in-ground structure, new	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	<p>and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.</p> <p><i>Notes:</i></p> <ul style="list-style-type: none"> Part 8 of the EP&A Regulation sets out the requirements for the certification of the development. 	Acor consultants Structural engineering certificate for Main building works and refurbishment of the existing Level 3 Theatre 4/3/2022	ground floor slab and Main building works and refurbishment of the existing Level 3 Theatre comply with the relevant Australian Standards		
A18	<p>The External Walls and Cladding</p> <p>The external walls of all buildings including additions to existing buildings must comply with therelevant requirements of the BCA.</p>	NBRS architecture letter dated 11/2/2022	NBRS Architecture confirm that the alterations and extensions to the South Wing building met the requirements of design of the above has been undertaken to meet the requirements of the Building Code of Australia (BCA 2019)	C	C
A19	<p>External Materials</p> <p>The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in condition <u>A2</u>. Any minor changes to the colour and finish of approved externalmaterials may be approved by the Certifier provided:</p> <ul style="list-style-type: none"> d) the alternative colour/material is of a similar tone/shade and finish to the approved externalcolours/building materials e) the quality and durability of any alternative material is the same standard as the approved external building materials; and 	NBRS architecture letter dated 11/2/2022	NBRS Architecture confirm that the external colours, materials and finishes of the alterations and extensions to the South Wing building are consistent with the approved SSDA, pending final review by façade engineer.	C	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	f) a copy of any approved changes to the external colours and/or building materials is provided to the Planning Secretary for information.				
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.		Noted	C	C
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.		Nil to date	NT	NT
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	Independent Audit Plan March 2022 Extended working hours acoustic assessment (Pulse White Noise Acoustics April 2022)	Independent Audit Plan prepared and submitted to DPIE on 4/3/2022. The out of hours works undertaken in June 2022 required attended noise monitoring to be undertaken. The monitoring was undertaken by a qualified acoustic consultant and all data was recorded in the June 2022	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	<p>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.</p> <p><i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to providedata on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i></p>	Extended working hours compliance assessment (Pulse White Noise Acoustics June 2022)	PWNA report.		
A23	<p>Access to Information</p> <p>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:</p>	Email dated 6/12/2022	Email dated 6/12/2022 confirming that the website was live and all documents were uploaded. Construction commenced on the 4 January 2022 so information was uploaded well before the 48 hours.	C	C
	<p>(c) make the following information and documents (as they are obtained or approved) publicly available on its website:</p>				

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	(i) the documents referred to in condition <u>A2</u> of this consent;	https://www.hinfra.health.nsw.gov.au/WWW/Hinfra/media/Sitelimages/Team%20Profiles/A2-Approved-Plans.pdf	All documents were available at the time of the audits.	C	C
	(ii) all current statutory approvals for the development;	https://www.hinfra.health.nsw.gov.au/WWW/Hinfra/media/Sitelimages/Team%20Profiles/SSD-11099584-Development-Consent.pdf	The SSD consent is available	C	C
	(iii) all approved strategies, plans and programs required under the conditions of this consent;	https://www.hinfra.health.nsw.gov.au/projects/project-search/sutherland-hospital-operating-theatre-complex	The Environmental Management Plan, Noise and Vibration Management Plan, Construction Traffic and Pedestrian Management Plan, Demolition Work Plan and Staging report are all available on the website.	C	C
	(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;	https://www.hinfra.health.nsw.gov.au/projects/project-search/sutherland-hospital-operating-theatre-complex	Reporting on the performance of the project is via the audit report which was available on the website at the time of the audit. A complaints register is also provided on the website, although it is noted that there have been no complaints to date. Also provided on the website is the Out of hours work approval (refer to C6)	NT	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	(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;	https://www.hinfra.health.nsw.gov.au/projects/project-search/sutherland-hospital-operating-theatre-complex	There is no monitoring specifically required as part of the consent. However it is noted that the PWNA (April 2022) Extended Working Hours Acoustic Assessment is provided on the website, as is the complaints register and the first audit report and proponents response.	C	C
	(vi) a summary of the current stage and progress of the development	https://www.hinfra.health.nsw.gov.au/news/latest/latest/sutherland-hospital-operating-theatre-complex-react	It is noted that although there is a project updated that occurred in July 2022, this is not linked to the main project website for this project. This has been identified as an opportunity for improvement.	C	C
	(vii) contact details to enquire about the development or to make a complaint;	https://www.hinfra.health.nsw.gov.au/contact/contact	There is a generic contacts tab on the website	C	C
	(viii) a complaints register, updated monthly	https://www.hinfra.health.nsw.gov.au/WWW_Hinfra/media/Sitelimages/Content/220510-Complaints-Register-Draft.pdf	There is a complaints register on the project website.	NT	C
	(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;	https://www.hinfra.health.nsw.gov.au/WWW_Hinfra/media/Sitelimages/Content/21-949-Sutherland-Hospital-Independent-Audit-Report.pdf	The audit report was available on the website.	NT	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	(x) any other matter required by the Planning Secretary; and		Noted	NT	NT
	(d) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.		Noted	NT	NT
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.	Site induction – slide 19 of the induction	Site induction references the conditions of consent and also indicates where conditions can be viewed. Conditions are issued to contractors and subcontractors in the contract.	C	C
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		No notifiable incidents to date	NT	NT

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	location and nature of the incident.				
A26	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2 .			NT	NT
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 projects portal within seven days after they identify any non-compliance.	Email dated 7/4/2022 and DPE major projects receipt re non compliances	Non compliances were raised in the first audit in the 31 March 2022. Email evidence was sighted showing that DPE were notified within 7 days as required by this condition	NT	C
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.	Email dated 7/4/2022 and DPE major projects receipt re non compliances	Non compliances were raised in the first audit in the 31 March 2022. The notification included the information required by this condition	NT	C
A29	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.		Noted	NT	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
A30	Revision of Strategies, Plans and Programs Within three months of:				
	(f) the submission of a compliance report under condition <u>A33</u> ;		No Compliance reports have been required to date.	NT	NT
	(g) the submission of an incident report under condition <u>A26</u> ;		There have been no incidents to date	NT	NT
	(h) the submission of an Independent Audit under condition <u>C42</u> or <u>C43</u> ;	Post approval notification dated 22/7/2022	The first independent audit was completed and submitted on the 7 April 2022. A review of plans was undertaken prior to the three month period and noted no changes required to any plan or strategy.	NT	C
	(i) the approval of any modification of the conditions of this consent; or		There have been no modifications to date	NT	NT
	(j) the issue of a direction of the Planning Secretary under condition <u>A2</u> 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		Nil to date	NT	NT

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	out.				
A31	<p>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 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>		Nil to date	NT	C
A32	<p>Compliance Reporting</p> <p>Compliance Reports of the project must be carried out in accordance with the Compliance</p>		The Compliance Reporting Post Approval Requirements minimum requirements are for the first compliance report to be undertaken within 52 weeks of operation.	NT	NT

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	Reporting Post Approval Requirements.				
A33	Compliance Reports must be submitted to the Department in accordance with the timeframes setout in the Compliance Reporting Post Approval Requirements, unless otherwise agreed by the Planning Secretary.		Nil to date	NT	NT
A34	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.		Nil to date	NT	NT
A35	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.		Noted	NT	NT
PART B- DURING CONSTRUCTION					

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
B1	Notification of Commencement 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.	Notification letter to DPIE dated 17 December 2021	Construction commencement was on the 4/1/2022, the fore notification was more than 48hr prior.	C	C
B2	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.	Notification letter to DPIE dated 17 December 2021	Construction commencement was on the 4/1/2022, therefore notification was more than 48hr prior.	C	C
B3	Certified Drawings Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent	Acor Construction Certificate (CC)1 15/12/2021 Acor Construction Certificate 2 15/12/2021	CC 1 issued by Acor confirms submission of the structural drawings for Main building works and refurbishment of the existing Level 3 theatres as part of the Sutherland Hospital, Operating Theatre Upgrade. CC2 confirms submission of the structural drawings for Early works including bulk earthworks, in ground services, new in-ground structure, new ground floor slab as part of the Sutherland Hospital, Operating Theatre Upgrade.	C	C
B4	External Walls and Cladding Prior to the commencement of façade construction, the Applicant must provide the Certifier with documented evidence that the	NBRE Letter dated 17 June 2022 re A 19 and B4	Façade construction has not commenced. NBRE have confirmed in draft documentation the external walls and cladding have external colours, materials and finishes that are consistent with the	NT	NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. 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.		approved SSDA and comply with the requirements of the BCA, pending final review by façade engineer.		
B5	Pre-Construction Dilapidation Report – Protection of Public Infrastructure Prior to the commencement of construction, the Applicant must:				
	(e) 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;	Disruption Notice 1 issued 13 October	DN01 showed evidence of consultation regarding access to the hospital	C	C
	(f) prepare a Pre-Construction Dilapidation Report identifying the condition of all public (non-	Project Solutions Pty Limited Kingsway & Kareena	A pre construction dilapidation report was prepared for the hospital and for the adjacent public domain areas on Kareena Road.	C	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	residential) infrastructure and assets in the vicinity of the site (including roads, gutters and footpaths) that have potential to be affected;	Road, Caringbah The Sutherland Hospital Dilapidation Report 20/9/2021 Project Solutions Pty Limited Kareena Road, Caringbah The Sutherland Hospital Dilapidation Report 20/10/2021	The report was submitted to Council on the 1/11/2021		
	(g) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and	Email correspondence with Council – 1/11/2021 Aconex documentation providing evidence of submission to Health Infrastructure (Asset owner) 1/11/2021	The report was submitted to Council and HI on the 1/11/2021	C	C
	(h) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary when requested	Noted		NT	NT
B6	Pre-Construction Survey – Residential Properties Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of residential buildings that are likely to be impacted by the	Letter to residents Dated 15/11/2021 and CVNMP	The construction noise and vibration management plan prepared by Pulse White Acoustics states that Vibration –Based on the proximity of the surrounding receivers to the works attended vibration measurements of typical ground works and construction activities are expected to	C	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	development.		comply with all vibration criteria detailed in this report without additional treatments or mitigations and therefore ongoing vibration measurements or monitoring is not recommended. Based on this information it was determined that there are no residential buildings that are likely to be impacted by the development.		
B7	Where the offer for a pre-construction survey is accepted (as required by condition B6), the Applicant must arrange 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.		Noted	NT	NT
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:		No buildings are anticipated to be impacted by vibration.	NT	NT
	(d) provide a copy of the relevant survey to the owner of each residential building surveyed in the form of a Pre-Construction Survey Report;		Letter has been provided but it notes that no vibration impacts are expected as a result of the works	NT	NT
	(e) submit a copy of the Pre-Construction Survey Report to the			NT	NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	Certifier; and				
	(f) provide a copy of the Pre-Construction Survey Report to the Planning Secretary when requested.			NT	NT
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 ('The Sutherland Hospital Operating Theatre Upgrade Project (TSHOTUP) ESD SEARS Report (Revision 01)' prepared by Steensen Varming and dated 18 January 2021) have been incorporated into the design of the development.	JHA Consulting Engineers ESD Services Certificate of Design for CC#2 28/2/2022	JHA have confirmed that the design is compliant with this condition.	C	C
B10	The project is to achieve compliance with the Health Infrastructure Engineering Services Guidelines (including Design Guidance Note No. 058) by attaining a minimum of 60 points in accordance with	JHA Consulting Engineers ESD Services Certificate of Design for CC#2 28/2/2022	JHA have confirmed that the design is compliant with this condition.	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	the ESD Evaluation Tool.				
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.	Raston Group design statement 9/11/2021 Submitted to certifier 15/11/2021 Zoro consulting engineers 16 June 2022	Raston Group have confirmed that lighting 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. Although evidence of compliance has been submitted to certifier this condition is not triggered as this document hasn't been approved by the certifier and lighting is yet to be installed.	NT	NT
B12	Demolition Prior to the commencement of construction, demolition work plans required by AS 2601-2001 <i>The demolition of structures</i> (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	Demolition work plans Noble Works Australia Pty Ltd 25/11/2021 Evidence of submission to the certifier Blackett MacGuire and Goldsmith dated 28/11/2021 DPIE Submission via planning portal dated 06/12/2021	Demolition work plans completed and provided to the certifier & DPIE.	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	Secretary.				
B13	<p>Environmental Management Plan Requirements</p> <p>Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the <i>Environmental Management Plan Guideline: Guideline for Infrastructure Projects</i> (DPIE April 2020).</p> <p><i>Note:</i></p> <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. 	EMP	The EMP broadly complies with this guideline.	C	C
B14	<p>Construction Environmental Management Plan</p> <p>Prior to the commencement of construction, the Applicant must submit a Construction</p>	Environmental Management & Sustainability Plan(EMP) Prepared by Hindmarsh	Plans have been submitted to the certifier and DPIE	C	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary for information. The CEMP must include, but not be limited to, the following: (f) Details of:	14/10/2021 DPIE post approval forms 6/12/2021, 31/1/2022			
	(i) hours of work;	Project management plan	Hours of work are included in the Project management plan, page 4. The CEMP includes a reference to the Project Management Plan. Contact details and hours of work are also on the site notice, facing the street at the front of the building.	C	C
	(ii) 24-hour contact details of site manager;	Project Management Plan	24hour contact details are included in the Project management plan, page 4. The CEMP includes a reference to the Project Management Plan. Contact details and hours of work are also on the site notice, facing the street at the front of the building.	C	C
	(iii) management of dust and odour to protect the amenity of the neighbourhood;	EIG005 Atmospheric Emissions	Environmental Instruction Guidelines (EIG) are referenced in the EMP. The EIGs include specific management measures to address that particular risk.	C	C
	(iv) stormwater control and discharge;	Soil and Erosion Sediment Control plan – CV-DG-50001 issued 4.2.2021	All water management controls are detailed in the Soil and Erosion Sediment Control plan	C	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;	EMP & CTPMSP	Appendix A of the construction management plan has a delivery drive code of conduct which references mud tracking. Appendix A of the EMP has a check in the checklist for mud tracking	C	C
	(vi) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;		There are no night works planned at this stage, therefore no external lighting is being used in construction at this stage.	NT	C
	(g) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;	EMP - EIG012-Heritage \Culture Management \Disturbance	The unexpected finds protocol is noted in EIG012-Heritage \Culture Management \Disturbance	C	C
	(h) Construction Traffic and Pedestrian Management Sub-Plan (see condition <u>B15</u>);	B15	Refer B15	C	C
	(i) Construction Noise and Vibration Management Sub-Plan (see condition <u>B16</u>);	B16	Refer B16	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	(j) Construction Waste Management Sub-Plan (see condition <u>B17</u>);	B17	Refer B17	C	C
B15	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:	Construction Traffic and Pedestrian Management Plan The Sutherland Hospital Operating Theatre Complex –Rev04 (Prepared by Emma Clohessy on behalf of Hindmarsh)			
	(e) be prepared by a suitably qualified and experienced person(s);	Emma Clohessy Licence number 0052225057 exp 27/11/22	Plan prepared by Emma Clohessy Licenced Traffic controller and design of TMPs	C	C
	(f) be prepared in consultation with Council and TfNSW;	Council correspondence: Email dated 6/10/2021 Return email from Council dated 19/1/2021 TFNSW Correspondence 30/11/2021 & 1/12/2021	Email evidence showed that TfNSW & council were consulted and that Hindmarsh addressed comments	C	C
	(g) detail the measures that are to be implemented to ensure road safety and	Section 2 CTPMSP	Section 2 of the plan covers all these aspects	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; and				
	(h) detail heavy vehicle routes, access and parking arrangements.	Appendix D CTPMSP	Appendix D of the CTPMSP displays the routes taken from all approach directions and details access arrangements.	C	C
B16	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:	The Sutherland Hospital, Operating Theatre Upgrade – Construction Noise and Vibration Management Sub-Plan 20/10/2021 Prepared by Pulse White Noise Acoustics		C	C
	(h) be prepared by a suitably qualified and experienced noise expert;		The plan was prepared by Pulse White Noise Acoustics Pty Ltd	C	C
	(i) describe procedures for achieving the noise management levels in EPA's <i>Interim Construction Noise Guideline</i> (DECC,		Details of the assessment for the proposed construction activities are included in Section 8 of the report	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	2009);				
	(j) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;		Included in Section 8.11 of the plan	C	C
	(k) include strategies that have been developed with the community for managing high noisegenerating works;	CNVMSPP Section 9	Included in CNVMSP Section 9	C	C
	(l) describe the community consultation undertaken to develop the strategies in condition <u>B16(d)</u> ;	CNVMSPP Section 9	Included in CNVMSP Section 9	C	C
	(m) include a complaints management system that would be implemented for the duration of the construction; and	CNVMSPP Section 9.1 & 9.2	Included in CNVMSP Section 9.1 & 9.2	C	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	(n) 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 <u>B13</u> .	CNVMSD Section 7	Included in CNVMSD Section 7	C	C
B17	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the procedures for the management of waste including the following:	Environmental Management & Sustainability Plan (EMP) Prepared by Hindmarsh 14/10/2021	The EMP addresses waste management in Section 16.10	C	C
	(c) 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; and	Monthly waste reports (April, June, July August 2022)	Section 16.10 of the EMP identifies the expected streams of waste, Waste generated during construction is recorded via tipping dockets and waste reports from Kamliaroi.	C	C
	(d) information regarding the recycling and disposal locations.		Section 16.10 of the EMP identifies the waste facility location for the project.	C	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
B18	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:	CTPMP Section 2.15 &– Appendix A Induction material Aconex records of management plans issued to sub contractors.	Induction material includes components of code. CTPMP is issued to subcontractors.	C	C
	(e) minimise the impacts of earthworks and construction on the local and regional roadnetwork;	Section 2.15		C	C
	(f) minimise conflicts with other road users;	Section 2.15		C	C
	(g) minimise road traffic noise; and	Section 2.15		C	
	(h) ensure truck drivers use specified routes.	Appendix D		C	C
B19	Construction Parking Prior to the commencement of 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 in order to minimise	CTMP Section 2.4, 2.5 and 2.6 DPIE communication dated 06/12/2021	The CTMP addresses these requirements in Section 2. A copy was provided to DPIE on 06/12/2021	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be provided to the Planning Secretary for information.				
B20	Soil and Water Prior to the commencement of construction, the Applicant must:				
	(c) install erosion and sediment controls on the site to manage wet weather events;	Site visit and Soil and Erosion Sediment Control plan – CV-DG-50001 issued 4.2.2021	The site visit noted that erosion controls were installed in accordance with the Erosion Sediment Control plan	C	C
	(d) divert existing clean surface water around operational areas of the site;	Site visit and Soil and Erosion Sediment Control plan – CV-DG-50001 issued 4.2.2021	The site visit noted that erosion controls were installed in accordance with the Erosion Sediment Control plan.	C	C
B21	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 (4 th edition, Landcom 2004) commonly referred to as the 'Blue Book'.	Site visit and Soil and Erosion Sediment Control plan – CV-DG-50001 issued 4.2.2021	The site visit noted that erosion controls were installed in accordance with the Erosion Sediment Control plan	C	C
B22	Operational Noise – Design of Mechanical Plant and Equipment Prior to installation of mechanical plant and equipment:	JEC Air conditioning Design Certificate-Mechanical Services			

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	(c) a detailed assessment of mechanical plant and equipment with compliance with the relevant project noise trigger levels as recommended in the ' <i>Noise & Vibration Impact Assessment for SSDA (SSD-11099584) (Revision G)</i> ' dated 10 August 2021 and prepared by JHA Services must be undertaken by a suitably qualified person; and	JEC air conditioning Services 14 June 2022	Mechanical plant and equipment had not been installed at the time of the second audit, however the assessment of mechanical plant and equipment with compliance with the relevant project noise trigger levels as recommended in the ' <i>Noise & Vibration Impact Assessment for SSDA (SSD-11099584) (Revision G)</i> ' has been completed in the JEC report prepared in June 2022.	NT	C
	(d) 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 recommended operational noise levels identified in the ' <i>Noise & Vibration Impact Assessment for SSDA (SSD-1099584) (Revision G)</i> ' dated 10 August 2021 and prepared by	CC3	The JEC report was incorporated and certified in CC3.	NT	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	JHA Services.				
B23	Landscaping Prior to the commencement of construction, the Applicant must prepare a revised Landscape Plan to manage the revegetation and landscaping works on-site, to the satisfaction to the Certifier. The plan must:	Plant Schedule prepared by Arcadia 13/4/2021 Arcadia L-401 to 405 landscape plans		C	C
	(g) provide for the planting of 19 trees on-site;	Plant Schedule prepared by Arcadia 13/4/2021 Arcadia L-401 to 405 landscape plans	Planting schedule includes 19 trees	C	C
	(h) detail the location, species, maturity and height at maturity of plants to be planted on-site;	Plant Schedule prepared by Arcadia 13/4/2021 Arcadia L-401 to 405 landscape plans	The associated landscape design drawings include the location and the Plant schedule includes species, maturity and height at maturity	C	C
	(i) include species (trees, shrubs and groundcovers) indigenous to the local area, including: <i>Eucalyptus paniculata</i> (Grey Ironbark), <i>Eucalyptus globoides</i> (White Stringybark), <i>Eucalyptus racemosa</i> (Narrow Leaved Scribbly), <i>Syncarpia glomulifera</i> (Turpentine) and <i>Backhousia myrtifolia</i> (Grey	Plant Schedule prepared by Arcadia 13/4/2021	Planting Schedule includes these species	C	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	Myrtle);				
	(j) include the planting of trees with a pot container of 100 litres or greater;		Pot sizes are included in the planting Schedule	C	C
	(k) provide details of any landscape retaining walls and planter boxes, which must be constructed in masonry, stone or gabions; and	Arcadia L-401 to 405 landscape plans	Included in the design drawings L-401 - 405	C	C
	(l) include the provision of nest boxes suitable to native fauna likely to use the site. <i>Note: Street tree planting must be in accordance with the "Street Tree Planting Specifications" which are located on Council's website through 'search'. These specifications include the provision of a timber border, tree cage, staked with star pickets and mulching of the trees.</i>	Arcadia Landscape Architecture letter re B23 21/3/2022 Arcadia Landscape plans Issue 3 dated 11 April 2022	The first audit noted that the Landscape architect notes that the planted vegetation once mature will provide a nesting resource for native fauna. This is not the intent of the condition. The condition clearly states that the design should include the provision of nest boxes. If this is deemed unnecessary by an ecologist then DPIE should be contacted to discuss options, including modifying the condition. It was noted during the second audit that the plans included the provision of four nest boxes in Section 3.10 of the plan.	NC	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
B24	Construction Access Arrangements Prior to the commencement of construction, evidence of compliance of construction parking and access arrangements with the following requirements must be submitted to the Certifier	Construction Traffic and Pedestrian Management Plan Rev 4 CTPMP		C	C
	(d) all vehicles must enter and leave the Site in a forward direction;	Section 2.11 CTPMP	This requirement is included in the CTPMP.	C	C
	(e) 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, is in accordance with the latest version of AS 2890.2; and	Swept Path analysis Kontro 5/10/21	Swept path analysis has been undertaken by Kontro	C	C
	(f) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, has been addressed, applying best practice in road design and traffic management as considered in Austroads,	Section 2.7 CTPMP	This requirement is included in the CTPMP.	C	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	Transport for NSW Guidelines and the Australian Standards.				
B25	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: (a) a minimum of 841 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;	Aconex correspondence and letter to certifier dated 1/12/2021 Blackett Maguire, Goldsmith (Certifier) letter 1/12/2021	CC1 documentation confirms that the car park is design for 841 spaces and in accordance with the latest versions of AS 2890.1 and AS 2890.6.	C	C
	(f) 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;	Swept Path analysis Kontro 5/10/21	The audit notes that there is currently a modification being prepared to request that the wording of this condition be modified as all car spaces mimic existing and therefore a may not be able to achieve AS 2890.2.	NT	NT
	(g) the ingress and egress crossings must be clearly identified by signage;		CC2 Confirms that the design is compliant with this part of the condition however, it is yet to be constructed	NT	NT

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	(h) the internal driveway and car parking area must be concrete or asphalt; and		CC1 Confirms that the design is compliant with this part of the condition however, it is yet to be constructed	NT	
	(i) the maximum longitudinal grade of the driveway must not exceed 12.5%.		CC1 Confirms that the design is compliant with this part of the condition however, it is yet to be constructed	NT	
B26	Site Contamination Prior to the commencement of construction, the Applicant must engage a NSW EPA-accredited Site Auditor to provide advice throughout the duration of works to ensure that any work required in relation to soil or groundwater contamination is appropriately managed.	CBRE correspondence dated 15/12/2021	Phreac consulting engaged as the EPA accredited site auditor in December 2021, prior to commencement of construction in January 2022	C	
PART C DURING CONSTRUCTION					
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:	Site Visit	The site visit confirmed that the site notice is compliant with this condition.	C	C
	(e) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text	Site Visit	The site visit confirmed that the site notice is compliant with this condition.	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	on the site notice(s) to be a minimum of 30-point type size;				
	(f) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period;	Site Visit	The site visit confirmed that the site notice is compliant with this condition.	C	C
	(g) 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	Site Visit	The site visit confirmed that the site notice is compliant with this condition.	C	C
	(h) 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.	Site Visit	The site visit confirmed that the site notice is compliant with this condition.	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
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.	Onsite verification system Plant verification register Telehandler inspection records for the 21/9/2022	Hindmarsh uses a tracking system and App called 'teletrack'. The system requires that prior to plat start up a pre start inspection is undertaken. The system actively tracks the equipment. Each piece of equipment has a QR code and each operator has a unique login/identifier.	C	C
C3	Demolition Demolition work must comply with the demolition work plans required by <i>Australian Standard AS2601-2001 The demolition of structures</i> (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition <u>B12</u> .	Demolition work plans (DWP) Noble Works Australia Pty Ltd 25/11/2021 Clear safe Asbestos clearance certificate 10/12/2021	Noble works prepared the DWP – Clearsafe confirmed that asbestos work was undertaken in accordance with all requirements and a clearance certificate issued. This shows that this component of the works was undertaken in accordance with the DWP.	C	C
C4	Construction Hours 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.	Induction Working hours on site notices	Site notice board, there are lockable gates that prevent out of hours access. Working hours are included in the induction Out of hours works have been undertaken as approved by DPE – refer to C6.	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
C5	<p>Notwithstanding condition <u>C4</u>, provided noise levels do not exceed the existing background noiselevel plus 5dB, works may also be undertaken during the following hours:</p> <p>(a) between 6pm and 7pm, Mondays to Fridays inclusive; and</p> <p>(b) between 1pm and 4pm, Saturdays.</p>		<p>There were no out of hours works during the first audit period</p> <p>Out of hours work occurred on the the 25- 26 May 2022. Refer C6 below</p>	NT	C
C6	<p>Construction activities may be undertaken outside of the hours in condition <u>C4</u> and <u>C5</u> if required:</p> <ul style="list-style-type: none"> f. by the Police or a public authority for the delivery of vehicles, plant or materials; or g. in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or h. where the works are inaudible at the nearest sensitive receivers; or i. 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 j. where a variation is approved in advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works. 	<p>OOHW documentation with DPIE on 3 May 2022</p> <p>Pulse White Noise Acoustics (June 2022)</p>	<p>There were no out of hours works during the first audit period</p> <p>DPE approved a request for variation of hours on the 3 May 2022, for out of hours works on the 25- 26 May 2022 (6pm – 6am). The works ended up being delayed until the 8 June 2022.</p> <p>The out of hours works were for a Mobile crane set up for the installation of a Mechanical cooling tower on the roof of the existing hospital.</p> <p>Pulse White Noise Acoustics (June 2022) were engaged to undertake a compliance assessment to ensure noise levels due to the out of hours work (Crane assembling and Operation) on Wednesday 8th June complied with the relevant criteria outlined in the document 220143 -Sutherland Hospital, Operating Theatre Upgrade –Extended</p>	NT	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
			Working Hours Acoustic Assessment –R2 prepared by Pulse White Noise Acoustics. Attended noise monitoring at two sites 99 Kareena Road Miranda and 431 Kingsway Caringbah, found that the out of hours work noise levels complied with the Noise criteria for evening works.		
C7	Notification of such construction activities as referenced in condition <u>C6</u> must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Aconnex record re letter box drop 27 May 2022.	There were no out of normal hours works during the first audit period. Stakeholders were notified of the out of hours works in June 2022 via a letter box drop.	NT	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.		None of these activities have occurred to date.	NT	NT
C9	Implementation of Management Plans The Applicant must carry out the construction of the development in accordance with the most	EIG Checklist 23/12, 23/1 24/2 Weekly SEQ inspection	EIGS (environmental) inspections are undertaken monthly and completed checklist show that these are occurring. The SEQ inspections cover waste, mud	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	recent version of the approved CEMP (including Sub-Plans).	1/2, 8/2, 15/2, 22/2, 1/3, 8/3 and 15/3 Inspection checklists for 17/9/2022, 10/08/2022, 22/07/2022, 30/5/2022, And 24/3/2022	<p>tracking , erosion and sediment controls and spills. The audit found that these are being completed weekly.</p> <p>Issues raised in the checks are raised as hazards. A review of raised hazards shows that they are being closed out in the required time frame.</p> <p>The second audit reviewed the following environmental inspection checklists:</p> <ul style="list-style-type: none"> • 17/09/22 (three housekeeping items, no environmental issues) and closed out on the day • 10/8/22 (two issues raised and closed out the same day), • 22/07/22, no issues noted. <p>Environmental & sustainability checklists are undertaken monthly. The audit reviewed the checklists for the following date:</p> <ul style="list-style-type: none"> • 30/08/22 (No environmental issues noted) <p>The checklist for EIG099 Social impact for the following dates:</p> <ul style="list-style-type: none"> • 30/05/2022 no issues were raised. • 24/3/2022 (weed maintenance noted this day and completed) <p>In addition CBRE do an external inspection of safety (WHS) weekly.</p>		

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
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 unless directed by traffic control.	Code of conduct Site visit CTPMP	The site visit found that all construction vehicles (excluding site personnel vehicles) were contained wholly within the site.	C	C
C11	Hoarding Requirements The following hoarding requirements must be complied with: (c) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and	Site Visit	The site visit noted that the hoarding was compliant with this aspect of the condition.	C	C
	(d) 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.	Site Visit	The site visit noted that the hoarding was compliant with this aspect of the condition	C	C
C12	No Obstruction of Public Way The public way (outside of any approved	Site Visit	There was no evidence of any obstruction of Public Ways	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.				
C13	Construction Noise Limits The development must be constructed to achieve the construction noise management levels detailed in <i>the Interim Construction Noise Guideline</i> (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	Noise and Vibration monitoring register	A review of noise monitoring undertaken on the 9/2/2022 and 14/02/2022 found that the noise levels were within the noise management levels (70dBA for day works) defined in the CNVMP. Aside from the monitoring undertaken for the out of hours works undertaken in June 2022 (refer C6) no further noise monitoring has been undertaken in this audit period.	C	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 <u>C4</u> unless allowed by condition <u>C5</u> .	Induction Driver code of conduct	Gates are locked prior to approved working hours. This is noted in the driver code of conduct	C	C
C15	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of	Site visit	Quackers were noted to be in use during the site visit.	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.				
C16	Vibration Criteria Vibration caused by construction at any residence or structure outside the site must be limited to: (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).	Noise and Vibration monitoring register	A review of vibration monitoring undertaken on the 9/2/2022 and 14/02/2022 found that the vibration levels were well below this criteria and the criteria set in the Noise and Vibration Management Plan. No further vibration monitoring has occurred in the second audit period.	C	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 <u>C16</u> .		There are no works within 30m of residential buildings	NT	NT
C18	The limits in conditions <u>C16</u> and <u>C17</u> apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition <u>B16</u> of this consent.		Noted	NT	NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
C19	Tree Protection For the duration of the construction works: (e) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;	Photos and Site visit	There is no evidence that trees have been trimmed. The site inspection noted that the exclusion fencing is intact.	C	C
	(f) all street trees immediately adjacent to the property boundary must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;	Photos and Site visit	Fencing is in place to protect trees	C	C
	(g) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the 'Aboriginal Impact	Photos and Site visit	Fencing is in place to protect trees	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	<i>Assessment Report(Reference: D4222.1)' prepared by Allied Tree Consultancy and dated January 2021; and</i>				
	(h) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.		The audit found no evidence that these areas had been accessed.	NT	NT
C20	Air Quality The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Site visit	The first audit noted that the concrete slab was left while preliminary works are underway limit exposed surfaces. The second audit noted that Hindmarsh have a water cart full time on site	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
C21	During construction, the Applicant must ensure that: (f) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust;	Site visit and presence of water cart	The first audit noted that the concrete slab was left while preliminary works are underway limit exposed surfaces. The second audit noted that Hindmarsh have a water cart full time on site	C	C
	(g) all trucks entering or leaving the site with loads have their loads covered;	Code of conduct	Included in the code of conduct and observed on site	C	C
	(h) trucks associated with the development do not track dirt onto the public road network;	Site visit	There was no evidence of mud tracking. There is a small street sweeper on site.	C	C
	(i) public roads used by these trucks are kept clean; and	Site visit	Street sweeper on site through Urban Sweeper s	C	C
	(j) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Site visit	The site is very small but the audit noted progressive stablisation of surface.	C	C
C22	Imported Fill The Applicant must:				

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	(d) ensure that only VENM, ENM, or other material considered suitable for beneficial reuse via a general or specific resource recovery exemption issued by NSW EPA is brought onto the site;	JK Environments letter report 10/1/2022	JK Environments were commissioned to undertake a contamination screening of imported material sourced from Albion Park Quarry, East West Link, Albion Park Rail, NSW and imported onto Sutherland Hospital. The report found that the Blue metal screening material imported to the site is considered to be suitable for placement as backfill in service trenches at the site. No VENM or ENM has been brought to site in this audit period	C	C
	(e) keep accurate records of the volume and type of fill to be used; and	Imported material register	All material is tracked in the imported materials register.	C	C
	(f) make these records available to the Certifier upon request.	Imported material register	Noted	NT	NT
C23	Disposal of Seepage and Stormwater Adequate provisions must be made to collect and discharge stormwater drainage during construction to the 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.	Site visit and ESCP	No discharge of stormwater from the site. Much of the site is still surfaced with concrete. Pits are covered with geofabric material. Stormwater is contained wholly within the site and filtered through sediment fences.	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
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.	Assembly point notice Toolbox Induction – slide 4	Notices are provided around the site. Emergency information including assembly points and evacuation routes are in the induction.	C	C
C25	Stormwater Management System Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must: (a) be designed by a suitably qualified and experienced person(s); (b) be generally in accordance with the conceptual design in the 'Civil Engineering (Document number: ACR-CV-RPT-003, Revision B)' report prepared by ACOR Consultants and dated 18 January 2021; (c) be in accordance with applicable Australian Standards; (d) be in accordance with Sutherland Shire Specification – Stormwater Management (Sutherland Shire Council, 2009); and (e) 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.	Acor CC2 documentation dated 2/3/2022 Soil and Erosion Sediment Control plan – CV-DG-50001 issued 4.2.2021	The Operational stormwater management system has been designed in compliance with this condition and certified in CC2. The soil and erosion plan includes all stormwater infrastructure for both construction and operation.	C	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
C26	<p>Unexpected Finds Protocol – Aboriginal Heritage</p> <p>In the event that surface disturbance identifies a new Aboriginal object:</p> <p>(a) all works must halt in the immediate area to prevent any further impacts to the object(s);</p> <p>(b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects</p> <p>(c) the site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is 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 shall only recommence with the written approval of the Planning Secretary.</p>		There have been no unexpected finds	NT	NT

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
C27	Unexpected Finds Protocol – Historic Heritage If any unexpected archaeological relics are uncovered during the work, then: (a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary; (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 (c) works may only recommence with the written approval of the Planning Secretary		There have been no unexpected finds	NT	NT
C28	Waste Storage and Processing All waste generated during construction must be secured and maintained within designated wastestorage areas at all times and must not leave the site onto neighbouring public or private properties.	Site Visit	Skip bins are provided	C	C
C29	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA,	JK environment report 17/12/2021	JK environment undertake testing of material to conform waste classification prior to material leaving the site.	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	2014).				
C30	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.	Site visit	Any concrete waste is washed in a secured bunded area and allowed to dry on site. This is then broken down and reused onsite.	C	C
C31	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.	Tipping dockets 18/1/2022 Waste & recycling report Kamliaroi February 2022 report Waste & recycling report Kamliaroi March, April, June July and August 2022.	Tipping dockets are used to record the volume and type of waste and where they are disposed/reused. The Kamliaroi report records the type of all waste removed from site, by weight or volume and gives summaries on reuse/recycling	C	C
C32	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.	Asbestos removal control plan 25/11/2021 prepared by Serve Group PTY LTD – asbestos licence holder	The only hazardous material to date that has been removed from site to date is asbestos and ACM in two Telstra pits. The asbestos removed by a licenced contractor – Serve group in accordance with all requirements.	C	C
C33	Outdoor Lighting The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of			NT	NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	the obtrusive effects of outdoor lighting.				
C34	Site Contamination 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:	JK Environments report on revised remediation Action Plan March 2022			
	(d) 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 <i>Contaminated Land Management Act 1997</i> ;		Site investigations have been undertaken by JK Environment have prepared an updated RAP and undertaken site investigations. The work has been undertaken by an approved site auditor.	C	C
	(e) 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		The report has been reviewed and signed off by Brendan Page CEnvP SC (No. SC40059)	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme; and				
	(f) the recommendations of the 'Remediation Action Plan' prepared by JK Environments and dated 8 February 2021.		The report considers and updates the requirements of this report.	C	C
C35	The unexpected finds procedure within the 'Remediation Action Plan' prepared by JK Environments and dated 8 February 2021 must be updated following results of further site investigations undertaken in accordance with condition <u>C34</u> and implemented throughout duration of project work.	JK Environment report on revised Remediation Action Plan March 2022	JK Environment report on revised Remediation Action Plan (March 2022) Section 8.1 includes an updated unexpected finds procedure.	C	C
C36	Remediation of the site must be carried out in accordance with the 'Remediation Action Plan' prepared by JK Environments and dated 8 February 2021 and any variations to the Remediation Action Plan approved by an NSW EPA-accredited Site Auditor.	Phreatic Consulting :Interim Advice 1, AUDIT Sutherland Hospital Part A - Operating Theatre Complex: Review of Remedial Action Plan 1/2/2022 Phreatic Consulting Interim Advice 2, AUDIT Sutherland Hospital Part A -	Interim advice 2 notes that one location (BH3) was found to contain unacceptably high concentration of PAH compounds and requires remediation. No other contamination was reported in the site soils at concentrations in excess of the screening criteria, but vertical and lateral delineation of fill quality was not able to be completed due to the extent of services present and the presence of site structures. Accordingly, sampling locations are not evenly distributed across the site and relatively large potential	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
		<p>Operating Theatre Complex: Review of Site Assessment 9/2/2022</p> <p>A Revised RAP was completed by JK Environments on 5/4/2022.</p>	<p>hotspots may be present in under-sampled areas.</p> <p>Impacts in fill are notoriously heterogeneous and are not necessarily consistent across the site. This uncertainty is enhanced by limited quality control data available from the original assessment, which is relied on in determining the extent of contamination present. Accordingly, the Auditor will require validation of remaining site soils at the completion of excavation, and where such soils are exposed during the redevelopment. The report further notes that given the commercial and fully paved use of the site only human health based criteria are required to drive remediation, and the Auditor is satisfied that soils with contaminants present at concentrations exceeding ESLs do not require remediation. Audit 2 notes that there are 4 sites remaining that require test pitting, these are yet to occur due to access issues.</p>		
C37	Where remediation is carried out / completed in stages, a NSW EPA-accredited Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s).	Phreatic Consulting	Tim Chambers (Phreatic Consultant) is a NSW EPA Accredited Site Auditor (#10) and is undertaking ongoing advice at the site	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
C38	The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site that would result in significant contamination.	Phreatic Consulting	Phreatic Consulting have been engaged to provide ongoing advice and actions regarding updated contamination risks in line with the RAP	C	C
C39	Independent Environmental Audit Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	DPE notice dated 22 April 2022	The nomination of the proposed auditor was provided to DPE on the 4 March 2022. At the time of writing the first audit report DPE had not provided a written response with endorsement. The auditor has subsequently been agreed to prior to the preparation of the second audit.	NC	C
C40	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.		This audit has been conducted in accordance with the Independent Audit Post Approval Requirement (DPIE 2020)	C	C
C41	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those agreed to above, upon giving at least 4 week's notice to the Applicant of the date or timing upon which the audit must be commenced.		Noted	NT	NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
C42	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must:				
	(d) review and respond to each Independent Audit Report prepared under condition <u>C40</u> of this consent, or condition <u>C41</u> where notice is given;	Post approval for dated 7 April 2022	The audit and response document was provided to the DPE on the 7 April 2022.	NT	C
	(e) submit the response to the Planning Secretary; and	Post approval for dated 7 April 2022	The audit and response document was provided to the DPE on the 7 April 2022.	NT	C
	(f) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.	https://www.hinfra.health.nsw.gov.au/WWW_Hinfra/media/Sitelimages/Content/21-949-Sutherland-Hospital-Independent-Audit-Report.pdf	The audit report was made publicly available in April 2022.	NT	C
C43	Independent Audit Reports and the applicant/proponent'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.	Post approval form dated 7 April 2022	<p>This is the first audit and therefore this requirement was not triggered at the time of the audit.</p> <p>The first audit and the proponents responses were provided to DPE in this timeframe.</p>	NT	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
C44	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.			NT	NT
Part D Prior to commencement of operation					
D1	Notification of Occupation At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.			NT	NT
D2	External Walls and Cladding			NT	NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.				
D3	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.			NT	NT
D4	Works as Executed Plans Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.			NT	NT
D5	Warm Water Systems and Cooling Systems The installation of warm water systems and water cooling systems (as defined under the <i>Public Health Act 2010</i>) must comply with the <i>Public Health Act 2010</i> , Public Health			NT	NT

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of <i>AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance</i> and the NSW Health Code of Practice for the Control of Legionnaires' Disease.				
D6	Outdoor Lighting Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:			NT	NT
	(c) complies with the latest version of AS 4282-2019 - <i>Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997); and			NT	NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	(d) has been mounted, screened and directed in such a manner that it does not create an nuisance to surrounding properties or the public road network.			NT	NT
D7	Mechanical Ventilation Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with:			NT	NT
	(c) <i>AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and other relevant codes; and			NT	NT
	(d) any dispensation granted by Fire and Rescue NSW.			NT	NT
D8	Operational Noise – Design of Mechanical Plant and Equipment Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the assessment undertaken under condition <u>B22</u> have been incorporated into the design of			NT	NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	mechanical plant and equipment to ensure the development will not exceed the project noise trigger levels identified in the 'Noise & Vibration Impact Assessment for SSDA (SSD-11099584) (Revision G)' prepared by JHA Consulting Engineers and dated 10 August 2021.				
D9	Fire Safety Certification Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.			NT	NT
D10	Structural Inspection Certificate Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:			NT	NT
	(c) the site has been periodically inspected and the Certifier is satisfied that				NT

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	the structuralworks is deemed to comply with the final design drawings; and				
	(d) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.			NT	NT
D11	Post-Construction Dilapidation Report – Protection of Public Infrastructure Prior to the commencement of operation, the Applicant must engage a suitably qualified and experienced expert to prepare a Post-Construction Dilapidation Report. This Report must:			NT	NT
	(f) ascertain whether the construction works created any structural damage to public infrastructure by comparing the results of the Post-Construction Dilapidation Report withthe Pre-Construction Dilapidation Report required by condition B5 of this consent;			NT	NT

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	(g) have, if it is decided that there is no structural damage to public infrastructure, the written confirmation from the relevant public authority that there is no adverse structural damage to their infrastructure (including roads).			NT	NT
	(h) be submitted to the Certifier;			NT	NT
	(i) be forwarded to Council for information; and			NT	NT
	(j) be provided to the Planning Secretary when requested.			NT	NT
D12	Repair of Public Infrastructure Unless the Applicant and the relevant public authority agree otherwise, the Applicant must:			NT	NT
	(d) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the construction works; and/or			NT	NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	(e) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development; and/or			NT	NT
	(f) pay compensation for the damage as agreed with the owner of the public infrastructure. <i>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions of this consent.</i>			NT	NT
D13	Road Damage Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.			NT	NT
D14	Post-Construction Survey – Residential Properties Where a pre-construction survey has been undertaken in accordance with condition B7, prior to the commencement of operation the Applicant must engage a suitably qualified and experienced expert to undertake a post-construction survey and prepare a Post-Construction Survey Report. This Report must:			NT	NT

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	(e) document the results of the post-construction survey and compare it with the pre-construction survey to ascertain whether the construction works caused any damage to buildings surveyed in accordance with condition B7;			NT	NT
	(f) be provided to the owner of the relevant buildings surveyed;			NT	NT
	(g) be provided to the Certifier; and			NT	NT
	(h) be provided to the Planning Secretary when requested.			NT	NT
D15	Where the Post-Construction Survey Report determines that damage to the identified property occurred as a result of the construction works, the Applicant must repair, or pay the full costs associated with repairing the damaged buildings, within an agreed timeline between the owner of the identified property and the Planning Secretary. Alternatively, the Applicant may pay compensation for the damage as agreed with the property owner.			NT	NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
D16	Bicycle Parking and End-of-Trip Facilities Prior to the commencement of operation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier:			NT	NT
	(e) the provision of a minimum 11 additional bicycle parking spaces;			NT	NT
	(f) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 <i>Parking facilities - Bicycle parking</i> , and be located in easy to access, well-lit areas that incorporate passive surveillance;			NT	NT
	(g) the provision of end-of-trip facilities for staff; and			NT	NT
	(h) appropriate pedestrian and cyclist advisory signs are to be provided. <i>Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.</i>			NT	NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
D17	Green Travel Plan Prior to the commencement of operation, a Green Travel Plan (GTP), must be submitted to the Certifier to promote the use of active and sustainable transport modes and a copy be provided to the Planning Secretary for information. The plan must:			NT	NT
	(i) be prepared by a suitably qualified traffic consultant in consultation with TfNSW;			NT	NT
	(j) incorporate data from available sources including surveys of staff and visitors;			NT	NT
	(k) include objectives and aspirational, achievable and specific mode share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP			NT	NT
	(l) include specific tools and actions to help achieve the objectives and mode share targets			NT	NT
	(m) address potential to reduce and manage car parking spaces for staff with the ability to travel to the site by public and active transport, and prioritising car parking for the			NT	NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	use of patients and visitors				
	(n) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP			NT	NT
	(o) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development; and			NT	NT
	(p) identifies an appropriate mechanism for the transfer and delivery of ongoing actions from Health Infrastructure to the Local Health District, post occupancy			NT	NT
D18	Utilities and Services Prior to commencement of operation, the Applicant must obtain a Compliance Certificate	Sydney Water section 73 certificate 7 July 2022	A compliance certificate under Section 73 of the Sydney Water Act has been received.	NT	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	for water and sewerage infrastructure servicing of the site under section 73 of the <i>Sydney Water Act 1994</i> .				
D19	Stormwater Operation and Maintenance Prior to commencement of operation, a Works-As-Executed drawing (WAED) of the stormwater drainage system must be prepared by a Registered Surveyor and an original colour copy must be submitted to Council. The drawing must detail the alignment of pipelines, pits, the rainwater tanks and the detention facilities.			NT	NT
D20	Prior to the commencement of operation, a letter of certification for the WAED required by condition <u>D19</u> , must be submitted to Council. The letter must be certified by the supervising engineer to demonstrate that the stormwater drainage works, rainwater harvesting facility and rainwater reuse systems were constructed to their satisfaction and in accordance with the operational stormwater management system approved under condition <u>C25</u> and <i>Sutherland Shire Public Domain Technical Manual</i> (Sutherland Shire Council, 2017).			NT	NT
D21	Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan			NT	NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	(SOMP)is to be submitted to the Certifier. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following:				
	(e) maintenance schedule of all stormwater quality treatment devices;			NT	NT
	(f) record and reporting details;			NT	NT
	(g) relevant contact information; and			NT	NT
	(h) Work Health and Safety requirements.			NT	NT
D22	Signage Signage must be installed in accordance with the specifications of the signage drawings listed atcondition <u>A2</u> .			NT	NT
D23	Prior to the commencement of operation, way-finding signage must be installed.			NT	NT
D24	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to			NT	NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	designated bicycle parking areas.				
D25	Operational Waste Management Plan Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:			NT	NT
	(e) detail the type and quantity of waste to be generated during operation of the development;			NT	NT
	(f) describe the handling, storage and disposal of all waste streams generated on site, consistent with the <i>Protection of the Environment Operations Act 1997</i> , <i>Protection of the Environment Operations (Waste) Regulation 2014</i> and the <i>Waste Classification Guideline</i> (Department of Environment, Climate Change and Water, 2009);			NT	NT
	(g) detail the materials to be reused or recycled, either on or off site; and			NT	NT

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	(h) include the Management and Mitigation Measures included in 'Waste Management Input for Environmental Impact Statement (Issue number 3)' prepared by Ricardo Energy Environment and Planning and dated 25 February 2021			NT	NT
D26	Site Contamination Prior to the commencement of operation, the Applicant must submit a Section A1 Site Audit Statement or a Section A2 Site Audit Statement accompanied by an Environmental Management Plan prepared by a NSW EPA accredited Site Auditor. The Section A1 or A2 Site Audit Statement must verify the relevant part of the site is suitable for the intended land use and be provided, along with any Environmental Management Plan to the Planning Secretary and the Certifier.			NT	NT
D27	Landscaping Prior to the commencement of operation, landscaping of the site must be completed in accordance with landscape plan(s) approved under condition <u>B23</u> .			NT	NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
D28	<p>Prior to the commencement of operation, the Applicant is required to enter into a Deed of Agreement with Council for the planting of 64 off-site trees.</p> <p><i>Note: The costs for off-site planting under the Deed of Agreement are outlined in Council's Schedule of Fees and Charges. Deed of Agreement forms can be downloaded from Council's website at: www.sutherlandshire.nsw.gov.au/Development/Development-Applications/Off-Site-TreeReplacement-and-Deed-of-Agreement</i></p>			NT	NT
D29	<p>Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping on-site and submit it to the Certifier. The plan must describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping.</p>			NT	NT
PART E POST OCCUPATION					
E1	<p>Operation of Plant and Equipment</p> <p>All plant and equipment used on site must be</p>			NT	NT

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	maintained in a proper and efficient condition operated in a proper and efficient manner.				
E2	Warm Water Systems and Cooling Systems The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires' Disease.			NT	NT
E3	Environmental Management Plan Upon completion of remediation works, the Applicant must manage the site in accordance with the Environmental Management Plan approved by the Site Auditor (if any) under condition D26 and any on-going maintenance of remediation notice issued by EPA under the <i>Contaminated Land Management Act 1997</i> .			NT	NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
E4	<p>Operational Noise Limits</p> <p>The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the '<i>Noise & Vibration Impact Assessment for SSDA (SSD-11099584)(Revision G)</i>' dated 10 August 2021 and prepared by JHA Services.</p>			NT	NT
E5	<p>The Applicant must undertake short term noise monitoring in accordance with the <i>Noise Policy for Industry</i> where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development or other timeframe agreed to by the Planning Secretary to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in the '<i>Noise & Vibration Impact Assessment for SSDA (SSD-11099584) (Revision G)</i>' dated 10 August 2021 and prepared by JHA Services. Should the noise monitoring program identify</p>			NT	NT

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.				
E6	Unobstructed Driveways and Parking Areas All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.			NT	NT
E7	Green Travel Plan The Green Travel Plan required by condition <u>D17</u> of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.			NT	NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
E8	Ecologically Sustainable Development Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation the Certifier and Planning Secretary are to be provided with a report from the Applicant by a suitably qualified and experienced expert demonstrating that the project attains the minimum number of ESD points as required by condition <u>B10</u> of this consent.			NT	NT
E9	Outdoor Lighting Notwithstanding condition <u>D6</u> , should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.			NT	NT
E10	Landscaping The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition <u>D29</u> for the duration of occupation of the development.			NT	NT

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
E11	Hazards and Risk The Applicant must store all chemicals, fuels and oils used on-site in accordance with:			NT	NT
	(c) the requirements of all relevant Australian Standards; and			NT	NT
	(d) the EPA's <i>Storing and Handling of Liquids: Environmental Protection – Participants Manual</i> if the chemicals are liquids.			NT	NT
E12	In the event of an inconsistency between the requirements of condition <u>E11(a)</u> and <u>E11(b)</u> , the most stringent requirement must prevail to the extent of the inconsistency.			NT	NT
E13	Dangerous Goods The quantities of dangerous goods stored and handled and transported at the site must be below the threshold quantities listed in the Department of Planning's <i>Hazardous and Offensive Development Application Guidelines – Applying SEPP 33</i> at all times.			NT	NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
E14	Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with all relevant Australian Standards.			NT	NT
E15	Discharge Limits The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters.			NT	NT

Appendix B: Planning secretary audit team agreement



Planning,
Industry &
Environment

Mr Nicholas Dowman
1 Reserve Road
ST LEONARDS NSW 2065

22 April 2022

Dear Mr Dowman

Sutherland Hospital Upgrade (SSD-11099584)
Appointment of Independent Environmental Auditor

I refer to your request (SSD-11099584-PA-13) for the Planning Secretary's endorsement of a suitably qualified, experienced and independent environmental auditor to conduct independent environmental audits of the Sutherland Hospital Upgrade development. Under Condition C39 of the Development Consent the independent auditor is required to be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.

The Department of Planning and Environment (**Department**) has reviewed the nomination and information you have provided against Condition C39 of the Approval and the *Independent Audit Post Approval Requirements* (DPIE, 2020) (**IA PAR**), specifically section 3.1.

The Department is satisfied that Ms Natascha Arens is certified with SAI Global as a lead auditor in environmental management systems, and is suitably experienced and qualified in state significant projects and has supplied declarations of independence.

Consequently, in accordance with Condition C39 of SSD-11099584 I can advise that the Planning Secretary endorses Ms Natascha Arens, NGH, as Lead Auditor.

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

The Department reserves the right to request an alternate auditor or experts for any future independent environmental audits under SSD-11099584.

The independent environmental audit must satisfy Condition C40 of SSD-11099584 and be conducted in accordance with the IA PAR. Failure to do so may require revision and resubmission of the audit report.

Please ensure this correspondence is appended to the audit report.

If you wish to discuss the matter further, please contact Ania Dorocinska, Senior Compliance Officer on 02 9274 6225 or via ania.dorocinska@planning.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'R. Shanks'.

Team Leader Compliance – Government Projects

As nominee of the Secretary

Appendix C: Consultation

Good Afternoon Natascha,

I am comfortable with the approach proposed in your email below.

Kind regards,

Ania Dorocińska

Senior Compliance Officer – Government Projects

Planning & Assessments | Department of Planning and Environment

M 0497 400 884 T 02 9274 6225 | E ania.dorocinska@planning.nsw.gov.au

4 Parramatta Square, 12 Darcy St, Parramatta, NSW 2150.

www.dpie.nsw.gov.au



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

From: Natascha Arens <natascha.a@nqhconsulting.com.au>

Sent: Wednesday, 14 September 2022 8:58 PM

To: Ania Dorocinska <Ania.Dorocinska@planning.nsw.gov.au>; DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>

Subject: RE: Sutherland Hospital Operating Theatre Independent Audit SSD 11099584

Good Morning Ania

I am once again about to undertake an audit of the above project, the second audit.

It is noted that the project has received a warning letter for not seeking the departments approval for the auditor prior to undertaking the audit. This will be followed up at this up coming audit.

The scope of this audit will broadly include:

- Conditions of consent applicable to the construction phase of the project
- All post approval documents required by the conditions of consent (e.g. implementation of Environmental management plans and sub plans)

- All environmental licences and approvals applicable to the development
- An assessment of the environmental performance of the development
- A high-level review of the project's EMS

Is there any particular aspect of the project that the post approval team would like the audit to focus on? Your earliest response would be appreciated

Kind regards

Natascha

NATASCHA ARENS
GENERAL MANAGER OPERATIONS

M. [REDACTED] D. [REDACTED]
E. natascha.a@nghconsulting.com.au
17/21 Mary St Surry Hills NSW 2010

NSW · ACT · QLD · VIC
WWW.NGHCONSULTING.COM.AU



NGH acknowledges that we work on the traditional lands of First Nations people across Australia and recognises the enduring connection to the land. We pay our respects to elders, past present and emerging.

Appendix D: Declaration of independence

Independent Audit Report Declaration Form

Project Name: Sutherland Hospital Operating Theatre

Consent Number: 110990584

Description of Project: Construction of a new Clinical Services Building. The Sutherland Hospital Operating Theatres Project will be delivered as a combination of new build and refurbishment in a 'live' hospital environment.

Project Address: Kareena Rd, Caringbah NSW 2229

Proponent: Health Infrastructure

Title of Audit: Sutherland Hospital Independent Audit 3

Date: 4 April 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:

- i. the audit has been undertaken in accordance with relevant condition(s) of consent and the *Independent Audit Compliance Requirements (Department 2019)*;
- ii. the findings of the audit are reported truthfully, accurately and completely;
- iii. I have exercised due diligence and professional judgement in conducting the audit;
- iv. I have acted professionally, objectively and in an unbiased manner;
- v. I am not related to any proponent, owner or operator of the project neither as an employer, business partner, employee, or by sharing a common employer, having a contractual arrangement outside the audit, or by relationship as spouse, partner, sibling, parent, or child;
- vi. I do not have any pecuniary interest in the audited project, including where there is a reasonable likelihood or expectation of financial gain or loss to me or spouse, partner, sibling, parent, or child;
- vii. neither I nor my employer have provided consultancy services for the audited project that were subject to this audit except as otherwise declared to the Department prior to the audit; and
- viii. I have not accepted, nor intend to accept any inducement, commission, gift or any other benefit (apart from payment for auditing services) from any proponent, owner or operator of the project, their employees or any interested party. I have not knowingly allowed, nor intend to allow my colleagues to do so.

Notes:

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

Name of Auditor: Natascha Arens



Signature

Qualification: BApp Sc MEBM, Exemplar Global Lead Auditor

Company: NGH Pty Ltd

Company Address: 17/21 Mary Street Surry Hills

Appendix E: Site photos



Figure 1: Site bins



Figure 2: Site and sediment fence



Figure 3: Geofabric lined drainage pits



Figure 5: Fenced retained vegetation



Figure 4: Site notice board for daily internal communications