

Prepared for John Holland Group

Independent Environmental Audit

**Shoalhaven Hospital Redevelopment – SSD 35999468
– Audit 3**

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Acronyms and abbreviations

CEMP	Construction Environmental Management Plan
CNVMP	Construction Noise and Vibration Management Sub-plan
CoC	Conditions of Consent
CTPMSP	Construction Traffic and Pedestrian Management Sub-plan
CWMP	Construction Waste Management Sub-plan
DPE	Department of Planning and Environment (NSW) (former
DPHI	Department of Planning, Housing and Infrastructure
DPIE	Department of Planning, Industry and Environment (NSW)
EIS	Environmental impact statement
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i> (NSW)
IEA	Independent Environmental Audit
EIS	Environmental Impact Statement
JHG	John Holland Group
LALC	Local Aboriginal Land Council
MOD	Modification to Conditions of Consent
NGH	NGH Pty Ltd
NSW	New South Wales
PHA	Preliminary Hazard Analysis
SSD	State Significant Development
TfNSW	Transport for NSW

Executive summary

NGH Pty Ltd (NGH) was engaged by John Holland Group (JHG) to undertake an Independent Environmental Audit (IEA) of the Shoalhaven Hospital Redevelopment (the redevelopment). The redevelopment is located on Scenic Drive in Nowra, New South Wales (NSW).

A development application and accompanying Environmental Impact Statement (EIS) for the project was submitted to the NSW Department of Planning and Environment (DPE) (now referred to Department of Planning, Housing and Infrastructure; DPHI) and State Significant Development (SSD) consent for the redevelopment was approved by the DPE on 5 April 2023 (SSD 35999468). Consolidated conditions of consent were issued to JHG by DPE on 8 June 2023.

NGH undertook the first initial audit for the period from construction commencement until 3rd August 2023. The audit found five (5) non-compliances from a total of 158 Conditions of Approval. The document review found that Environmental Management Plans and sub plans are relevant to the site and are generally being implemented. The second audit for the period of 4 August 2023 to 1 February 2024 found nine (9) non-compliances from a total of 158 Conditions of Approval.

This report is for the third audit for the period of 31 January 2024 to 25 July 2024. The audit scope was developed by reviewing the MOD 4 Consolidated Consent (SSD-35999468) and the Independent Audit Post Approval Requirements (2020). The audit consisted of desktop document review undertake offsite, onsite document review, site inspection and interviews. The offsite document review was undertaken prior to the site component of the audit with further request for information following the site inspection.

This third audit found eight (8) non-compliant findings from a total of 158 Conditions of Approval.

Complaints received over the auditing period included two noise and/or vibration complaints, one parking complaint and one complaint raising safety concerns from crane operation. All complaints were actively investigated and were reported to have been addressed to the satisfaction of the nearby residents.

There were no reportable environmental incidents for the audit period.

Site interviews occurred with the Senior Project Engineer, Environmental Advisor and Safety Manager during the course of the audit site inspection. The interviews found that these key staff members had a strong understanding the requirements of the environmental management plans and requisite implementation of same.

Two priority areas for rectification and improvement were identified as follows

- Non-compliant use of an access track and lack of adequate erosion sediment controls in this general area of the site (including along Shoalhaven Street).
- Observation - for ongoing operational maintenance of the relocated Medical gas facility

The key strength of this project is accessibility of compliance documentation, and an ongoing commitment and willingness to commit to improvement of environmental management mitigation measures onsite.

1. Introduction

NGH Pty Ltd (NGH) was engaged by John Holland Group (JHG) to undertake the third Independent Environmental Audit (IEA) of the Shoalhaven Hospital Redevelopment (the redevelopment). The redevelopment is located on Scenic Drive in Nowra, New South Wales (NSW). The purpose of the audit was to satisfy the Department of Planning, Housing and Infrastructure (DPHI) Conditions of Consent (CoC) for State Significant Development (SSD) 35999468, inclusive of Modifications (MOD) 1, MOD 2, MOD 3 and MOD 4.

The CoC requires that an initial IEA is undertaken within 12 weeks of construction commencement, which was undertaken by NGH in August 2023 and then within 26-weekly intervals, for the duration of construction.

1.1. Background

A development application and accompanying Environmental Impact Statement (EIS) for the project was submitted to the NSW DPHI (former DPE) and SSD consent for the redevelopment was approved by the DPHI on 5 April 2023 (SSD 35999468). Following this, a modification to SSD 35999468 (MOD 1) was requested and subsequently approved by the DPHI to allow for the re-numbering of condition B30. Consolidated conditions of consent were issued to JHG by DPHI on 8 June 2023. Additional modifications to SSD 35999468 were requested and subsequently approved by the DPHI to:

- MOD 1 – Re-numbering of condition B30
- MOD 2 - allow the removal of inconsistencies between conditions relating to the rainwater tank capacity.
- MOD 3 – Helipad Operations – condition B15 re-numbering
- MOD 4 – Façade Changes

Consolidated conditions of consent for MOD 4 were issued to JHG by DPHI on 22 March 2024.

1.2. Purpose

The audit period considered in this IEA is 31 January 2024 to 25 July 2024 (within 26 weeks from previous IEA). The audit has:

- (a) been conducted by a suitably qualified, experienced and independent team of experts, whose appointment has been endorsed by the Secretary;
- (b) included consultation with the relevant agencies;
- (c) assessed the environmental performance of the Development and assess whether it is complying with the requirements in this consent, and any other plan or program required under these approvals;
- (d) reviewed the adequacy of any approved strategy, plan or program required under the abovementioned consents; and
- (e) recommended measures or actions to improve the environmental performance of the Development, and/or any strategy, plan or program required under these consents.

Within two (2) months of undertaking the independent audit site inspection, unless otherwise agreed by the Planning Secretary, the Applicant shall submit a copy of the Independent Audit Report and the Applicant's response to audit findings to the Planning Secretary.

1.3. Audit objectives

The objective of this third Independent Audit was to assess compliance with Consolidated Conditions of Consent (referred to hereafter as Consolidated Consent) and implementation of applicable management plans.

1.4. Audit scope and period

The scope of the audit will include:

- An assessment of compliance of all the conditions of consent relevant to the works at the time of the audit (as detailed in Appendix A);
- An assessment of the adequacy and implementation of the site environmental management plans including:
 - B17 - Construction Environmental Management Plan (CEMP)
 - B18 - Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP)
 - B19 - Construction Noise and Vibration Management Sub-Plan (CNVMP)
 - B20 - Construction Waste Management Sub-Plan (CWMP).
- An assessment of performance of the project in relation to implementation of environmental plans; and
- An assessment of the actual impacts compared to predicted impacts, as documented in the environmental impact assessment.

The audit scope was developed by reviewing the Consolidated Consent (SSD-35999468) and the Independent Audit Post Approval Requirements (2020).

1.5. Limitations

The outcomes of this audit are based on the assessment that has been undertaken in accordance with the contracted scope of work and is subject to the applicable time and other constraints. The assessment included a review of documentation, interviews with personnel and observations made during the site inspection.

The outcomes presented in this audit report are based on the assessment undertaken and relied on supplied information. NGH does not accept responsibility for any inaccurate information or omissions in the supplied information.

This report does not constitute legal advice in relation to environmental liabilities.

2. Audit methodology

The audit comprised desktop document review, site inspection and onsite document review, and off- site analysis and reporting. An audit plan was provided to the auditee prior to the site audit detailing the timing of the audit and requirements regarding accessing the site and documentation (refer Appendix B). These components are further expanded below.

2.1. Selection of audit team

John Holland Group nominated Natasha Arens as the Independent Auditor for this project and provided Natasha's CV and independence declaration to DPHI on 19 December 2023 (refer Appendix C). Natasha was approved by DPHI as the Independent Lead Auditor on the 26 July 2024 (refer Appendix D).

The audit team comprised these members:

- Natascha Arens – Lead Auditor
- Will Weir – Site Auditor

2.2. Compliance evaluation

The audit consisted of desktop document review undertaken offsite, onsite document review, site inspection and interviews. The offsite document review was undertaken prior to the site component of the audit with further request for information following the site inspection.

The site inspection component of the audit was conducted 25 July 2024 and included:

- Opening meeting to introduce all parties and discuss the scope and objectives of the audit
- Document and records review to check compliance with conditions
- Interviews with site personnel
- Site inspection
- Closing meeting to summarise the preliminary findings of the site audit and to discuss additional audit evidence required.

The document review included a review of the Conditions of Approval relevant to the stage of works of the Project and all management plans and sub plans (Appendix A).

An Opening Meeting was held on 25 July 2024 at 07:30am.

Present at the opening meeting were:

- Richard Ingall (Senior Project Engineer, JHG)
- Ron O'Neill (Safety Manager, JHG)
- Lefan Lun (Environmental Advisor, JHG)
- Heath Van Beuschem (Project Engineer, Johnstaff)
- Jude Francis (Project Engineer, Johnstaff)
- Will Weir (Auditor, NGH).

A site inspection debrief was held at site and a Closing Meeting 25 July 2024 at 15:00.

Present at the Closing Meeting were:

- Richard Ingall (Senior Project Engineer, JHG)

- Rhys Collum (Project Manager, JHG)
- Damien Keaveny (Senior Design Manager, JGH)
- Ron O'Neill (Safety Manager, JHG)
- Emily Delovska (Safety Coordinator, JHG)
- Heath Van Beusichem (Project Engineer, Johnstaff)
- Lefan Lun (Environmental Advisor, JHG)
- Jude Francis (Project Engineer, Johnstaff)
- Will Weir (Auditor, NGH).

Document review occurred throughout the day and offsite until report completion.

2.3. Interviews

Interviews with staff were undertaken throughout the course of the site audit (25 July 2024) and later to gather evidence during offsite document review including:

- Richard Ingall (Senior Project Engineer, JHG)
- Ronnie O'Neill (Safety Manager, JHG)
- Lefan Lun (Environmental Advisor, JHG)
- Rhys Collum (Project Manager, JHG)
- Brent Teasdale (Process Engineer, WSP)

2.4. Consultation

As part of the audit NGH and JHG consulted with the DPHI, to ascertain if there were any specific environmental issues that should be investigated during the IEA. Relevant regulatory stakeholders were also contacted, those approached were Departments required to be consulted or to review and approve management plans required in the conditions of consent for the site. Specifically:

- DPHI
- Transport for New South Wales (TfNSW)
- Shoalhaven City Council
- NSW Biodiversity, Conservation and Science (BCS), Department of Climate Change, Energy, the Environment and Water)
- Nowra Local Aboriginal Land Council (LALC).

Email responses from the consultation process are included in Appendix E and summarised in Section 3.7.

2.5. Compliance status descriptors

The compliance status descriptors from DPIE (2020) have been used to assess compliance for this audit.

Table 2-1: Compliance status descriptors

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

3. Audit findings

The following documents were reviewed to check compliance with conditions or for implementation of plans. The documents relevant to this audit included:

Design plans and Approval documentation

- Consolidated Consent SSD-35999468

Correspondence and Information

- John Holland - Notification Letter, dated 3/05/23
- Aconex Transmittal 22/05/2023 - CC1 Documentation for submission to Planning Secretary
- Aconex Transmittal 26/05/2023 - CC1 Documentation for submission to Planning Secretary
- John Holland - Notification Letter dated 31/05/23
- DPE Letter re; B2, dated 7 July 2023
- Evidence of staging report issue -email dated 8 February 2023 4:23:00 PM
- <https://shoalhavenredevelopment.health.nsw.gov.au/>
- <https://www.hinfr.health.nsw.gov.au/projects/project-search/shoalhaven-district-memorial-hospital-redevelopment>
- Shoalhaven Hospital - Re-development Project Induction
- Email - Shoalhaven Hospital Redevelopment - TPG Fibre relocation, dated 16/05/2023
- Jacobs consultation correspondence - Gas, Electrical and Water consultation documents
- Letter - Project reference: SHOALHAVEN HOSPITAL, Job No: 130247, DIPAPIDATION REPORTS EXTENT
- Letter - Statement of Compliance to ESD SSDA Conditions, Ref. No. 207163, day May 5th, 2023
- Letter - Statement of Compliance Shoalhaven Hospital Demolition Work Plan, dated 14th May 2023
- Shoalhaven District Memorial Hospital Redevelopment Construction Worker Parking Confirmation for Work Phase CC2, dated 6 July 2023
- Shoalhaven Hospital Redevelopment Complaints Register
- Letter - Shoalhaven Hospital Redevelopment (SSD 35999468) Independent Auditor 2023 - DPE, dated 27/07/2023
- Post approval DPE Non-compliance notification for first Independent Audit
- John Holland - Notification Letter, dated 3.05.23
- John Holland - Notification Letter dated 18/09/23
- John Holland - Notification Letter dated 06/11/23
- Letter - Shoalhaven Hospital Redevelopment (SSD 35999468) Independent Auditor 2023 - DPE, dated 20/12/2023
- Independent Audit Initial Audit- Proponent Review and Response, 27 September 2023
- John Holland - Notification Letter to Neighbours dated 15 November 2023
- John Holland - Notification Letter to DPE dated 14 November 2023
- [Letter to Department - Condition B4 – External Walls and Cladding, dated 17 June 2024](#)
- [Letter to Department dated 28 Marh 2024 - Revision of Strategies and Plans, and Post Approval Form.](#)
- [Letter to Department, 14 December 2023 - Notice of commencement - Stage 5](#)
- [Letter to Department, 12 April 2024 - Notice of commencement - Stage 6](#)
- [Letter to Department, 20 May 2024 - Notice of commencement - Stage 7](#)
- [Template Letter - neighbourhood drop for out of hours concrete finishing work.](#)

- [WSP \(SSD Audit – Medical Gas Compound DG Queries\) email response to queries \(in red\), dated 29/08/2024](#)
- [WSP email \(SSD Audit – Medical Gas Compound DG Queries\) update following meeting with auditor, dated 20/09/2024](#)
- [JHG email \(SSD Audit – Medical Gas Compound DG Queries\) re; live power separation, dated 23/09/2024](#)
- [WSP emails \(Response to NC1 Oxygen tank/enclosure - Final confirmation from WSP\), dated 25/09/2024](#)

Reports and plans

- Shoalhaven Hospital Redevelopment SDMH - Staging Report - SSD-35999468, dated 15 January 2024
- [SHOALHAVEN HOSPITAL REDEVELOPMENT SDMH - Staging Report - SSD-35999468, Rev G dated 18 April 2024](#)
- Shoalhaven District Memorial Hospital DILAPIDATION REPORT, 21 February 2023
- Construction Environmental Management Plan (CEMP) rev 02, dated 22 September 2023
- Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP), prepared by TTW, dated 10 May 2023
- Construction Noise and Vibration Management Sub-Plan (CNVMSP) prepared by Acoustic Logic (2 May 2023), Rev 0
- Construction Waste Management Plan (CWMP), Rev 01, dated 18/05/2023
- [Construction Waste Management Plan \(CWMP\), Rev 00, dated 03/05/2023](#)
- Aboriginal Cultural Heritage Assessment Report (ACHAR), dated 27 June 2022
- EIS
- Shoalhaven District Memorial Hospital Landing Site Design Development Report (AviPro), dated 9 September 2023
- Ground Water Management Plan, Rev 0.1, dated 1 September 2023
- [Dust, Noise and Vibration Monitoring Reports for three months in 2024 as held on HI Website.](#)
- [Erosion and Sediment Control Background and General Instructions, SEEK, Rev OO 4/07/2023 \(ESCP\)](#)
- [Australian Standard 1894-1997, Table 4.1 and Section 6.3.9](#)
- [National Construction Code \(2022\), Volume 1, Schedule 1, Definitions](#)

Design certification, record, monitoring and Inspections

- BCA Crown Certificate - 1 (CC1), CRO-23037, 30 May 2023
- BCA Crown Certificate - 2 (CC2), CRO-23063 (CC1), 24 July 2023
- BCA Crown Certificate - 3 (CC3), CRO-23083, 23 October 2023
- BCA Crown Certificate - 4 (CC4), CRO-23097, 29 November 2023
- [BCA Crown Certificate - 5 \(CC5\), CRO-23118, 16 January 2024](#)
- [BCA Crown Certificate - 6 \(CC6\), CRO-24056, 12 June 2024](#)
- [BCA Crown Certificate - 7 \(CC7\), CRO-24042, 23 May 2024](#)
- Statement of Compliance Erosion and Sediment Control, Delta Pty Ltd, dated 14 May 2023
- Shoalhaven City Council - Consent for Works and/or Structures in a Public Road - Temporary Site Access Only, 3rd May 2023
- CIVIL DESIGN CERTIFICATE - CC2 – Bulk Excavation, 6 July 2023
- Design Certificate – Civil / Stormwater, 21 July 2023
- May to July 2023 JHG Nowra (002) - Waste Tracking Spreadsheet
- August to December 2023 JHG Nowra - Waste Tracking Spreadsheet

- SDMH - Material Tracking Register
- Contractor Compliance Statement, AviPro, 16 November 2023
- Shoalhaven Hospital Redevelopment Dust Monitoring Report 7, 21 December 2023
- Shoalhaven Hospital Redevelopment Noise and Vibration Monitoring Report 7, 21 December 2023
- Asbestos Monitoring Register
- CIVIL DESIGN CERTIFICATE – CC3 – Piling and Concrete footings and inground services (Stormwater), 11 September 2023

3.1. Compliance performance

The audit found eight (8) non-compliant findings from a total of 158 Conditions of Approval. Of these:

- 5 are new non-compliant findings
- 3 are non-compliant findings from previous audit/s which have not been adequately closed out or are ongoing

No old compliance findings related to not meeting specified dates have been carried forward based on the advice recently received from DPHI.

Table 3-1 Statutory instrument (Conditions of Consent 35999468) audit classification status

Condition Part	Compliant	Non-Compliances	Not triggered
Part A (31)	23	3	5
Part B (37)	29	1	7
Part C (41)	30	4	7
Part D (29)	0	0	18
Part E (18)	0	0	18

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

The document review found that Environmental Management Plans and sub plans are relevant to the site and are most generally being implemented (refer Section 3.5 below for more detail on management plan implementation), except for continued use of a temporary access track.

3.2. Summary of agency notices, orders, penalties or prosecutions

There were no agency notices, orders, penalty notices or prosecutions within the audit period at the time of reporting.

3.3. Non-compliances

Eight (8) non-compliant findings were raised in this audit against the conditions of consent (SSD-35999468). Refer Table 3-2 below for more detail.

Note: In relation to the tally for Table 3-2, whole conditions of consent have been used to generate the tally. i.e. where a condition contains part a), b), c) etc this has been counted as one condition.

Where the identified non-compliance is relevant to details contained within a specific management plan, this is further described within Table 3-3 overleaf. Suggested management actions have also been attributed to each identified non-compliance.

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Table 3-2 Consolidated Consent 35999468, summary of non-compliances

NC#	#	Assessment requirement	Comment	Audit classification	Response/ Action
Part A					
NC1	A2	The development may only be carried out: (a) in compliance with the conditions of this consent;	Non-compliant findings were recorded (as below). As such, the development was found to not have been carried out in compliance with all the conditions of this consent.	NC	Complete actions listed below
NC2	A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 4, Division 2 of the EP&A Regulation.	Refer conditions A2, A23, B24, C9, C21, C22 and C32 where the third audit found administrative and physical non-compliance findings with prescribed conditions of development consent. Therefore, compliance has not been achieved with all conditions of consent as required by Section 78 under Part 4, Division 2 of the EP&A Regulation.	NC	Complete actions listed below
NC3	A23	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained, approved or provided) publicly available on its website:	The Health Infrastructure website provides a link to "Key documents" held on the Project website where a further link titled "SSD Planning Portal" provided to the NSW Major Projects website. The requirements listed A23 (a) (i), (ii), (iii), (iv), (v), (vi), (vii) and (viii) and (ix) are provided on the Website. However, only 3 months of Noise, Vibration and Dust monitoring are provided. The latest revision number of the Waste Management Plan (Rev 01, date 18/05/2023) was not on the Key Documents website at the time of the audit.	NC	Provide all up to date and available historic monitoring reports on the website. Upload the most current version of the Waste Management Plan.

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NC#	#	Assessment requirement	Comment	Audit classification	Response/ Action
		<p>(i) documents referred to in condition A2 of this consent.</p> <p>(ii) all current statutory approvals for the development.</p> <p>(iii) all approved strategies, plans and programs required under the conditions of this consent</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>(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</p> <p>(vi) a summary of the current stage and progress of the development;</p>			

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NC#	#	Assessment requirement	Comment	Audit classification	Response/ Action
		<p>(vii) contact details to enquire about the development or to make a complaint</p> <p>(viii) a complaints register, updated monthly</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>(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.</p>			
Part B					
NC4	B24	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	The site inspection for this third audit identified that erosion and sediment controls in the southwestern area of the site in the vicinity of the disturbed temporary access track were not adequately installed. A small discharge of concrete wash-out was observed beyond the site boundary in this area. The road verges along Shoalhaven Street are highly disturbed by construction activities, noting efforts have been made to achieve drainage back toward the site, however this area	NC	Install and maintain adequate erosion and sediment controls in the areas identified.

NC#	#	Assessment requirement	Comment	Audit classification	Response/ Action
		(4th edition, Landcom 2004) commonly referred to as the 'Blue Book'.	requires further attention to stabilise the soils and where necessary include temporary controls. As noted above, sediment controls are installed around the Shoalhaven Street stormwater pits, however in one instance this was observed to have been impacted by a parked vehicle.		
Part C					
NC5	C9	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	At the time of the third audit inspection the temporary access track near the corner of North Street / Shoalhaven was continuing to be used to access the construction site, including heavy plant and equipment. Section 3.2.1 of the CTPMSP stipulates that this temporary access track was for the purpose of construction the site office compound only and was to discontinue use in August 2023. Refer B24 and C22 regarding ESC non-compliance at this location.	NC	Implement the CTPMSP and cease use of the temporary access and rehabilitate areas. Alternatively, revise CTPMSP and install requisite environmental controls for use as a heavy vehicle access.
NC6	C21	During construction, the Applicant must ensure that: (a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust; (b) all trucks entering or leaving the site with loads have their	Some light and heavy vehicles have been accessing site via the temporary access in the southeast corner of the site. There was no rumble grid in place at this location and dirt was evidently tracking onto the street. Refer C22 below in relation to disturbed areas in the southeastern corner of the site and the verge along Shoalhaven Street. These areas have not been progressively stabilised in accordance with C21 (e).	NC	As above and below.

NC#	#	Assessment requirement	Comment	Audit classification	Response/ Action
		<p>loads covered;</p> <p>(c) trucks associated with the development do not track dirt onto the public road network;</p> <p>(d) public roads used by these trucks are kept clean; and</p> <p>(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</p>			
NC7	C22	<p>All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works, shall have regard to potential flooding and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the</p>	<p>The site inspection for Audit 3 identified that erosion and sediment controls in the southwestern area of the site in the vicinity of the disturbed temporary access track were not adequately installed. The ESCP identifies this area as a no go zone for no ground disturbance. A small discharge of concrete wash-out was also observed beyond the site boundary in this area.</p> <p>The road verge along Shoalhaven Street is highly disturbed by construction activities, noting efforts have been made to achieve drainage back toward the site, however this area requires further attention to stabilise the soils and where necessary include temporary controls.</p> <p>The ESCP does not adequately address controls for these areas.</p> <p>Sediment controls are installed around the Shoalhaven Street stormwater pits, however in one instance this control had been impacted</p>	NC	<p>Revise the ESCP to reflect the current site activities in the southeast corner on the site, including the temporary track if it is to continue to be used. Also, to consider the need for progressive rehabilitation, and/or temporary controls for the Shoalhaven Street verge.</p>

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NC#	#	Assessment requirement	Comment	Audit classification	Response/ Action
		publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.	by a parked vehicle.		
NC8	C32	The Applicant must ensure that concrete waste and rinse water is prevented from entering any natural or artificial watercourse.	A small discharge of concrete wash-out was observed beyond the site boundary in the south east corner of the site. While it was not clear if the washout had reached the Shoalhaven Street drain, there was a lack of adequate controls in place to prevent discharge off-site.	NC	Ensure adequate controls are in place to prevent discharge of concrete washout off-site.

3.4. Previous audit recommendations

The initial audit (undertaken in August 2023) identified the below non-compliant findings. These are listed below with their status:

Table 3-3 Consolidated Consent 35999468, summary of non-compliances from previous audit

NC#	CoA	Assessment requirement	Comment	Audit classification	Status / Action
Part A					
NC1	A1	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.	The second audit site inspection identified significant hydrocarbon staining to bare ground at the filling point for the on-site diesel storage. In addition, several fuel containers were observed without secondary containment. A random check of two oil products (SINOPEC LHM46 and SINOPEC TULUX T700) found that Safety Data Sheets were not held in the Chemical manifest - New	NC	The Applicant undertook the removal, classification and disposal of hydrocarbon impacted soil in front of the refuelling pod. The fuel pod has been placed on gravel with a plastic barrier with a control drip zone. The auditor was advised that the refuelling nozzle had been leaking which has since been rectified. All other chemicals observed on-site were adequately contained. Closed

NC#	CoA	Assessment requirement	Comment	Audit classification	Status / Action
NC2	A2	The development may only be carried out: (a) in compliance with the conditions of this consent;	The audit found NC's against Development Consent Conditions as below, therefore the development has not been carried out in accordance with the full conditions of consent - Ongoing	NC	Refer actions listed below relevant to each specific Non-compliant finding. Open
NC3	A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 4, Division 2 of the EP&A Regulation.	Refer conditions A1, A2, A23, A27 where the audit found non-compliance findings with prescribed conditions of Development Consent - Ongoing	NC	Refer actions listed below relevant to each specific Non-compliant finding. Open
NC4	A23	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as	The requirements listed A23 (a) (i), (ii), (iii), (iv), (v) and (ix) are provided on the Health Infrastructure Website (https://www.hinfra.health.nsw.gov.au/projects/project-search/shoalhaven-district-memorial-hospital-redevelopment) not the Shoalhaven Hospital Redevelopment Project website. (https://shoalhavenredevelopment.health.nsw.gov.au/). Information is dispersed across two websites, and via a link to the Major Projects Portal. The requirements listed A23 (vi), (vii) and (viii), were not found on either of the applicants websites at the	NC	The Applicant has provided most of the required information on the HI Key Document website. However, not all monthly monitoring reports are provided for the audit period, or for the life of the project to-date. This information should be provided on the website. The Waste Management Plan on the website doesn't appear to be the latest version and should be updated. Open

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NC#	CoA	Assessment requirement	Comment	Audit classification	Status / Action
		they are obtained, approved or provided) publicly available on its website: ...	time of the audit site inspection - New		
NC5	A27	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.	Non-compliances from the First Audit were not notified to the Planning Secretary within 7 days of them being identified - New	NC	Notification of non-compliant audit finding was undertaken appropriately following the second audit. Closed

3.5. Environmental plans, subplans and post approval documents

A summary of the implementation of key management plans required under Consolidated Consent 35999468 relevant to the current (construction-phase) stage of works are provided below:

- B17 - Construction Environmental Management Plan (CEMP)
- B18 - Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP)
- B19 - Construction Noise and Vibration Management Sub-Plan (CNVMP)
- B20 - Construction Waste Management Sub-Plan (CWMP).

3.5.1. Construction Environmental Management Plan, Schedule B, Condition 17

The audit found that the requirements of the CEMP were generally being implemented as was evident during the third audit site inspection, and compliance with the CEMP was observed to be checked via regular site inspections. The audit found that actions were being tracked through to close out.

At the time of the third audit site inspection the following works activities were being undertaken:

- Superstructure (level L1-L4)
- Superstructure (level L5-L7)
- Internal Fitout and Services
- Deliveries of materials, plant and equipment
- BOC (operational)

3.5.2. Construction Traffic and Pedestrian Management Sub-Plan, Schedule B, Condition 18

The mitigation measures identified within the CTPMSP were observed as generally being upheld across the site during the audit site inspection. However, the temporary access track in the south east corner of the site was continuing to be used, including some heavy vehicle access. This is in contradiction of the CTPMSP which indicated it was only for the purpose of establishing the site offices and was to be discontinued in late 2023.

JHG has maintained additional off-street parking to meet allow for the large number of employees onsite.

3.5.3. Construction Noise and Vibration Management Sub-Plan, Schedule B, Condition 19

The mitigation measures proposed in the CNVMP were observed to be implemented during the audit site inspection, including:

- Reversing 'quackers' and all on-site plant
- Well maintained plant and equipment
- Noise barrier hoarding to the newly established childcare centre
- Works within nominated operating hours (generally)

One instance of out of hours work for concrete finishing resulted in a compliant being raised by a resident outside of the letterbox drop notification range. Procedural changes were made in response to mitigate any future instances. Notably, from the commencement of construction there have been very few complaints

received for noise and/or vibration. Monitoring data reviewed generally indicate that the Project is adhering to requisite noise levels.

3.5.4. Construction Waste Management Sub-Plan, Schedule B, Condition 20

Adequate waste segregation and storage was observed during the audit site inspection. Waste materials are appropriately classified and tracked for proper disposal to a licensed sorting facility as required. The facility then manages the sorted material for on-selling, beneficial reuse or disposal to landfill (minimal amounts). Further detail is provided in the audit finding for condition of approval C33.

3.5.5. Site Inspections, incidents and other records

The audit found that regular environmental inspections were being carried out for the audit period. There was evidence that actions were being tracked through to close out.

The audit site inspection did however identify erosion and sediment controls that were either deficient or not in place where needed, notably the south east corner of the site with the temporary access track. Despite ongoing use, including heavy vehicles, there is no rumble grid in place and dirt was evidently being tracked onto the road.

There were no reportable environmental incidents for the audit period.

3.5.6. Stakeholder, community engagement and complaints

The Health Infrastructure – Shoalhaven Hospital Redevelopment website (<https://shoalhavenredevelopment.health.nsw.gov.au/>) is the key location for the community to access information on the Project with contact details also found on the website. The website contains up-to-date community fact sheets and news items in relation to the progress of the development.

Much of the information required to be published on the website (refer condition A23) was present on this website at the time of third audit inspection. The information has been presented on Health Infrastructure Project website (<https://www.hinfra.health.nsw.gov.au/projects/project-search/shoalhaven-district-memorial-hospital-redevelopment>) under Key Documents with a link also the information on the Major Project portal.

It is noted that MOD 4 for the development currently sits separately to the main Project location on the Major Project portal, where MOD 1, MOD 2, and MOD 3 are found. These should be consolidated to ensure community can easily access the current Consolidated Consent conditions of approval. It is noted the Part E conditions of approval appear to be incorrectly numbered in the later Consolidated Consent, which should be rectified.

The website lists details of who to contact within the business, however it is not immediately evident how to lodge a complaint when viewing the website. Adding detail on who to contact within the business for information and/ or to lodge a complaint, is recommended.

The relatively low number of complaints received over the life of the Project have been adequately recorded and responded to closure. The Project actively informs the local residents via letter box drops and has sort to improve on this by expanding the range.

3.6. Environmental performance

Environmental performance was largely measured by regular environmental inspections. The regular inspections showed a consistent trend of sound environmental management practice with nil reportable environmental incidents and very few complaints for the audit period. The audit found that environmental inspections were occurring.

There is need to improve erosion and sediment controls, particularly in the south east corner of the site and along Shoalhaven Street.

No observations made during the third audit inspection raised concern for the potential to cause environmental harm.

3.6.1. Observation

Liquid Oxygen tanks have been relocated, as approved under SSD 35999468, and are now operational and supplying the existing hospital. Minor amounts of leaf litter and fallen sticks were observed within the gas compound area. The gas facility will need to be maintained on an ongoing basis to ensure the area is kept clear of extraneous matter (ie. leaf litter and sticks). Consideration should also be given to the need for prominent 'No Smoking' signage at the site boundary, noting the location of the bus stop.

3.7. Consultation outcome

Relevant regulatory stakeholders were contacted and those approached were Departments required to be consulted or to review and approve management plans required in the conditions of consent for the site (refer Appendix E). Specifically:

Consultation was initiated in May 2024 during the preparatory phase of the IEA with DPHI, TfNSW Shoalhaven City Council, BCD and LALC prior to the site inspection to obtain feedback and draw attention to any key issues, within the agreed scope of the audit (i.e. Consolidated Consent SSD-35999468). In each case an email was sent to representatives of each agency requesting feedback on those issues considered most relevant by their department at the time of the audit. At the time of reporting, responses had been received from all Departments approached with the exception of the Nowra LALC and Shoalhaven City Council, as below:

- Transport for New South Wales (TfNSW):
 - No specific compliance issues that TfNSW would like the audit to focus on at this time.
 - The audit should ensure the requirements of this plan (CTPMSP) are being complied with.
 - **IEA response:** The redevelopment was noted as generally compliant at the time of audit, with Consent Conditions relevant to management regarding traffic and parking. However, the ongoing use of the temporary access is not compliant with the CTPMSP.
 - Discussions with the TfNSW Demand Management Team should occur sooner rather than later to ensure there are no delays in the latter sections of the project/required post-consent approvals noting that the Green Travel Plan has to be prepared to the satisfaction of the TfNSW Travel Demand Management Team (as required by Condition D18).
 - Separate consultation should be had with Shoalhaven City Council (refer below)
- Shoalhaven City Council.
 - Compliance against all relevant conditions of consent

- Compliance in all aspects of site controls to prevent, types of construction pollution (air, water, noise and soil pollution).
- Adherence to tree protection zones and/or structural root zones should be included in the audit.
- Dilapidation and adverse impacts on Councils infrastructure.
- Audit of waste management, volumes of waste being removed from site and assurance of appropriate and lawful disposal/management
- **IEA response** – all matters address by IEA against relevant conditions of approval and management plans as documented in this report for the current audit period. A review of waste management indicated that the Project is adequately storing, segregating and lawfully disposing to an approved waste sorting facility for on-selling, beneficial reuse and lawful landfill disposal (minimal amounts). The waste streams and volumes are actively tracked throughout this process.
- Department of Environment and Planning (DPHI):
 - Compliance with approved plans and designs
 - Obtained all relevant approvals such as construction certificates etc
 - Compliance and implementation of all commitments within management plans
 - Implementation of erosion and sediment controls and management and monitoring thereof
 - Dust and noise monitoring and management
 - Traffic movement and management
 - Compliance with tree protection requirements
 - Compliance with storm water management
 - Compliance with waste management and requirements
 - Compliance with imported fill requirements
 - Complaints register management, monitoring and response
 - **IEA response:** all matters address by IEA against relevant conditions of approval and management plans as documented in this report for the current audit period. The priority areas for to be addressed are considered to be:
 - Erosion and sediment controls and compliance with the CTPMSP in relation to ongoing use of the access track.
 - Non-compliant status of relocated BOS Gas facility (now operational).
- Nowra LALC
 - No response
- Biodiversity Conservation Division (BCD):
 - No response
 - Previously indicated that - No specific environmental issues that BCD would like the audit to focus on at this time (Audit 2).

3.8. Complaints

A review of the Complaints Registers found that there had been four complaints recorded in the audit period, including:

- One noise/vibration complaint – resident was consulted and no further action was required.
- One noise complaint – regarding out of hours concrete finishing works. Procedural changes were adopted to address in future.
- One complaint regard vehicle parking close and as such impeding access to the pre-school. Raised in personnel tool-box meetings and ongoing monitoring of parking to address the issue.
- One complaint received regarding lifting operation in close proximity to the pre-school – issue was reviewed and crane radius changed to ensure lifting only withing site boundaries.

Complaints were actively investigated and were reported to have been addressed to the satisfaction of the complainants.

3.9. Incidents

There were no reportable environmental incidents for the audit period.

3.10. Actual versus predicted impacts

The Shoalhaven Hospital Redevelopment Environmental Impact Statement (EIS) provides an assessment of the environmental impacts of the Project. In general terms, the actual environmental impact from the Project for the audit period is consistent with that predicted in the EIS. It is noted that air quality and noise monitoring are only required if necessary to verify a community complaint, however, is continuously monitored.

The Preliminary Hazard Analysis (PHA) and EIS mitigation measures provide specific requirement for the re-location of the Medical gas facility with reference to Australian Standard 1894-1997. Referring to the audit finding for condition of approval A2 (c), the re-located gas facility is reported to meet the requisite design requirements for safe operation.

3.11. Site inspection

The site inspection found the majority of the site to be generally well managed. There were however observations made in the site walkover in relation erosion and sediment control in the southeast corner of the site and along Shoalhaven Road. Outside of this, other key environmental controls appeared well maintained:

- Waste management including waste separation and appropriate disposal of waste
- Waste oil disposal is adequate
- Spill kits adequately stocked and sufficiently placed
- Plant and Equipment inspection and maintenance regime
- Clearly delineated site boundaries and No-Go zones
- All requisite hording installed and in good condition
- Monitoring equipment in place and operational
- Tree Protection Zones established and continue to be maintained.

Representative site photographs are provided in Appendix F.

3.12. Site Interviews

Site interviews occurred with the Senior Project Engineer, Environmental Advisor and Safety Manager during the course of the audit site inspection. The interviews found that these key staff members had a strong understanding the requirements of the environmental management plans and requisite implementation of same.

3.13. Improvement opportunities

The audit found that John Holland Group generally exhibits sound environmental management practices. The site appeared to be generally well managed with the exception of the southeast corner of the site and temporary access track.

As the development progresses, attention should continue to be maintained with regard to housekeeping, waste management and storage of hazardous chemicals.

3.14. Key Strengths

The key strength of this project is accessibility of compliance documentation and a continued commitment and willingness to improve environmental management mitigation measures onsite.

4. Recommendations

Non-compliant findings are summarised below. Section 3.3 above includes opportunities for improvement, which should also be considered recommendations.

4.1. Summary of non-compliance and compliance against conditions

Five (5) new and three (3) ongoing non-compliant findings were raised for the current audit period against Consent conditions (SSD 35999468). Overall, compliance was mostly achieved with the audit documents that were reviewed except for the CTPMSP (access track). The summary of new and ongoing non-compliant findings with the statutory conditions and recommended responses/actions required is summarised in Table 4-1.

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Table 4-1 Summary of non-compliances (SSD 35999468)

NC#	#	Response/ Action
NC1	A2	Complete actions listed below
NC2	A6	
NC3	A23	Provide all up to date and historic monitoring reports on the website. Upload the most current revision of the Waste Management Plan.
NC4	B24	Install and maintain adequate erosion and sediment controls in the areas identified.
NC5	C9	Implement the CTPMSP and cease use of the temporary access and rehabilitate areas. Alternatively, revise CTPMSP and install requisite environmental controls for use as a heavy vehicle access.
NC6	C21	As above and below.
NC7	C22	Revise the ESCP to reflect the current site activities in the southeast corner on the site, including the temporary track if it is to continue to be used. Also, address the need for progressive stabilisation, and/or temporary controls for the Shoalhaven Street verge.
NC8	C32	Ensure adequate controls are in place to prevent discharge of concrete washout off-site.

5. Conclusion

The audit found five (5) new non-compliant findings and three (3) ongoing non-compliant findings with the Conditions of Consent. The document review found that Environmental Management Plans and sub plans are relevant to the site and are generally being implemented except for the ongoing use of an access track and the adequacy of erosion and sediment controls in the southeast corner of the site.

Appendix A Audit Table

Development Consent Compliance Status

Reference	Approval or licence requirement	Evidence collected	Audit Finding	Compliance status	Action Reference
Development Consent (SSD 35999468)					
Schedule 2					
PART A - Administrative Conditions					
A1	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.	Site Inspection Interview: R Ingall, L Lun	The Project construction site was observed by the auditor to be generally well managed at the time of the third audit, with the exception of some audit findings detailed below. However, these are not considered to present a potential risk of causing material harm to the environment.	Compliant	
	The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) generally in accordance with the EIS and Response to Submissions;	Site inspection Document review Interview: R Ingall, L Lun Site inspection Interview - R Ingall, R Collum, B Teasdale Document review ENVIRONMENTAL IMPACT STATEMENT - Shoalhaven Hospital Redevelopment (SSD 35999468), HI September 2022, including Appendix EE - Proposed Mitigation Measures Shoalhaven Hospital - Preliminary Hazard Analysis (PHA), Ref RHS-002 (Arup, 4 August 2022) Australian Standard 1894-1997, Table 4.1 and Section 6.3.9 Nation Construction Code (2022), Volume 1, Schedule 1, Definitions Dangerous Goods Expert (WSP), email comms (several - refer Section 3 of main report). JHG email comms (several - refer Section 3 of main report)	Non-compliant findings were recorded (as below). As such, the development was found to not have been carried out in compliance with all the conditions of this consent. At the time of third audit, no such written directions had been received. Liquid Oxygen tanks have been relocated, as approved under SSD 35999468, and are now operational and supplying the existing hospital. The EIS included a PHA for the proposed works that recommended separation distances be achieved to ensure no risk to 'on-site populations' and 'off-site populations', as prescribed by Australian Standard (AS) 1894-1997. The newly relocated tanks were installed greater than 4 m from the site boundary to meet one of these requirements. The auditor made the following observations during the site inspection: - Minor amounts of leaf litter and fallen sticks were seen within the gas compound - Shoalhaven Street trees and accumulated leaf litter are present immediately outside the site boundary. - A bus stop is located immediately outside the site boundary. - A live power transmission pole and connection to sub-surface transmission is located immediately outside of the site boundary. The above observations resulted in further information request to confirm requisite set-back distances stipulated by the EIS and PHA have been adequately achieved. The construction contractor was able to provide documented advice prepared by their dangerous goods expert during the final design phase. This required further explanation as to how the EIS mitigation measures were being met. The dangerous goods expert advised that the street trees outside the site boundary are not considered combustible material under AS1894-1997 Table 4.1. Clause 6.3.9 of AS1894-1997 stipulates that the area around the storage vessel shall be maintained in a safe condition and shall be kept clear of extraneous matter, including vegetation, for a distance of 3 m from the vessel's outer jacket in all directions. For this reason, one tree was removed on site. The Shoalhaven Street trees are outside the 3 m setback. The expert advised that AS 1894-1997 does not provide a clear definition of "Public Assembly". The National Construction Code does offer that an assembly building means "a building where people may assemble for (a)	Non-compliant	

A2

(d) in accordance with the approved plans in the table below:

Architectural Plans prepared by Conrad Gargett			
Dwg No.	Rev	Name of Plan	Date
PRJ-TD-DR-AR-SK00003	2	Proposed Site Plan	02/09/22
RJ-TD-DR-AR-SK00002	2	Public Place Proposed Site Plan	02/09/22
PRJ-TD-DR-AR-00005	5	Site Demolition	26/08/22
ASB-TD-DR-AR-SK00004	2	Level 0 Overall Plan	10/11/22
ASB-TD-DR-AR-SK00005	2	Level 1 Overall Plan	10/11/22
ASB-TD-DR-AR-SK00006	1	Level 2 Overall Plan	02/09/22
ASB-TD-DR-AR-SK00007	1	Level 2 Link Plan	02/09/22
ASB-TD-DR-AR-SK00008	2	Level 3 Overall Plan	21/09/22
ASB-TD-DR-AR-SK00009	2	Level 4 Overall Plan	21/09/22
ASB-TD-DR-AR-SK00010	2	Level 5 Overall Plan	21/09/22
ASB-TD-DR-AR-SK00011	1	Level 6 Overall Plan	02/09/22
ASB-TD-DR-AR-SK00012	1	Level 7 Overall Plan	02/09/22
ASB-TD-DR-AR-SK00013	1	Level 8 Overall Plan	02/09/22
ASB-TD-DR-AR-SK00014	2	Detailed External Elevation – North Part 1	Undated/ Date 55

BCA Crown Certificate - 5 (CC5),
CRO-23118, 16 January 2024

BCA Crown Certificate - 6 (CC6),
CRO-24056, 12 June 2024

BCA Crown Certificate - 7 (CC7),
CRO-24042, 23 May 2024

Site inspection

Document review

assembly building means. a building where people may assemble for (d) transit purposes including a bus station,...". As Transport for NSW makes a distinction between a bus stop and a bus station, the expert advises that the adjoining bus stop on route 101 for Shoalhaven Hospital is not considered a place of public assembly for the purpose of assessing set-back distances. The live power pole is understood to be 11 kilovolts and is located greater than 5 m from the nearest relevant point on the vessel, and as such is outside the set-back requirement.

Based on the advice from the dangerous goods expert the gas facility is reported to meet the requisite design requirements for safe operation. By way of observation, the gas facility will need to be maintained on an ongoing basis to ensure the area is kept clear of extraneous matter. Consideration should also be given to the need for prominent 'No Smoking' signage at the site boundary, noting the location of the bus stop.

Works were being delivered in accordance with the relevant approved plans at the time of the first audit.

Works were being delivered in accordance with the relevant approved plans at the time of the second audit.

Works were being delivered in accordance with the relevant approved plans at the time of the third audit.

ASB-TD-DR-AR-SK00015	1	Detailed External Elevation – North Part 2	02/09/22
ASB-TD-DR-AR-SK00016	1	Detailed External Elevation – South Part 1	02/09/22
ASB-TD-DR-AR-SK00017	2	Detailed External Elevation – South Part 2	Undated/ Date 55
ASB-TD-DR-AR-SK00018	1	Detailed External Elevation – East Part 1	02/09/22
ASB-TD-DR-AR-SK00019	1	Detailed External Elevation – East Part 2	02/09/22
ASB-TD-DR-AR-SK00020	1	Detailed External Elevation – West Part 1	02/09/22
ASB-TD-DR-AR-SK00021	1	Detailed External Elevation – West Part 2	02/09/22
ASB-TD-DR-AR-SK00022	1	Detailed External Elevation – West Part 3	02/09/22
SK00023	-	External Materials and Finishes	Undated
ASB-DD-DR-AR-SK0001	1	Building Signage – Sheet 1	01/08/22
ASB-DD-DR-AR-SK0002	1	Building Signage – Sheet 2	01/08/22
ASB-TD-DR-AR-30001	8	External Elevations – North and East	22/08/22
ASB-TD-DR-AR-30002	8	External Elevations – South and West	22/08/22
ASB-TD-DR-AR-30003	9	Link Bridge – Level 01 & 02 Plans & Roof Plan	22/08/22
ASB-TD-DR-AR-31030	5	External Elevation – Link Bridge	21/09/22
ASB-TD-DR-AR-35001	8	Sections	22/08/22
ASB-TD-DR-AR-35002	7	Sections	22/08/22
ASB-TD-DR-AR-35003	3	Sections – Link Bridge	22/08/22
Landscape Plans prepared by Site Image			
Dwg No.	Rev	Name of Plan	Date
101	F	Landscape Plan Ground Level	23/08/2022
102	F	Landscape Plan Ground Level	23/08/2022
103	F	Landscape Plan Ground Level	23/08/2022
104	F	Landscape Plan Ground Level	23/08/2022
105	F	Landscape Plan Ground Level	23/08/2022
106	F	Landscape Plan Ground Level	23/08/2022
107	F	Landscape Plan Ground Level	23/08/2022
000	C	Landscape Cover Sheet	20/07/2022
001	C	Landscape Plan	20/07/2022
111	C	Landscape Plan 1	20/07/2022
112	C	Landscape Plan Level 1 Zone 02	20/07/2022
131	C	Landscape Plan Level 3	20/07/2022
141	C	Landscape Plan Level 4	20/07/2022
161	C	Landscape Plan Level 6	20/07/2022

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;

Noted

Noted

Compliant

	any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and the implementation of any actions or measures contained in any such document referred to in (a) above.				
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Noted	Noted	Compliant	
A5	This consent lapses five years after the date of consent unless work is physically commenced.	John Holland - Notification Letter, dated 3.05.23	Construction works commenced on 15th May 2023	Not triggered	
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 4, Division 2 of the EP&A Regulation.	Document Review Site inspection Interviews.	Refer conditions A2, A23, B24, C9, C21, C22 and C32 where the third audit found administrative and physical non-compliance findings with prescribed conditions of development consent. Therefore, compliance has not been achieved with all conditions of consent as required by Section 78 under Part 4, Division 2 of the EP&A Regulation.	Non-compliant	
A7	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.	Interview - R. Ingall, L Lun	No disputes reported at the time of the first audit inspection. No disputes reported at the time of the second audit inspection.	Not triggered	
A8	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.	Document Review Interview: R Ingall, L Lun	The audit found that consultation had been adequately been undertaken. Evidence provided with first audit	Compliant	
A9	The project may be constructed in stages. Where compliance with conditions is required to be staged due to staged construction, a Staging Report must be prepared and submitted to the satisfaction of the Certifier. The Staging Report must be submitted to the Certifier no later than one month before the commencement of construction of the first of the proposed stages.	SHOALHAVEN HOSPITAL REDEVELOPMENT SDMH - Staging Report - SSD-35999468, dated 11 May 2023 SHOALHAVEN HOSPITAL REDEVELOPMENT SDMH - Staging Report - SSD-35999468, dated 15 January 2024 Evidence of staging report issue - email dated 8 February 2023 4:23:00 PM SHOALHAVEN HOSPITAL REDEVELOPMENT SDMH - Staging Report - SSD-35999468,	Deemed compliant in previous audits.	Compliant	
	A Staging Report prepared in accordance with condition A9 must:	SHOALHAVEN HOSPITAL REDEVELOPMENT SDMH -		Compliant	

A10	<p>(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;</p> <p>(b) specify how compliance with conditions will be achieved across and between each of the stages of the project; and</p> <p>(c) set out mechanisms for managing any cumulative impacts arising from the proposed staging.</p>	Staging Report - SSD-35999468, Rev G dated 18 April 2024	<p>Section 2.1 of the Staging Report</p> <p>Section 2.2 and Appendix A (SSD-35999468 Conditions of Consent Matrix) of the Staging Report</p> <p>Section 1.6 of the Staging Report</p>		
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Certifier.	<p>Site Inspection</p> <p>Interview: R Ingall</p>	At the time of the third audit construction of the Superstructure was being undertaken in accordance with Stage 4 and 5, along with internal fit out as per Stage 6 of the Staging Report.	Compliant	
A12	Where construction is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report including independent auditing requirements.	Noted		Compliant	
A13	<p>The Applicant may:</p> <p>(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);</p> <p>(b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and</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>	Noted		Compliant	
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.	Document review	Noted	Compliant	
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	Noted	Compliant	
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.	<p>CEMP and Sub-plans</p> <p>CC5, CC6 and CC7</p>	The works at the time of the audit were generally being delivered in accordance with the current management plans and strategies.	Compliant	

A17	<p>All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.</p> <p>Notes:</p> <ul style="list-style-type: none"> • <i>Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.</i> • <i>Under section 21 of the Coal Mine Subsidence Compensation Act 2017, the Applicant is required to obtain the Chief Executive of Subsidence Advisory NSW's approval before carrying out certain development in a Mine Subsidence District</i> 	CC5, CC6 and CC7	The Certifier confirmed that works under CC5, CC6 and CC7 were designed in accordance with the BCA 2020.	Compliant	
A18	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	<p>CC6</p> <p>Letter to Department - Condition B4 – External Walls and Cladding, dated 17 June 2024</p>	External cladding and façade certification accepted by Certifier.	Compliant	
A19	<p>The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in Condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided:</p> <p>(a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials;</p> <p>(b) the quality and durability of any alternative material is the same standard as the approved external building materials; and</p> <p>(c) a copy of the documentation given to the Certifier is provided to the Planning Secretary within seven days after the Certifier accepts it</p>	As above	As above	Compliant	
A20	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.	<p>CC5 - CC7</p> <p>Interview: R Ingall, L Lun</p>	Latest information sources are considered.	Compliant	
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.	Interview: R Ingall, L Lun	No changes identified up to the time of the third audit inspection.	Not triggered	
A22	<p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, noncompliance notification, 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>	Noted	Noted	Compliant	
	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:			Non-compliant	

A23	<p>(a) make the following information and documents (as they are obtained, approved or provided) publicly available on its website:</p>	<p>https://shoalhavenredevelopment.health.nsw.gov.au/ https://www.hinfra.health.nsw.gov.au/projects/project-search/shoalhaven-district-memorial-hospital-redevelopment https://www.planningportal.nsw.gov.au/major-projects/projects/shoalhaven-hospital-redevelopment</p>	<p>Information is dispersed across two websites, and via a link to the Major Projects Portal. Links are provided between the Project website and the Health Infrastructure website.</p>		
	<p>(i) the documents referred to in condition A2 of this consent</p> <p>(ii) all current statutory approvals for the development;</p> <p>(iii) all approved strategies, plans and programs required under the conditions of this consent</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>(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;</p> <p>(vi) a summary of the current stage and progress of the development;</p> <p>(vii) contact details to enquire about the development or to make a complaint;</p> <p>(viii) a complaints register, updated monthly;</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>(x) any other matter required by the Planning Secretary; and</p> <p>(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.</p>	<p>Dust , Noise and Vibration Monitoring Reports for three months in 2024.</p> <p>Construction Waste Management Plan (CWMP), Rev 00, dated 03/05/2023</p> <p>Construction Waste Management Plan (CWMP), Rev 01, dated 18/05/2023</p>	<p>The Health Infrastructure website provides a link to "Key documents" held on the Project website where a further link titled "SSD Planning Portal" provided to the NSW Major Projects website where most of these documents are held.</p> <p>The approved plans are held on the Major Projects website.</p> <p>As above</p> <p>Documents are provided on the applicant's Project web page.</p> <p>Refer below - monitoring and audit reports.</p> <p>Three monthly monitoring reports only are on the applicants website, with two of these being for the audit period. All monitoring reports from the commencement of construction to present should be made available on the website.</p> <p>Monthly Newsletters up to July 2024 and News including up to 12 June 2024 along with presentation of the project timeline is provided on the website.</p> <p>A "Contact Us" page does contain and on-line enquiry form, HI email address and details for media enquiries.</p> <p>The complaints register up to June 2024 is provided on the Key documents website.</p> <p>Audit Report #1 and #2 along with applicants response are provided on the Key documents website.</p> <p>No other matters identified.</p> <p>The latest revision number of the Waste Management Plan (Rev 01, date 18/05/2023) was not on the Key Documents website at the time of the audit.</p>		
A24	<p>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.</p>	<p>Interview R O'Neill</p> <p>Shoalhaven Hospital - Re-development Project Induction</p>	<p>The Project Induction adequately details the relevant environmental management and conditions. The auditor sighted a sample of induction record on screen during the audit inspection. The third audit sighted up to date induction and training records on-screen during the audit inspection.</p>	Compliant	

A25	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.	Interview R Ingall, R O'Neill, L Lun	No environmental incidents reported during the audit period.	Not triggered	
A26	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.		As above	Not triggered	
A27	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.	Interview R Ingall Notification to Department dated 28 March 2024	Non-compliances reported from the second audit were notified to Department within the required timeframe of the condition.	Compliant	
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.	As above	The notification and response includes application number, relevant conditions, the way in which development does not comply, and reasons for the non-compliances and actions to be undertaken	Compliant	
A29	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Noted	Noted	Compliant	
A30	Within three months of: (a) the submission of an incident report under condition A26 (b) the submission of an Independent Audit under condition C39 or C41; (c) the approval of any modification of the conditions of this consent; or (d) the issue of a direction of the Planning Secretary under condition A3 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.	Letter to Department dated 28 March 2024 - Revision of Strategies and Plans, and Post Approval Form.	Construction Environmental Management Plan (CEMP) rev 03, dated 12 February 2024 has been updated to include in response to Audit #2 findings. Mod 3 and Mod 4 did not require an update to strategies of plans	Compliant	
A31	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (only 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. <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>	CC5, CC6 and CC7	The Staging Report was updated and provided to the Certifier.	Compliant	
PART B - Prior to Commencement of Construction					
B1	The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction at least 48 hours before that date.	CC5, CC6 and CC7	Relevant stages of construction advised through CCs for this audit period.	Not triggered	

B2	If the construction of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	<p>CC5 - CC7 and related Post-approval Documents</p> <p>Letter to Department, 14 December 2023 - Notice of commencement - Stage 5</p> <p>Letter to Department, 12 April 2024 - Notice of commencement - Stage 6</p> <p>Letter to Department, 20 May 2024 - Notice of commencement - Stage 7</p>	Stages 5-7 were notified in accordance with this condition.	Compliant	
B3	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.	CC5 - CC7	Structural drawings were provided to the Certifier for stages 5, 6 and 7 for approval of CC5, CC6 and CC7.	Compliant	
B4	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.	<p>CC6</p> <p>Letter to Department - Condition B4 – External Walls and Cladding, dated 17 June 2024</p>	External cladding and façade certification accepted by Certifier for CC6.	Compliant	
B5	<p>Prior to the commencement of construction, the Applicant must:</p> <p>(a) consult with the relevant owner and provider of services and Infrastructure that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;</p> <p>(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;</p> <p>(c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and</p> <p>(d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary when requested.</p>	<p>Email - Shoalhaven Hospital Redevelopment - TPG Fibre relocation, dated 16/05/2023</p> <p>Jacobs consultation correspondence - Gas, Electrical and Water consultation documents</p> <p>Shoalhaven District Memorial Hospital DILAPIDATION REPORT, 21 February 2023</p> <p>CC1</p> <p>Email - Shoalhaven Hospital Redevelopment Pre-construction dilapidation report, to Council, dated 04/05/2023</p>	<p>Consultation was undertaken in accordance with this condition.</p> <p>The Pre-Construction Dilapidation Report was prepared in accordance with this condition.</p> <p>The Pre-Construction Dilapidation Report was provided to the asset owner, Certifier and Council.</p> <p>Not requested at the time of the first audit inspection</p>	Compliant	
B6	Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of buildings that are likely to be impacted by the development.	<p>Letter - Project reference: SHOALHAVEN HOSPITAL, Job No: 130247, DIPAPIDATION REPORTS EXTENT</p> <p>Interview: R Ingalls</p>	Surrounding properties are reported not likely to be affected by the construction works.	Compliant	

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.		As above - no offers required.	Not triggered	
B8	Prior to the commencement of any vibration generating construction works that could impact on the buildings surveyed as required by condition B7, the Applicant must: (a) provide a copy of the relevant survey to the owner of each residential building surveyed in the form of a Pre-Construction Survey Report; (b) submit a copy of the Pre-Construction Survey Report to the Certifier; and (c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary within seven days when requested.	Letter - Project reference: SHOALHAVEN HOSPITAL, Job No: 130247, DILAPIDATION REPORTS EXTENT	Provided as part of first audit	Not triggered	
B9	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate to the Certifier that the ESD initiatives recommended by the ESD Report (prepared by Steensen Varming, Revision 2, dated 11/05/22) have been incorporated into the design of the development.	Letter - Statement of Compliance to ESD SSDA Conditions, Ref. No. 207163, day May 5th, 2023 CC	Sustainability consultant confirmed that ESD were incorporated into design.	Compliant	
B10	The project is to achieve compliance with section 2.5.6 of the Health Infrastructure Engineering Services Guidelines dated 6 August 2021 (including Design Guidance Note No. 058) by attaining a minimum of 45 points in accordance with the ESD Evaluation Tool.	As above	The project attained 66 points in accordance with the ESD Evaluation Tool	Compliant	
B11	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.	Certification of Design - Electrical Service, Heyday Group, dated 31/01/2024	Electrical Services including lighting certified again BAC and AS prior to installation.	Compliant	
B12	Prior to the commencement of construction, demolition work plans required by AS 2601-2001The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.	Letter - Statement of Compliance Shoalhaven Hospital Demolition Work Plan, dated 14th May 2023 CC1	The Demolition Work Plan is stated to meet the requirements of this condition as accepted by the Certifier and submitted to the Secretary with CC1.	Compliant	
B13	Prior to the construction of the helipad, a report prepared by a suitably qualified and experienced aviation professional must be submitted to the satisfaction of the Certifier which states that the design of the helipad incorporates the relevant details outlined in the Civil Aviation Safety Authority publication Advisory Circular AC 139R-01 v1.0 Guidelines for heliports - design and operation and other relevant National and International guidelines.	Interview: R Ingall Helicopter Landing Site Design Development Report 9 September 2022 Compliance Certificate 16 November 2023	Report prepared in accordance with the condition and to the satisfaction of Certifier.	Compliant	
B14	Prior to the construction of the helipad, future ongoing helicopter operations to the site are to be reviewed by a suitably qualified and experienced aviation professional. Proposed flight paths to the helipad must be identified in consultation with relevant stakeholders in accordance with Civil Aviation Safety Authority publication Advisory Circular AC 139R-01 v1.0 Guidelines for heliports - design and operation and other relevant National and International guidelines.	Mod 3	Deleted by Mod 3		
B15	A report summarising the outcome of the review and a Three dimensional Visual Flight Rules Approach and Departure Path and Transitional Surface Survey must be submitted to the satisfaction of Certifier and a copy submitted to the Planning Secretary and Council prior to the commencement of construction.	Mod 3	As above		

B16	<p>Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020).</p> <p>Notes:</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. 	Document Review	The audit found management plans required under these conditions of consent are compliant with B16.	Compliant	
B17	<p>Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and must be published on the Applicant's website in accordance with condition A23. The CEMP must include, but not be limited to, the following:</p> <p>(a) Details of:</p> <p>(i) hours of work;</p> <p>(ii) 24-hour contact details of site manager;</p> <p>(iii) temporary site office arrangement;</p> <p>(iv) management of dust and odour to protect the amenity of the neighbourhood;</p> <p>(v) stormwater control and discharge;</p> <p>(vi) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;</p> <p>(vii) groundwater management plan including measures to prevent groundwater contamination;</p> <p>(viii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;</p>	Construction Environmental Management Plan (CEMP) rev 03, dated 12 February 2024	<p>Not triggered for the current audit period</p> <p>Section 7.7. references Environmental Control Plans, that will detail working hours. The CNVMP (Environmental Control Plan) adequately addresses the requirements of this condition. Section 5.5.1 includes the contact details of site manager.</p> <p>Section 7.7. of the CEMP references Environmental Control Plans to contain primary environmental constraints including location of offices. The listed Environmental Controls Plans and subplans don't appear to detail temporary site office arrangements.</p> <p>Layout and location of the site offices is shown in Figures 3.1 and 3.2 of the CTPMP (referred to as "site sheds"), and in Figure 2 of the CNVMP (not named), however in both cases the details on the plans are not legible. The Staging Plan appears to show a rendering of the office arrangements, but provides no detail as to the makeup of the office arrangements. Notwithstanding, the Staging Report is not a management plan under the CEMP. It's not clear the Staging Report and management plan figures are aligned.</p> <p>CEMP Section 3.2 'Temporary Site Office Arrangements' has been added in Section 7.2 states that works to be conducted to minimise dust generation and any other air quality impacts as a result of construction activities.</p> <p>Appendix 5: Unexpected Finds Protocol addresses potential observed odours associated with contaminants and wastes, and provides a flow chart for identifying management steps to be undertaken if odours are present.</p> <p>Section 7.1 contains the requirements of this condition</p> <p>Section 7.1 contains the requirements of this condition</p> <p>Appendix 4: Environmental Control Plans - Ground Water Management Plan (SDMH-JHG-PLA-PRM-XX014) Ground Water Management Plan Rev 01 1/09/2023 includes measures to prevent groundwater contamination</p> <p>Section 7.5 adequately addresses construction lighting.</p>	Compliant	

	<p>(b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed;</p> <p>(c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;</p> <p>(d) Construction Traffic and Pedestrian Management Sub-Plan (see condition B18);</p> <p>(e) Construction Noise and Vibration Management Sub-Plan (see condition B19);</p> <p>(f) Construction Waste Management Sub-Plan (see condition B20);</p>		<p>Appendix 5: Unexpected Finds Protocol</p> <p>Appendix 6: Unexpected Finds Protocol - Heritage</p> <p>Appendix 4: Environmental Control Plans - Construction Traffic and Pedestrian Management Plan (JHG-SHR-PM-PL-99-XX021)</p> <p>Appendix 4: Environmental Control Plans - Construction Noise and Vibration Management Plan (JHG-SHR-PM-PL-99-XX012)</p> <p>Appendix 4: Environmental Control Plans - Construction Waste Management Sub-Plan (JHG-SHR-PM-PL-99-XX013)</p>		
B18	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) be prepared in consultation with Council and TfNSW;</p> <p>(c) detail:</p> <p>(i) measures to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services;</p> <p>(ii) measures to ensure the safety of vehicles and pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs;</p> <p>(iii) heavy vehicle routes, access and parking arrangements;</p> <p>(iv) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, in accordance with the latest version of AS 2869.2;</p> <p>(v) arrangements to ensure that construction vehicles enter and leave the site in a forward direction unless in specific exceptional circumstances under the supervision of accredited traffic controller(s); and</p> <p>(vi) Any temporary access roads or footpaths from Shoalhaven Streets to the existing loading dock must comply with the CTPMSP.</p>	<p>Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP), prepared by TTW, dated 10 May 2023</p>	<p>The CTPMSP was prepared by TTW (NSW), Traffic Engineering capabilities Detailed within Section 1.3 of the CTPMSP</p> <p>Adequately addressed in Sections 5.0 and 5.3 of the CTPMSP</p> <p>Adequately addressed in Sections 5.0 and 5.4 of the CTPMSP</p> <p>Adequately addressed in Sections 4.3 and 4.4 of the CTPMSP</p> <p>Adequately addressed Appendix A of the CTPMSP</p> <p>Adequately address in Sections 4.4 of the CTPMSP</p> <p>Adequately address in Sections 3.2</p>	Compliant	
	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <p>(a) be prepared by a suitably qualified and experienced noise expert;</p> <p>(b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);</p> <p>(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p>	<p>Construction Noise and Vibration Management Sub-Plan (CNVMSP) prepared by Acoustic Logic (5 June 2023), Rev 1</p>	<p>Section 7.7.3 discusses procedures for minimising noise impacts, where noise management levels in the ICNG have been predicted to be exceeded by site works.</p> <p>Table 16 shows predicted noise impacts from Demolition, excavation and piling, with time restrictions placed on high noise generating activities to improve the tolerance to the affected receivers from these high noise generating activities.</p>	Compliant	

B19	<p>(d) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(e) describe the community consultation undertaken to develop the strategies in condition B19(d);</p> <p>(f) include a complaints management system that would be implemented for the duration of the construction; and</p> <p>(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 B16.</p>		<p>Addressed in Section 8.3 Community Engagement that addresses the identification of stakeholder sensitive receivers and their particular concerns. It further lists assisting in coordinating construction activities to address concerns around sensitive periods (i.e. school exam periods); and goes on to describe specific measures to achieve these outcomes</p> <p>Addressed in Section 6 CNVMP and Appendix C, which lists the consultation outcomes</p> <p>Addressed in Section 8.2.2 of the CNVMSP</p> <p>Addressed in Section 8 " Noise and Vibration Monitoring, Reporting and Response Procedures"</p>		
B20	<p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the procedures for the management of waste including the following:</p> <p>(a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use for materials to remain;</p> <p>(b) information regarding the recycling and disposal locations; and</p> <p>(c) confirmation of the contamination status of the development areas of the site based on the validation results.</p>	Construction Waste Management Plan (CWMP), Rev 01, dated 18/05/2023	<p>Addressed in Section 7 and Section 8 of the CWMP</p> <p>Addressed in Section 6 of the CWMP</p> <p>As above</p>	Compliant	
		Construction Waste Management Plan (CWMP), Rev 00, dated 03/05/2023			
B21	<p>A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:</p> <p>(a) minimise the impacts of earthworks and construction on the local and regional road network;</p> <p>(b) minimise conflicts with other road users;</p> <p>(c) minimise road traffic noise; and</p> <p>(d) ensure truck drivers use specified routes.</p>	CTPMSP	<p>Addressed in Section 4.6 of CTPMP</p> <p>As above</p> <p>As above</p> <p>Figure 4.2 CTPMP addresses truck routes.</p>	Compliant	
B22	Prior to the commencement of construction, the Applicant must provide sufficient parking facilities , including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.	CTPMSP Shoalhaven District Memorial Hospital Redevelopment Construction Worker Parking Confirmation for Work Phase CC2, dated 6 July 2023	<p>Section 5.2 of the CTPMSP outlines parking arrangements for the project early phases of the development. The CTPMSP is to be updated for the civil works phase to confirm adequate parking arrangements for the larger workforce.</p> <p>The parking confirmation for CC2 provides for adequate off-street parking.</p>	Compliant	
B23	<p>Prior to the commencement of construction, the Applicant must:</p> <p>(a) install erosion and sediment controls on the site to manage wet weather events; and</p> <p>(b) divert existing clean surface water around operational areas of the site.</p>	<p>Statement of Compliance Erosion and Sediment Control, Delta Pty Ltd, dated 14 May 2023</p> <p>Audit site inspection</p>	<p>Statement of Compliance confirms compliance for Stage 1 works and main works.</p> <p>Controls were adequately installed prior to construction.</p>	Compliant	

B24	<p>Prior to the commencement of construction, erosion and sediment controls must be installed and maintained, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'.</p>	As above	<p>Erosion and sediment controls observed during the third audit site inspection included sediment fence for soil stockpiles and some of the down hydraulic gradient boundaries, coir logs and geofabric at existing stormwater drains, and clean water diversion. The main site access maintains gravel cover and a rumble grid. No significant tracking of material off-site was observed from the main site entrance.</p> <p>The site inspection for this third audit however identified that erosion and sediment controls in the southwestern area of the site in the vicinity of the disturbed temporary access track were not adequately installed. A small discharge of concrete wash-out was observed beyond the site boundary in this area. The road verges along Shoalhaven Street are highly disturbed by construction activities, noting efforts have been made to achieve drainage back toward the site, however this area requires further attention to stabilise the soils and where necessary include temporary controls. As noted above, sediment controls are installed around the Shoalhaven Street stormwater pits, however in one instance this was observed to have been impacted by a parked vehicle.</p>	Non-compliant	
B25	<p>Prior to installation of mechanical plant and equipment:</p> <p>(a) a detailed assessment of mechanical plant and equipment with compliance with the relevant project noise trigger levels as recommended in the Main Works Noise Impact Assessment dated 2 September 2022 and prepared by Acoustic Logic must be undertaken by a suitably qualified person; and</p> <p>(b) evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under (a) have been incorporated into the design to ensure the development will not exceed the project noise trigger levels identified in the Main Works Noise Impact Assessment prepared by Acoustic Logic and dated 2 September 2022.</p>	<p>SHOALHAVEN HOSPITAL REDEVELOPMENT SDMH - Staging Report - SSD-35999468, dated 11 May 2023</p> <p>SHOALHAVEN HOSPITAL REDEVELOPMENT SDMH - Staging Report - SSD-35999468, dated 15 January 2024</p> <p>Interview: R Ingall</p>	Not triggered at the time of the audit.	Not triggered	
B26	<p>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:</p> <p>(a) all vehicles must enter and leave the site in a forward direction;</p> <p>(b) 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</p> <p>(c) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, has been addressed.</p>	<p>CTPMSP</p> <p>CC1, CC2</p> <p>Interview: R Ingall</p> <p>Audit site inspection</p>	<p>Adequately addressed in Sections 4.4 of the CTPMSP</p> <p>Vehicle access points observed and vehicles leaving and entering site in a forward direction only.</p> <p>Adequately addressed Appendix A of the CTPMSP</p> <p>Adequately addressed in Sections 5.0 and 5.3 of the CTPMSP.</p> <p>Shared access points were observed to be actively managed at the time of the audit site inspection, including signage and traffic and access control personnel in place.</p>	Compliant	
	<p>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:</p>	<p>Shoalhaven District Memorial Hospital Redevelopment Construction Worker Parking Confirmation for Work Phase CC2, dated 6 July 2023</p>		Compliant	

B27	<p>(a) a minimum of 665 on-site car parking spaces for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and</p> <p>(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.</p>		<p>Section 5.2 of the CTPMSP outlines parking arrangements for the project early phases of the development. The CTPMSP is to be updated for the civil works phase to confirm adequate parking arrangements for the larger workforce in line with the project staging.</p> <p>Adequately addressed Appendix A of the CTPMSP.</p>		
B28	Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier.	Shoalhaven City Council - Consent for Works and/or Structures in a Public Road - Temporary Site Access Only, 3rd May 2023	No footpath or public domain works other than approved site access arrangements at the time of the audit inspection.	Compliant	
B29	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate to the Certifier that the mitigation measures recommended within the Pedestrian Wind Environment Statement prepared by ARUP dated 23 June 2022 have been incorporated into the development.	CC1, CC2	Not yet considered by the Certifier as relevant to the building design still underway prior to the building construction stage of the development.	Not triggered	
B30	Prior to the construction of the footpath along Shoalhaven Street, the Applicant must consult with the project Arborist to ensure that Trees 57-60 (as identified in the Arboricultural Development Impact and Tree Protection Report, dated 30 August 2022 prepared by Moore Trees) are suitably protected and retained.	<p>ARBORICULTURAL DEVELOPMENT IMPACT AND TREE PROTECTION REPORT, dated 18 July 2022</p> <p>CC1</p>	<p>Not yet triggered as footpath not under construction.</p> <p>Note: The auditor was provided with an older version of the stated arborist report than that identified in this condition. This older version is also referenced in CC1.</p> <p>No consultation with the arborist required to-date.</p>	Not triggered	
B31	<p>Prior to the commencement of construction, a professional engineer (as defined in the National Construction Code) must submit to the satisfaction of the Certifier, certification of the following items:</p> <p>a) all floor levels must be constructed at or above the 2050 scenario local catchment Probable Maximum Flood level as documented in a site-specific flood investigation. The site-specific flood investigation must be submitted to the Certifier for approval.</p> <p>b) any proportion of the structure below the 2050 scenario local catchment Flood Planning Level (2050 scenario 1% Annual Exceedance Probability flood level plus 500mm freeboard) as documented in a site-specific flood investigation must be built from flood compatible materials.</p> <p>c) all electrical installations must be constructed above the 2050 scenario local catchment Flood Planning Level or be able to be isolated prior to a flood event.</p>	<p>CIVIL DESIGN CERTIFICATE - CC2 – Bulk Excavation, 6 July 2023</p> <p>CC2, CC3</p>	<p>Certification confirms conformance with this condition for CC2 works, noting that the ground floor level of the ASB is 6 m above the Probable Maximum Flood and all related electrical levels will be at a similar level.</p> <p>Certification confirms conformance with this condition for CC3 works</p>	Compliant	
B32	Prior to the commencement of construction, a professional engineer (as defined in the National Construction Code) must submit to the satisfaction of the Certifier, certification that the building and associated structure(s) can withstand forces of local catchment floodwaters including debris and buoyancy forces up to a 2050 scenario Probable Maximum Flood event.	As above	Condition deemed compliant based on above note. The certification does not specifically reference this condition. The certifier should confirm compliance with B32 and close out.	Compliant	

B33	<p>Prior to the commencement of construction, a detailed design of permanent water quality, retention and reuse devices must be certified by a professional engineer, (as defined in the National Construction Code) who can demonstrate the appropriateness of the proposed design for the site in accordance with Council's Engineering Design and Construction Specifications. The detailed design is to be issued to the Certifier. The stormwater treatment, retention and reuse design must comply with the following:</p> <p>a) stormwater treatment infrastructure must comprise of minimum 240kL a rainwater tank (for coolant tower reuse), OceanGuard pit insert baskets, StormFilter proprietary treatment device(s) and raingarden(s) (and infiltration swales) in accordance with the approved stormwater management strategy.</p> <p>b) the WSUD strategy must be able to remove all litter greater than 40mm for flows up to the 4 exceedances per year (EY) event, 80% of Total Suspended Solids (TSS), 45% of Total Nitrogen (TN) and 45% of Total Phosphorus (TP) for the total site area as demonstrated using MUSIC software. The detailed MUSIC model must be provided to Council for information and approved by the Certifier.</p> <p>c) for proprietary treatment devices, documentation from the supplier providing evidence that the proposed device has been appropriately sized for the contributing catchment must be submitted. Documentation from the supplier confirming the recommended MUSIC pollutant reduction targets must also be provided.</p>	<p>SHOALHAVEN HOSPITAL REDEVELOPMENT SDMH - Staging Report - SSD-35+C165:C168999468, dated 11 May 2023</p> <p>SHOALHAVEN HOSPITAL REDEVELOPMENT SDMH - Staging Report - SSD-35999468, dated 15 January 2024</p> <p>CC1, CC2, CC3</p> <p>MOD 2</p>	<p>Certification confirms conformance with this condition for CC3 works</p> <p>Not triggered</p> <p>Provided in CC3 - WSUD and MUSIC Model</p>	Compliant	
B34	<p>Prior to the commencement of construction, a detailed design of infiltration basin stormwater quality improvement devices must be certified by a professional engineer, (as defined in the National Construction Code) who can demonstrate the appropriateness of the proposed design for the site in accordance with Council's Engineering Design and Construction Specifications. The detailed design is to be issued to the Certifier. The infiltration swales and basins' design must comply with the following:</p> <p>a) landscape details for the infiltration swales, basins and surrounds are to be included on the Landscape Plan and submitted to the Certifier for approval.</p> <p>b) the in-situ soil profile, depth to groundwater, measured infiltration rate (in device location) and details of any potentially contaminated soil and/or groundwater must be identified by a suitability qualified geotechnical engineer and contaminated land consultant and be submitted to Council and the Certifier.</p> <p>c) an infiltration asset must have a minimum 0.5m separation between the maximum groundwater level and the base of infiltration media.</p> <p>d) the in-situ infiltration rate must exceed the 100mm/hour saturated hydraulic conductivity modelled in MUSIC.</p>	<p>SHOALHAVEN HOSPITAL REDEVELOPMENT SDMH - Staging Report - SSD-35999468, dated 11 May 2023</p> <p>SHOALHAVEN HOSPITAL REDEVELOPMENT SDMH - Staging Report - SSD-35999468, dated 15 January 2024</p> <p>CC7</p> <p>Siteworks And Stormwater Drainage Plans, Detention Plan, Infiltration Swales and Basins Plans (Achitectus Conrad Gargett Pty Ltd, 2024)</p>	Detailed designs were accepted by the Certifier for CC7	Compliant	
B35	<p>Prior to the commencement of construction, a detailed design of infiltration basin stormwater quality improvement devices must be certified by a professional engineer, (as defined in the National Construction Code) who can demonstrate the appropriateness of the proposed design for the site in accordance with Council's Engineering Design and Construction Specifications. The detailed design is to be issued to the Certifier. The vegetated swales design must comply with the following:</p> <p>a) side slopes of 1:8 is recommended with a 1:5 maximum side slope permitted.</p> <p>b) minimum longitudinal grade of 2%.</p>	As above	As above	Compliant	

	<p>c) maximum longitudinal grade of 5% unless a steeper grade is approved by the Certifier.</p> <p>d) maximum Velocity x Depth product of 0.3 m² /s. Calculations are to be provided to Council for information and the Certifier for approval.</p> <p>d) maximum Velocity x Depth product of 0.3 m²/s. Calculations are to be provided to Council for information and the Certifier for approval.</p>				
B36	Adopted WSUD Management, Operation, Maintenance and Monitoring Manual(s) for the permanent water quality facilities must be submitted to Council and the Certifier prior to the commencement of construction. The manuals must be prepared by a suitably qualified professional in accordance with the objectives and criteria identified in the approved stormwater management strategy.	CC3	Provided in CC3 - Submission of WSUD	Compliant	
B37	Compliance checklists are to be prepared by the WSUD Designers and submitted to Council prior to the commencement of construction. The checklists must incorporate all checks and certifications that are required to be carried out during the civil construction phase, asset protection phase, landscape practical completion phase and final compliance inspection prior to final handover to future asset owner.	CC3	Provided in CC3 - Submission of WSUD	Compliant	
B38	The width of the internal drop off/pick up area along the Shoalhaven Street frontage is to be widened by 1.13m to the west as indicated on marked up drawing Landscape Plan Ground Level, prepared by Site Image, drawing 103 Rev F and submitted as part of the Response to Submissions. Documentation demonstrating compliance with this requirement and evidence that the revision has been incorporated into the development must be submitted to the satisfaction of the Certifier prior to the commencement of construction.	<p>Interview: R Ingall</p> <p>Audit site inspection</p>	Works not yet undertaken at the time of the third audit.	Not triggered	
B39	Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate to the Certifier that the recommendations within the Crime Prevention Through Environmental Design report prepared by Ethos Urban, dated 17 May 2022 have been incorporated into the development.	Design Statement for CC6 and CC7, Architectus Conrad Gagelt Pty Ltd, 28 March 2024	The recommendation of within the Crime Prevention Through Environmental Design report prepared by Ethos Urban, dated 17 May 2022 have been incorporated into the development, and accepted by the Certifier.	Compliant	
PART C - During Construction					
C1	<p>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:</p> <p>(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;</p> <p>(b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period;</p> <p>(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</p> <p>(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.</p>	Site Notices	<p>The site notice(s) are appropriately dimensioned.</p> <p>The site notice(s) appear to be made of durable material</p> <p>All required aspects were present on the site notices at the time of the third audit inspection.</p> <p>The site notice (s) were appropriately mounted on the perimeter fencing near the main access points.</p>	Compliant	

C2	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	Interview. R Ingall, R O'Neill Site inspection	The Primary Contractor maintains a Plant and Equipment Register and use a Checklist form to assess all plant an equipment that comes to site. A sticker system is used whereby each item of plant and equipment is designated a serial number and the sticker is stamped inspection and maintenance schedule details. The system was continuing to be implemented during the third audit period. Plant and equipment on site appeared to be operating efficiently without causing undue air quality or noise emissions.	Compliant	
C3	Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B12.	Demolition Work Plan, Shoalhaven Hospital, Rev CC dated 19/05/2023, Delta Group Statement of Compliance - Shoalhaven Hospital Demolition Work Plan, 14th May 2023 CC1	The Demolition Work Plan was confirmed to meet the requirements of AS 2601-2001.	Compliant	
C4	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: (a) between 7am and 6pm, Mondays to Fridays inclusive; and (b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	Interview: R Ingall CEMP Complaints Register Template Letter - neighbourhood drop for out of hours concrete finishing work. Interview R. Ingall	A community complaint was received in relation to out of hours work on 25 March 2024 during concrete finishing works. Community notifications had been provided for the concrete works, however the complaint was received from outside of the letterbox drop range. In response, the construction contractor has increased the letter box drop and revised internal process to ensure after hours phone is on hand for remaining site personnel to respond to any community concerns directly. As such, the complaint and response is considered to have been closed out to the satisfaction of the community member.	Compliant	
C5	Notwithstanding condition C4, provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours: (a) between 6pm and 7pm, Mondays to Fridays inclusive; and (b) between 1pm and 5pm, Saturdays.	As above	Noise levels not reported to have been exceeded.	Not triggered	
C6	Construction activities may be undertaken outside of the hours in condition C4 and C5 if required: (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or (c) where the works are inaudible at the nearest sensitive receivers; or (d) for the delivery, set-up and removal of construction cranes, where notice of the crane related works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or (e) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works	Interview R. Ingall	Refer above. Not triggered Not triggered Not triggered Not triggered during current audit period. Not triggered	Compliant	
C7	Notification of such construction activities as referenced in condition C6 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Template Letter - neighbourhood drop for out of hours concrete finishing work. Interview R. Ingall	Notifications are provided to nearby residents when required.	Compliant	
	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:	As above	No such work undertaken outside of the stipulated hours up to the time of the third site audit inspection.	Not triggered	

C8	(a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to Friday; and (c) 9am to 12pm, Saturday.				
C9	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	Interview: R . Ingall Site inspection CTPMSP	At the time of the third audit inspection the temporary access track near the corner of North Street / Shoalhaven was continuing to be used to access the construction site, including heavy plant and equipment. Section 3.2.1 of the CTPMSP stipulates that this temporary access track was for the purpose of construction the site office compound only and was to discontinue use in August 2023. Refer B24 and C22 regarding ESC non-compliance at this location.	Non-compliant	
C10	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.	CTPMSP Interview: R. Ingall	Addressed in the CTPMSP and Driver Code of Conduct. No construction vehicle were observed by the auditor outside of the construction site during the third audit inspection.	Compliant	
C11	The following hoarding requirements must be complied with: (a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and (b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application	Site Inspection Interview: R . Ingall, C. Sikes Site inspection	Hoarding was still in place around the main construction areas, including a noise barrier rated for the adjoining operational Children's Daycare Centre. Hoarding was observed to still be in place and in good condition during the third audit inspection. Further noise barrier rated hoarding was also observed installed along the eastern boundary of the site. None observed during the third audit site inspection. No graffiti was observed on the hoarding during the third audit inspection.	Compliant	
C12	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 inspection	No obstructions were observed during the first audit site inspection. No obstructions were observed during the second audit site inspection	Compliant	
C13	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	CNVMSPP Site inspection Interview: R Ingall Shoalhaven Hospital Redevelopment Complaints Register Noise and Vibration Monitoring Report 7, 12 and 13, Acoustic Logic, 2024	The CNVMSP was being implement at the time of the third site audit inspection. One noise complaints received during third audit period with regard to out of hour concrete finishing works (see C4). The sample of noise records reviewed indicated that noise levels were typically below the Highly Noise Affected Management Level. Some minor exceedances were recoded behind the noise rated hoarding and were not expected to exceed at receivers. There are notably very few noise complaints received over the life of the project.	Compliant	
C14	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C4.	CTPMSP Interview: R. Ingall	Addressed in the CTPMSP and Driver Code of Conduct. No reported instances of non-compliance with the requirement at the time of the third audit period.	Compliant	
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.	As above Site inspection	Quackers heard to be actively used on sit during the third audit site inspection.	Compliant	

C16	<p>Vibration caused by construction at any residence or structure outside the site must be limited to:</p> <p>(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</p> <p>(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).</p>	<p>CNVMSP</p> <p>Interview: R. Ingall Shoalhaven Hospital Redevelopment Complaints Register</p>	<p>Addressed in the CNVMSP</p> <p>One complaint via a submission to the NSW EPA was received regarding excessive vibration being experienced at their residence. This was closed out via consultation with the resident. Review of the vibration monitoring found no exceedances and controls were in accordance with the CNVMSP.</p> <p>The vibration monitoring data reviewed for the audit period generally fell within acceptable limits.</p>	Compliant	
C17	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C16.	As above	<p>No vibration compactors used within 30m of residences up to date of first audit site inspection.</p> <p>No vibration compactors used within 30m of residences up to date of Second audit site inspection.</p>	Compliant	
C18	The limits in conditions C16 and C17 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B17 of this consent.	Noted	Noted	Compliant	
C19	<p>For the duration of the construction works:</p> <p>(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;</p> <p>(b) all street trees immediately adjacent to the property boundaries 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;</p> <p>(c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the Arboricultural Development Impact and Tree Protection Report prepared by Moore Trees Arboricultural Services dated 30 August 2022; and</p> <p>(d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.</p>	<p>Interview: R Ingall Site Inspection</p> <p>Noted</p>	<p>Trees only removed as approved by the development.</p> <p>Street trees were observed to be protected around the trunk and are outside of the fenced construction zone.</p> <p>On-site trees identified to be kept were observed to be fenced off and clearly identified as being for protection.</p> <p>No requirement to access up to date of the audit site inspection.</p>	Compliant	
C20	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	<p>CEMP</p> <p>Site Inspection</p> <p>Interview: R Ingall</p> <p>Shoalhaven Hospital Redevelopment Complaints Register</p>	<p>Water cart and hose application of water is used to reduce potential dust emissions. The site was not observed to be generating dust during the third audit site inspection</p> <p>No complaints were received regarding dust generation during the current audit period.</p>	Compliant	

C21	<p>During construction, the Applicant must ensure that:</p> <p>(a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust;</p> <p>(b) all trucks entering or leaving the site with loads have their loads covered;</p> <p>(c) trucks associated with the development do not track dirt onto the public road network;</p> <p>(d) public roads used by these trucks are kept clean; and</p> <p>(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</p>	<p>CEMP</p> <p>Site Inspection</p> <p>Interview: R Ingall</p>	<p>Refer above.</p> <p>Spoil and waste material loads are required to be covered.</p> <p>Rumble grid and gravel driveway in place at main site access. No significant dirt tracking off-site was observed at the main site entrance by the auditor. However, heavy vehicles have been access via the temporary access in the southeast corner of the site. There was no rumble grid in place at this location and dirt was evidently tracking onto the street.</p> <p>As above</p> <p>Refer C22 below in relation to disturbed areas in the southeastern corner of the site and the verge along Shoalhaven Street. These areas have not been progressively stabilised in accordance with C21 (e).</p>	Non-compliant	
C22	<p>All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works, shall have regard to potential flooding and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.</p>	<p>CEMP</p> <p>Site Inspection</p> <p>Interview: R Ingall</p> <p>Erosion and Sediment Control Background and General Instructions, SEEK, Rev OO 4/07/2023 (ESCP)</p>	<p>The site inspection for Audit 3 identified that erosion and sediment controls in the southwestern area of the site in the vicinity of the disturbed temporary access track were not adequately installed. The ESCP identifies this area as a no go zone for no ground disturbance. A small discharge of concrete wash-out was also observed beyond the site boundary in this area.</p> <p>The road verge along Shoalhaven Street is highly disturbed by construction activities, noting efforts have been made to achieve drainage back toward the site, however this area requires further attention to stabilise the soils and where necessary include temporary controls.</p> <p>The ESCP does not adequately address controls for these areas.</p> <p>Sediment controls are installed around the Shoalhaven Street stormwater pits, however in one instance this control had been impacted by a parked vehicle.</p>	Non-compliant	
C23	<p>The Applicant must:</p> <p>(a) ensure that only VENM, ENM, or other material that meets the requirements of a relevant order and exemption issued by the EPA, is brought onto the site;</p> <p>(b) keep accurate records of the volume and type of fill to be used; and</p> <p>(c) make these records available to the Certifier upon request.</p>	<p>SDMH - Material Tracking Register</p> <p>Interview: R Ingall, R O'Neill</p>	<p>Records of importation of VENM material from local quarry sighted on screen by the auditor.</p> <p>Records adequately meet this requirements.</p> <p>Not requested to date.</p>	Compliant	
C24	<p>Adequate provisions must be made to collect and discharge stormwater drainage during construction to the satisfaction of Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.</p>	<p>CC2</p> <p>Design Certificate – Civil / Stormwater, 21 July 2023</p>	<p>Stormwater retention pond in place with water expected to be used for dust suppression. Stormwater drains down gradient of the site include sediment controls.</p> <p>The Certifier has accepted the Sediment and Erosion Control Plan provisions for construction.</p>	Compliant	
C25	<p>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.</p>	<p>Site Induction</p>	<p>The Site Induction adequately addresses this requirement.</p>	Compliant	
	<p>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:</p> <p>(a) be designed by a suitably qualified and experienced person(s);</p>	<p>CC1, CC2</p> <p>Interview: R Ingall</p> <p>CC3</p>	<p>Certification confirms conformance with this condition for CC3 works</p>	Compliant	

C26	<p>(b) be generally in accordance with the conceptual design in the civil and stormwater plans prepared by Meinhardt Bonacci, dated Feb 22, Drawing No's ASB-DD-DRG-CV-001 to ASB-DD-DRG-CV-080;</p> <p>(c) be in accordance with applicable Australian Standards; and</p> <p>(d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.</p>				
C27	Construction must be undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by ecological Australia dated 27 June 2022.	Aboriginal Cultural Heritage Assessment Report (ACHAR), dated 27 June 2022	The ACHAR reports that no Aboriginal heritage site, places, or cultural values will be impacted by the development. It goes on to recommend unexpected finds are appropriately managed.	Compliant	
C28	<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 may only recommence with the written approval of the Planning Secretary.</p>	<p>CEMP</p> <p>Site induction.</p> <p>Interview: R Ingall</p>	<p>Section 14 - Appendix 6 of the CEMP addressed unexpected finds for Aboriginal Cultural Heritage, which is also addressed in the site induction for all personnel.</p> <p>No unexpected finds reported up to the time of the third audit site inspection.</p>	Not triggered	
C29	<p>If any unexpected archaeological relics are uncovered during the work, then:</p> <p>(a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary;</p> <p>(b) depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area as determined in consultation with Heritage NSW; and</p> <p>(c) works may only recommence with the written approval of the Planning Secretary.</p>	As above	<p>Section 13 - Appendix 5 of the CEMP addressed Unexpected Heritage Finds.</p> <p>No unexpected finds reported up to the time of the audit site inspection.</p>	Not triggered	
C30	All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	<p>CWMP</p> <p>Site inspection</p>	Waste storage and separation was observed on site undertaken in accordance with the CWMP.	Compliant	

C31	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	As above	Waste classification is addressed in the CWMP. Waste segregation was observed on-site as per the management measure identified in the CWMP. A waste classification report was sighted for the removal and disposal of hydrocarbon impacted soil from around the refuelling pod.	Compliant																																	
C32	The Applicant must ensure that concrete waste and rinse water is prevented from entering any natural or artificial watercourse.	As above	This requirement is addressed in the CWMP. Concrete washout is being captured in washout bags for off-site disposal. A small discharge of concrete wash-out was observed beyond the site boundary in the south east corner of the site. While it was not clear if the washout had reached the Shoalhaven Street drain, there was a lack of adequate controls in place to prevent discharge off-site.	Non-compliant																																	
C33	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.	Development Application No. DA-283/2011 - Waste Sorting Facility Sample of waste disposal receipts as held by Orange Bins Group Pty Ltd (Orange Bins) Orange Bins monthly waste tracking reports for Jan 2024 to June 2024	The waste tracking reports (spreadsheets) are adequately recording waste generation/disposal. Waste from the site is removed by Orange Bins Group Pty Ltd where it is taken to their approved waste sorting facility at 79 Gow Street, Padstow, NSW. The auditor was advised that once the waste is sorted, it is currently then taken to the below facilities: <table><tr><th>Waste</th><th>Tipping Facility</th><th>EPL/DA Number:</th><th>Suburb</th></tr><tr><td>Brick/ Concrete</td><td>Orange Recycling P/L</td><td>2016/309/1</td><td>Yennora NSW</td></tr><tr><td>Metal/ Steel</td><td>InfraBuild</td><td>872</td><td>Chipping Norton NSW</td></tr><tr><td>Timber/ Green Waste</td><td>ACT Recycling</td><td>575</td><td>Symonston ACT</td></tr><tr><td>Cardboard/ Paper</td><td>Paper Trade</td><td>21059</td><td>Moorebank NSW</td></tr><tr><td>Plaster and Gyproc</td><td>ACT Recycling</td><td>575</td><td>Symonston ACT</td></tr><tr><td>Residual/landfill waste</td><td>ACT Recycling</td><td>575</td><td>Symonston ACT</td></tr><tr><td>Foodscrap</td><td>Suez Recycling</td><td>20026</td><td>Padstow</td></tr></table> The auditor sighted a sample of waste delivery dockets generate by the above receival facilities.	Waste	Tipping Facility	EPL/DA Number:	Suburb	Brick/ Concrete	Orange Recycling P/L	2016/309/1	Yennora NSW	Metal/ Steel	InfraBuild	872	Chipping Norton NSW	Timber/ Green Waste	ACT Recycling	575	Symonston ACT	Cardboard/ Paper	Paper Trade	21059	Moorebank NSW	Plaster and Gyproc	ACT Recycling	575	Symonston ACT	Residual/landfill waste	ACT Recycling	575	Symonston ACT	Foodscrap	Suez Recycling	20026	Padstow	Compliant	
Waste	Tipping Facility	EPL/DA Number:	Suburb																																		
Brick/ Concrete	Orange Recycling P/L	2016/309/1	Yennora NSW																																		
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Residual/landfill waste	ACT Recycling	575	Symonston ACT																																		
Foodscrap	Suez Recycling	20026	Padstow																																		
C34	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.	Interview: R Ingall Asbestos Monitoring Register	An unexpected find of boned asbestos was identified and management in accordance with the CEMP and CWMP.	Compliant																																	
C35	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.	Interview: R Ingall	Not triggered for this stage of the development, however design certification was provided with CC7 demonstrating compliance the standard.	Not triggered																																	
C36	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	This audit	This third Independent Audit inspection was undertaken within 26 weeks of the second audit.	Compliant																																	
C37	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	Letter - Shoalhaven Hospital Redevelopment (SSD 35999468) Independent Auditor 2023 - DPE, dated 27/07/2023 Letter - Shoalhaven Hospital Redevelopment (SSD 35999468) Independent Auditor 2023 - DPE, dated 20/12/2023	The audit team was agreed by the Planning Secretary.	Compliant																																	
C38	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified in the Independent Audit Post Approval Requirements, upon giving at least 4 week’s notice (or timing) to the Applicant of the date upon which the audit must be commenced.	Noted	No changes to audit program requested.	Not triggered																																	

C39	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 C36 of this consent, or condition C38 where notice is given by the Planning Secretary; (b) submit the response to the Planning Secretary; and (c) make each Independent Audit Report, and response to it, publicly available within 60 days of submission to the Planning Secretary, unless otherwise agree by the Planning Secretary.	Project Website	Review and Response to second prepared and provided to Planning Secretary. Provided on the project website.	Compliant	
C40	Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within two months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	Post approval report	Response report submitted to Planning Secretary within condition timeframe	Compliant	
C41	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.	Noted		Not triggered	
PART D - Prior to Commencement of Operation					
	D1 - D30 not considered to be triggered at the time of the third audit.				
PART E - Post Occupation					
E1 to E18	Occupation, not triggered for this Audit			Not triggered	

Appendix B Audit Plan

Prepared for John Holland Group

Shoalhaven Hospital Redevelopment (SSD-35999468)

Independent Audit

July 2024

Project Number: 230085

Document verification

Project Title:	Independent Audit
Project Number:	230085
Project File Name:	230085 Audit Plan 3

Revision	Date	Prepared by	Reviewed by	Approved by
Draft	17/01/2024	Will Weir		

NGH Pty Ltd is committed to environmentally sustainable practices, including fostering a digital culture and minimising printing. Where printing is unavoidable, NGH prints on 100% recycled paper.

Audit Plan details	
Audited Organisation	Health Infrastructure (Proponent) John Holland Group (JHG) (Construction Manager)
Project	Shoalhaven Hospital Redevelopment Construction of a seven-storey hospital building with rooftop plant, helipad, ambulance entry from Shoalhaven Street, loading dock and mortuary parking, including demolition works, earthworks, tree removal, landscaping and utility works
Location of Audit	Shoalhaven Hospital, Scenic Drive, Nowra, 2541 <u>Lot and Deposited Plans (DP):</u> Lot 373 DP 755952 Lot 1 DP 1043088 Lot 1031 DP 1208730 Lot 1032 DP 1208730 Lot 102 DP 1165533 Lot 104 DP 1165533 and Lot 7034 DP 1031852
Proposed Date of Site Audit	Within 26 weeks of second audit (January 2024) 25 July 2024
Audit Criteria	State Significant Development: SSD-35999468
Proposed Audit Details	Opening meeting: 07:30 on 25 July 2024 Closing meeting: on/around 16:00 on 25 July 2024
Project representatives required	<ul style="list-style-type: none"> Proponents' representative/s Project's Environmental Manager/ delegate (Persons responsible for environment compliance of the development) Site/ Project Manager/ delegated authority (Persons with management responsibility for environmental compliance of the development) <p>To be advised one week prior to site audit</p>
Audit Team	Natascha Arens, NGH – lead auditor (off-site only) Will Weir, NGH – auditor (site inspection)
Audit report	A draft Audit Report is provided to JHG upon completion of the desktop review of audit evidence, allowing a single consolidated set of review comments A final audit report is provided to JHG at the completion of the audit process

Audit Plan details	
Previous Audit date	30 January 2024 Shoalhaven Hospital Redevelopment (SSD- 35999468) Independent Environmental Audit (NGH, February 2024)



NGH Pty Ltd

NSW • ACT • QLD • VIC

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SYDNEY REGION

Unit 17, 21 Mary Street
Surry Hills NSW 2010

T. (02) 8202 8333

BEGA

Suite 11, 89-91 Auckland Street
(PO Box 470)
Bega NSW 2550

T. (02) 6492 8333

MELBOURNE

Level 14, 10-16 Queen Street
Melbourne VIC 3000

T: (03) 7031 9123

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Level 4, 67-75 Denham Street
Townsville QLD 4810

T. (07) 4410 9000

BRISBANE

T3, Level 7, 348 Edward Street
Brisbane QLD 4000

T. (07) 3129 7633

NEWCASTLE - HUNTER & NORTH COAST

Level 1, 31-33 Beaumont Street
Hamilton NSW 2303

T. (02) 4929 2301

WAGGA WAGGA - RIVERINA & WESTERN NSW

35 Kincaid Street (PO Box 5464)
Wagga Wagga NSW 2650

T. (02) 6971 9696

CANBERRA

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(PO Box 62)
Fyshwick ACT 2609

T. (02) 6280 5053

SUNSHINE COAST

Level 2 Aerodrome Road
Maroochydore QLD 4558

(07) 4410 9000

WODONGA

Unit 2, 83 Hume Street
(PO Box 506)

Wodonga VIC 3690

T. (02) 6067 2533

Appendix C Independence declaration and audit team CVs

6. Appendices

Appendix A – Declaration of Independence Form Template

Declaration of Independence - Auditor

Project Name: Shoalhaven Hospital Redevelopment

Consent Number SSD 35999468

Description of Project: Construction of 7 story building (demolition, earthworks, subdivision and landscaping)

Project Address Lot 104 DP 1165533, Shoalhaven St, Nowra NSW 2541

Proponent: Health Infrastructure (via primary contractor John Holland Group)

Date 14/7/2023

I declare that:

- i. I am not related to any proponent, owner, operator or other entity involved in the delivery of the project. Such a relationship includes that of employer/employee, a business partnership, sharing a common employer, a contractual arrangement outside an Independent Audit, or that of a spouse, partner, sibling, parent, or child;
- ii. I do not have any pecuniary interest in the project, proponent or related entities. Such an interest includes where there is a reasonable likelihood or expectation of financial gain (other than being reimbursed for performing the audit) or loss to the auditor, or their spouse, partner, sibling, parent, or child;
- iii. I have not provided services (not including independent reviews or auditing) to the project with the result that the audit work performed by themselves or their company, except as otherwise declared to the Department prior to the audit;
- iv. I am not an Environmental Representative for the project; and
- v. I will not accept any inducement, commission, gift or any other benefit from auditee organisations, their employees or any interested party, or knowingly allow 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 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 Proposed Auditor: Will Weir

Signature 

Qualification BE (Environmental) Hons

Company: NGH PTY LTD

6. Appendices

Appendix A – Declaration of Independence Form Template

Declaration of Independence - Auditor

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- iii. I have not provided services (not including independent reviews or auditing) to the project with the result that the audit work performed by themselves or their company, except as otherwise declared to the Department prior to the audit;
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 - 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 Proposed Auditor: Natascha Arens

Signature 

Qualification RABQSA Exemplar Global lead environmental auditor BAppSc
MBEM

Company: NGH PTY LTD



NGH

KEY PROJECTS

Some Relevant Examples

- Independent Environmental Audit of Prince of Wales – Randwick Campus Redevelopment, NSW
- Independent Environmental Audit of Griffith Base Hospital Redevelopment
- ICAM Lead Environmental Investigator at ARTC Inland Rail
- Independent Environmental Audit of Newcrest's Cadia Gold Mine, NSW
- Independent Environmental Compliance Audits for South32 – Illawarra and Dendrobium mines, NSW
- Independent Environmental Compliance Audit for Rio Tinto – Hunter Valley Operations, NSW
- Independent Environmental Compliance Audits for Whitehaven – Narrabri underground, Maules Creek, Tarrawonga, Canyon and Rocglen surface mines, NSW
- Environmental Authority Compliance Audit – Certifying lead auditor for Australia Pacific LNG Upstream CSG Tenements, QLD
- Environmental Authority Compliance Audit – Certifying lead auditor for construction Australia Pacific LNG Export Pipeline against Environmental Authority and Material Change of Use conditions of approval, QLD
- Third Party Environmental Compliance Audit – Certifying lead auditor for construction of the Santos GLNG Export Pipeline against Environmental Authority and Material Change of Use conditions of approval, QLD
- Facilitation of Independent Environmental Audits for the Inland Rail Parkes to Narramine (P2N) and Narrabri to Northstar (N2NS) freight rail construction

Will Weir

B. Eng (Environmental) Honours

Assoc. dip. Eng (Mechanical)

ICAM Lead Investigator

Technical Director – Environmental Management

Will is an Environmental Engineer with over 25 years consulting, industry and public sector experience. He has delivered projects for surface and underground mining; upstream oil & gas; industrial major infrastructure construction and operations (rail, highway, pipeline, power transmission); processing, refining and manufacturing; mechanical maintenance; power generation and transmission; aerospace industries; waste management and landfill; and agricultural sectors. He has supported clients across all jurisdictions in Australia, along with New Zealand, Papua New Guinea (PNG), Southeast and Central Asia, North America and Africa.

His breadth of experience includes multi-discipline EHS and civil project management, statutory environmental impact assessment (EIA, EIS and ESHIA to IFC and World Bank Standards), environmental management planning and implementation, EHS compliance and assurance auditing, EHS management systems, and EHS performance improvement and transformation programs. He has also led and delivered liquid and solid waste management assessments, preliminary and detailed environmental site assessment programs, hazardous material assessments, and site decommissioning and remediation projects.

Will has led audit teams for statutory independent environmental audits in NSW and Queensland, along with internal assurance audit programs and EHS due diligence reviews both nationally and internationally. This includes delivery of multi-site EHS assurance programs, with a risk focused approach, assisting clients with his extensive EHS experience to achieve pragmatic and achievable outcomes. He is experienced in the preparation of post-approval Construction and Operational Environmental Management Plans and has acted in the role of independent environmental representative overseeing and reviewing the delivery of infrastructure projects against environmental management requirements. Will is also an ICAM Lead Investigator.

Will has managed and mentored multi-discipline and technically focused teams of EHS professionals. In his role of Technical Director at NGH he is responsible the strategic direction of the Environmental Management service line with a focus on supporting clients with post-approval management of environmental risk and realising opportunities for improvement.

Tertiary Qualification

University of New England

Bachelor of Engineering (Environmental), Honours

Institute of Technology, Sydney

Associate Diploma in Mechanical Engineering

Professional Experience

Key Compliance Auditing Roles

- Independent Environmental Audit of Prince of Wales – Randwick Campus Redevelopment, NSW
- Independent Environmental Audit of Griffith Base Hospital Redevelopment, NSW
- Environmental Authority Compliance Audit – Trap Gully Landfill for Banana Shire Council, QLD
- EPBC Audit of Holcim's Donnybrook Sand Quarry, QLD
- Independent Environmental Audit of Newcrest's Cadia Gold Mine, NSW
- Independent Environmental Compliance Audits for South32 – Illawarra Coal and Dendrobium mines, NSW
- Independent Environmental Compliance Audit for Rio Tinto, Coal & Allied – Hunter valley Operations, NSW
- Independent Environmental Compliance Audits for Whitehaven Coal - Narrabri Coal underground mine, Maules Creek, Tarrawonga, Canyon and Rocglen surface mines, NSW
- Environmental Authority Compliance Audit – Certifying lead auditor for Australia Pacific LNG Upstream CSG Tenaments, QLD
- Environmental Authority Compliance Audit – Certifying lead auditor for construction Australia Pacific LNG Export Pipeline against Environmental Authority and Material Change of Use conditions of approval, QLD
- Third Party Environmental Compliance Audit – Certifying lead auditor for construction of the Santos GLNG Export Pipeline against Environmental Authority and Material Change of Use conditions of approval, QLD
- Facilitation of Independent Environmental Audits for the Inland Rail Parkes to Narromine (P2N) and Narrabri to Northstar (N2NS) freight rail construction projects.
- Environmental Authority Compliance Audit for NRG Gladstone Power Station, QLD

Environmental Representative

- Environmental Compliance Representative (ER) for the Essential Energy Deniliquin to Moama 132kV Transmission Line construction project, NSW
- Support Environmental Management Representative (EMR) for Pacific Highway - Karuah to Bulahdelah, NSW
- Support Environmental Management Representative (EMR) for Pacific Highway - Kempsey Bypass and Bridges,

Key Assurance Auditing Roles

- Lead ICAM Environmental Investigator for the ARTC Inland Rail project, Program Wide
- Rehabilitation Assessment (Erosion and Sediment Control) of the Coopers Gap Wind farm, QLD
- Environmental Compliance Assurance Audit for BHP, Goonyella Mine, QLD
- ISO14001:2015 Environmental Management System update and in-country Performance Review at Central Processing Facility (CPF) and Agogo Processing Facility (APF) – for Oil Search Ltd, PNG
- EHS Risk Review for Philex Mining operating gold mine, Philippines
- Safety Critical Risk Assurance Audit for Orica – Yarwun Explosives Processing facility, Gladstone, QLD
- Post-acquisition Environmental Assurance Audit of Gloucester Coal Ltd mine sites - for Yancoal, NSW
- Environmental Compliance Audit Programme – for all Yancoal assets, NSW, QLD and WA
- Revegetation Assessment of the operational Coopers Gap Wind Farm for Catcon Civil & Allied Technical Construction, QLD
- Corporate HSE Assurance Audit Program – for Raytheon (RAAF Systems), NSW/QLD
- Corporate HSE Assurance Audit Program – for Cummins, SA
- Corporate HSE Assurance Audit Program – for Boeing Defence Australia (BDA), NSW/QLD
- EHS Audit for UTC Aerospace

- Environmental Assurance Audits for Nyrstar – Lead and Zinc smelters in Port Pirie, SA and Hobart, Tas
- Corporate Environmental Assurance of manufacturing and maintenance workshop facilities for JLG industries, NSW
- Pre-regulatory audit EPBC Review for British Gas – QGC LNG upstream CSG tenements, QLD
- Environmental Assurance CEMP/SEMP Audit/Review of Australia Pacific LNG Western High Pressure Gas Network (WHPGN) ex. Combabula Spur Pipeline Construction
- Construction Readiness and Capability Environmental Audit – for Santos GLNG Export Pipeline
- Health & Safety Maturity Assessment for Pernod Ricard winery, New Zealand
- Environmental Assurance Audits of waste management facilities and waste transfer stations for Kempsey Shire Council, NSW

Key Due Diligence Roles

- Lead auditor for the EHS Due Diligence for Genex Power of the proposed pumped hydro storage project at the former Kidston Gold mine, as part of the Kidston Clean Energy Hub in North Queensland
- Lead for the EHS Due Diligence for Confidential Client for acquisition of an Underground Copper Mine
- EHS Due Diligence for several Anglo-American Coal Assets, QLD
- Lead auditor for the EHS Due Diligence for Beech Energy for the successful acquisition of Origin Energy's conventional off-shore and associated on-shore gas assets in New Zealand, Victoria, South Australia and Western Australia. The project considered potential EHS material risks and consideration of performance with NOPSEMA EHS requirements for off-shore operation along with State and Federal requirements for on-shore activities.
- Lead auditor for the EHS Due Diligence for confidential client for acquisition of a Pyrethrin Production Facility, Tas
- Lead auditor for the EHS Due Diligence for Sugar Processing facilities and rail operations, for Confidential Client, QLD
- Environmental Due Diligence for confidential client –pre-acquisition environmental due diligence audit of an abattoir facility in southeast Queensland.
- Environmental Due Diligence pre-divestment of WSN Environmental Solutions' waste management facilities across the Sydney basin, NSW
- WSN - Transaction Vendor Environmental Due Diligence – audits of three large waste management facilities in the greater Sydney area, NSW



NGH

KEY PROJECTS

Key Road Infrastructure

- Albion Park Rail Bypass
- Heathcote Road
- Empire Bay Road Upgrade
- M7 Motorway & M2 Motorway
- Bringelly Road Upgrade
- Camden Valley Way Upgrade
- Schofields Road Upgrade
- Bega Bypass
- Conjola Mountain – Princes Highway
- Karuah to Bulahdelah Bypass
- Bonville Bypass
- Nabiac Bypass
- Nepean River Green Bridge
- Karuah Bypass
- Liverpool to Parramatta Transitway
- Princes Highway Nowra
- Bangor Bypass
- Northern Hum Alliance
- Woomargama Bypass
- Albury Bypass

Marina's and Wharves

- Elizabeth Bay Marina
- Manly Ferry Wharf
- HMAS Platypus
- National Maritime Museum Wharf
- Balls Head Coal Loader Wharf – historic site
- Church Point Cargo and Ferry wharves
- Stockton Boat Harbour and Swing Mooring

Department of Planning approved independent auditor for:

- St Marys Intermodal
- Sutherland, Griffith Base, New Maitland & Bowral Hospitals
- Campbelltown Hospital redevelopment
- Albury Bypass Post approval
- Bangor Bypass Post approval

Natascha Arens

BAppSc, MB&EnvMgt

CEnvP, MEIANZ

GM – Operations

Natascha launched the Sydney Branch of NGH in 2006. She has around 30 years of professional experience in environmental management and impact assessment and began her career as an ecologist in South Eastern NSW.

She has worked in both the public and private sector in a number of senior management and policy roles. Natascha has a wealth of experience in environmental impact assessment for large infrastructure projects. She is an Exemplar Global Principal Environmental Auditor and has extensive auditing experience across a range of industries, with a focus on infrastructure. She has worked across a diverse range of environments from dry arid areas to alpine environments and subtropical areas.

The diversity of her planning experience coupled with her onsite and project management experience has equipped her with an excellent understanding of environmental issues, legislation and planning in regional and urban environments. Natascha gives clients assurance that NGH will use innovation and breadth of company history to drive sustainable outcomes for projects.

Natascha has a leading role in the operational performance of the company. Instigating improved environmental performance is something Natascha pursues with enthusiasm.

Tertiary Qualification

Southern Cross University, Lismore

Bachelor of Applied Science (Conservation Technology and Management) (1991)

University of Newcastle

Master of Business and Environmental Management (2006)

Professional Experience

GM Operations – NGH Pty Ltd

- Maintenance and compliance with the company Quality & OHS&R System
- Review and monitor major projects, including large Pacific Highway Upgrades, Princes Highway Upgrades, Water and energy infrastructure, M2 and M7 upgrades and maintenance, recreation spaces and masterplans, renewable energy projects and Biodiversity Strategies

Manager Environmental Technology Branch – RTA

- Management of the three sections within the branch (up to 18 full time staff)

- Facilitate improvement of environmental management within the RTA
- Reviewing and overseeing major projects, including major freeway and Highway upgrades. Eg: M7 Motorway, Bulahdelah Bypass

Biodiversity and Sustainability Policy Officer – RTA

- Respond to ministerial enquiries.
- Comment on state and federal legislation changes
- Prepare policy on biodiversity and sustainability
- Prepare and implement RTAs Sustainability Action Plan
- Manage funding for Roadside Environment Committee
- Manage biodiversity related research projects

Environmental Officer, Environmental Projects Section – RTA

- Environmental Management Systems (EMS) auditing
- Preparation of Environmental Management Plans (EMP)
- Review of RTA environmental G specifications and procedures. Update the RMS EMS

Manager Environmental Projects Section (secondment) – RTA

- Maintain registers of projects, financial performance and provide reporting to the branch manager
- Marketing and promotions of services
- Expert Advisor for environmental assessments, management and planning including Pacific Highway Upgrades, and M7 Motorway

Environmental Officer, Environmental Assessments – RTA

- Management and Preparation of Environmental Impact Assessments including Review of Environmental Factors and EIS, including Robinvale Murray River Bridge replacement REF
- Preparation of Representation Reports, proposals and briefing documents, major projects included Liverpool to Parramatta Transitway and Karuah – Bulahdelah EIS and representations report

Environmental Consultant – NGH Pty Ltd

- Species impact statements, design and implementation of fauna and flora survey; Preparation of environmental assessment documents in areas where development may impact on the natural environment

Eden District Technical Officer, Threatened Species Unit – NSW NPWS

- Update Eden District Incident Action Plan; Implement and maintain fauna databases, TSU GIS management; Process data from field surveys, targeting endangered and locally significant fauna; Liaison and negotiation with NSW State Forest regarding data collection and exchange; Provide technical and professional advice to 33 landholders in preparing a Plan of Management for a Voluntary Conservation Agreement (VCA). Flora and fauna surveys

Additional Qualifications and Skills

- Exemplar Global Certified Environmental Management Systems Auditor (ISO 14001)
- Soil and water and erosion and sediment control training
- Certified Environmental Practitioner
- EIANZ Member
- Certificate II in Bush Regeneration
- Senior First Aid Certificate
- Certificate IV in Assessment and Workplace Training

Appendix D Audit team approval

NSW Planning ref: SSD-35999468-PA-21
Ms Kathryn Saunders
Senior Advisor, Town Planning (Post Approval and Compliance)
HEALTH INFRASTRUCTURE
1 RESERVE ROAD
ST LEONARDS New South Wales 2065
26/06/2024

Subject: Shoalhaven Hospital Redevelopment – Independent Environmental Audit team endorsement

Dear Ms Saunders

Reference is made to your post approval matter, SSD-35999468-PA-21, request for the Planning Secretary's approval of suitably qualified, experienced, and independent person to conduct an Environmental Independent Audit (the Audit) and prepare the Audit report for the Shoalhaven Hospital Redevelopment submitted as required by Part C 36 of SSD-35999468 as modified (the consent) to NSW Department of Planning, Housing and Infrastructure (NSW Planning) on 13 June 2024.

NSW Planning has reviewed the independent auditor nomination and based on the information you have provided is satisfied that the proposed person is suitably qualified, experienced, and independent.

In accordance with Part C condition C 37 of the consent and the NSW Planning, *Independent Audit Post Approval Requirements* (2020), as nominee of the Planning Secretary, I endorse Natascha Arens from NGH Environmental.

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

The Independent Audit must be prepared, undertaken, and finalised in accordance with the conditions of consent and the *Independent Audit Post Approval Requirements* (2020). Failure to meet these requirements will require revision and resubmission.

NSW Planning reserves the right to request an alternate auditor or audit team for future audits. Should you wish to discuss the matter further, please contact me on 0429400261 or email compliance@planning.nsw.gov.au

Yours sincerely



Katrina O'Reilly
Team Leader - Compliance
Compliance
As nominee of the Planning Secretary

Appendix E Agency consultation

Will Weir

From: Will Weir
Sent: Friday, 31 May 2024 10:06 AM
To: [REDACTED]
Cc: David Canterbury
Subject: Shoalhaven Hospital Redevelopment (SSD-35999468) Independent Audit Input

Good morning,

NGH have been commissioned by John Holland Group to undertake the third Independent Environment Audit for the Shoalhaven Hospital Redevelopment (SSD - 35999468); we plan to attend site on 25 July 2024.

In accordance with Section 3.2 of the Independent Audit Post Approval Requirements (2020), NGH would like to consult with the Department to obtain DPHI input into the scope of the audit.

NGH will also contact the Shoalhaven City Council and Transport for NSW as the approving agencies, for the required management plan documentation for this State Significant Development Project. NGH will also consult with Nowra LALC (previously consulted with no response).

In previous consultation undertaken by NGH, the Biodiversity and Conservation Service group (BCS) indicated that they were not aware of any compliance issues relating to the Shoalhaven Hospital re-development (SSD-35999468) which was granted consent on 5th April 2023. However, they offered assistance should and biodiversity/flooding issues arise.

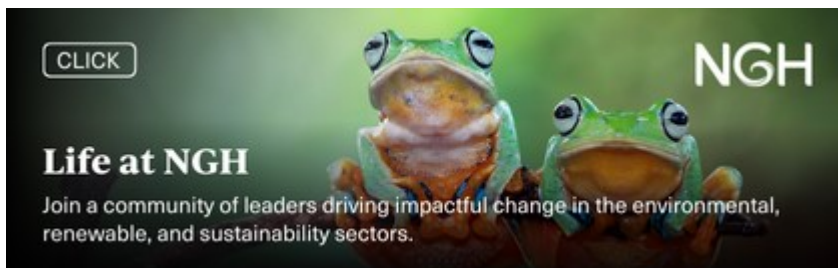
Look forward to hearing back from you soon.

Kind regards,

Will Weir
Technical Director, Environmental Management

m [REDACTED]

T3, Level 7, 348 Edward St, Brisbane, QLD 4000
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From: [Katrina O'Reilly](#)
To: [Will Weir](#)
Subject: Shoalhaven hospital IEA consultation
Date: Monday, 3 June 2024 6:03:53 PM

Good evening Will,

Further to your email NSW Planning would like areas of focus to include:

- Compliance with approved plans and designs
- Obtained all relevant approvals such as construction certificates etc
- Compliance and implementation of all commitments within management plans
- Implementation of erosion and sediment controls and management and monitoring thereof
- Dust and noise monitoring and management
- Traffic movement and management
- Compliance with tree protection requirements
- Compliance with storm water management
- Compliance with waste management and requirements
- Compliance with imported fill requirements
- Complaints register management, monitoring and response

NSW Planning notes your email and agrees council and TfNSW to be consulted and also requests BCS to be consulted again in relation to this audit.

Regards
Katrina

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From: [Will Weir](#)
To: [REDACTED]
Cc: [David Canterbury](#)
Subject: 3rd Independent Environment Audit for the Shoalhaven Hospital Redevelopment (SSD - 35999468)
Date: Tuesday, 18 June 2024 12:19:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Vanessa,

NGH have been commissioned by John Holland Group to undertake the third Independent Environment Audit for the Shoalhaven Hospital Redevelopment (SSD - 35999468).

NGH are therefore seeking to further consult with BCS as recommended by DPHI, generally with regard to compliance matters relevant to the development.

Should there be any specific issues within the scope of auditing against SSD 35999468 that BCS would like NGH to focus on, please provide a return email at your earliest convenience.

To assist with your consideration here is a link to the Major Project website and Project website:

<https://www.planningportal.nsw.gov.au/major-projects/projects/shoalhaven-hospitalredevelopment>

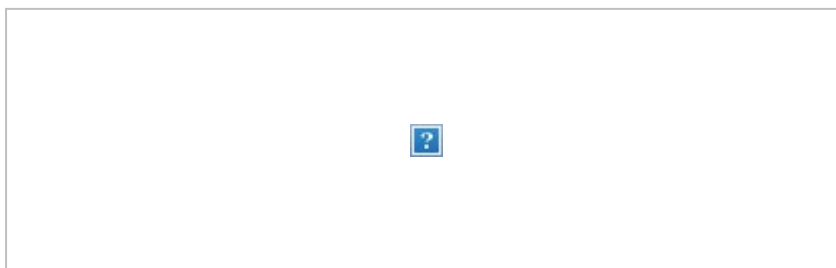
Look forward to hearing back from you soon.

Kind regards,

Will Weir
Technical Director, Environmental Management

[REDACTED]
[REDACTED]

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Will Weir

From: Will Weir
Sent: Friday, 31 May 2024 11:19 AM
To: [REDACTED]
Cc: David Canterbury
Subject: Shoalhaven Hospital Redevelopment (SSD-35999468) - Independent Environmental Audit

Good morning,

NGH have been engaged by the proponent for the abovementioned State Significant Development, to undertake the third Independent Environmental Audit, as required by SSD 35999468 (the consent). This Independent Environmental Audit is scheduled to be undertaken shortly on-site. NGH are therefore seeking to consult with Shoalhaven City Council generally with regard to compliance matters relevant to the development. NGH will also consult with TfNSW.

Should there be any specific environmental issues within the scope of auditing against SSD 35999468 (in addition to those identified in previous consultation) that Council would like NGH to focus on, please return email or phone Will Weir [REDACTED] at your earliest convenience.

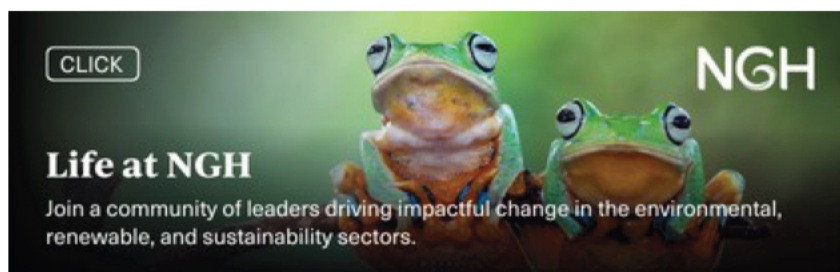
Look forward to hearing back soon.

Kind regards,

Will Weir

Technical Director, Environmental Management

[REDACTED]
T3, Level 7, 348 Edward St, Brisbane, QLD 4000
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Council Reference: 69731E (D24/247739)
Your Reference:

14 June 2024

NGH Consulting
T3, Level 7, 348 Edward Street
BRISBANE QLD 4000

By email only: [REDACTED]

Dear Will,

**Environmental Audit – Shoalhaven Hospital Redevelopment
SSD-35999468 – Lot 104 DP 1165533, Shoalhaven Street, Nowra**

Thank you for your correspondence regarding the environmental audit associated with the Shoalhaven Hospital Redevelopment. Further to our telephone conversation on the 13 June 2024 I confirm Council's request that the following matters be considered as part of the audit.

- Compliance against all relevant conditions of consent
- Compliance in all aspects of site controls to prevent, types of construction pollution (air, water, noise and soil pollution).
- Adherence to tree protection zones and/or structural root zones should be included in the audit.
- Dilapidation and adverse impacts on Council's infrastructure.

Council would appreciate a copy of the completed audit report.

If you need further information about this matter, please contact Lindsay Usher, City Development [REDACTED] Please quote Council's reference 69731E (D24/247739).

Yours faithfully

[REDACTED]

Lindsay Usher
Development Services Manager

From: [Jennifer Manuelian](#)
To: [Will Weir](#)
Subject: Additional matter for consideration - Response - Advice - Appointment - 3rd Independent Environmental Audit - Shoalhaven Hospital Redevelopment - SSD-35999468 - Lot 104 DP 1165533 - Shoalhaven Street, No
Date: Tuesday, 18 June 2024 12:04:22 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

Hi Will,

Further to our response last week and apologies for any inconvenience, however since writing to you the following additional matter has been raised and request that such be considered in the audit.

- Audit of waste management, volumes of waste being removed from site and assurance of appropriate and lawful disposal/management.

I appreciate your assistance regarding this matter.

Regards,



Jennifer Manuelian
Senior Administration Officer

[REDACTED]
Bridge Road (PO Box 42) Nowra NSW 2541
shoalhaven.nsw.gov.au

RESPECT | INTEGRITY | ADAPTABILITY | COLLABORATION

From: Will Weir <will.w@nghconsulting.com.au>
Sent: Monday, June 17, 2024 8:02 AM
To: Jennifer Manuelian [REDACTED]
Subject: RE: Response - Advice - Appointment - 3rd Independent Environmental Audit - Shoalhaven Hospital Redevelopment - SSD-35999468 - Lot 104 DP 1165533 - Shoalhaven Street, No

EXTERNAL: Be cautious opening links or attachments.

Confirmed received.

Thanks,

Will Weir
Technical Director, Environmental Management

m: [REDACTED]
e: [REDACTED]
a. T3, Level 7, 348 Edward St, Brisbane, QLD 4000
w. nghconsulting.com.au | [Our commitment to reconciliation](#)



From: Jennifer Manuelian [REDACTED]
Sent: Friday, June 14, 2024 2:32 PM
To: Will Weir [REDACTED]
Subject: Response - Advice - Appointment - 3rd Independent Environmental Audit - Shoalhaven Hospital Redevelopment - SSD-35999468 - Lot 104 DP 1165533 - Shoalhaven Street, No

Hi Will,

Please find attached correspondence to your enquiry.

Regards,



Jennifer Manuelian
Senior Administration Officer

[REDACTED]
Bridge Road (PO Box 42) Nowra NSW 2541
shoalhaven.nsw.gov.au

RESPECT | INTEGRITY | ADAPTABILITY | COLLABORATION

Will Weir

From: Will Weir
Sent: Friday, 31 May 2024 11:03 AM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Shoalhaven Hospital Redevelopment (SSD-35999468) - Independent Environmental Audit

Good morning,

NGH have been engaged by the proponent for the abovementioned State Significant Development, to undertake the third Independent Environmental Audit, as required by SSD 35999468 (the consent). This Independent Environmental Audit is scheduled to be undertaken shortly on-site. NGH are therefore seeking to consult with TfNSW generally with regard to compliance matters relevant to the development. NGH will also consult with Shoalhaven City Council.

Should there be any specific environmental issues within the scope of auditing against SSD 35999468 (in addition to those identified in previous consultation) that TfNSW would like NGH to focus on, please return email or phone Will Weir (0427 707 803) at your earliest convenience.

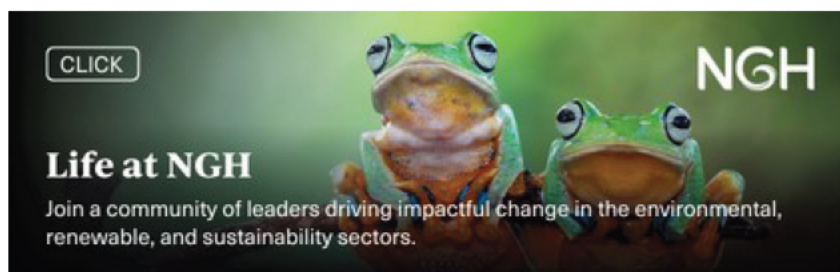
Look forward to hearing back soon.

Kind regards,

Will Weir

Technical Director, Environmental Management

m: [REDACTED]
e. [REDACTED]
a. T3, Level 7, 348 Edward St, Brisbane, QLD 4000
w. nghconsulting.com.au | [Our commitment to reconciliation](#)



From: [Andrew Lissenden](#)
To: [Will Weir](#)
Cc: [David Canterbury](#)
Subject: TfNSW Comments - Shoalhaven Hospital Redevelopment (SSD-35999468) - Third Independent Environmental Audit (TfNSW Ref: STH24/00079/002)
Date: Tuesday, 4 June 2024 1:59:28 PM
Attachments: [image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)

Hi Will,

Further to your email below dated 31 May 2024, Transport for NSW (TfNSW) understands:

- The Independent Environmental Audit is being undertaken in accordance with Conditions C36 to C41 of SSD 35999468 (the consent).
- The Independent Environmental Audit is looking at compliance with all conditions of the above consent.
- The consent does not specifically require consultation with TfNSW as part of the Independent Environmental Audit, however, there are conditions in the consent that do require consultation with TfNSW (e.g. Condition B18 - Construction Traffic and Pedestrian Management Sub-Plan and Condition D18 and D19 – Green Travel Plan).


Having regard to the above, TfNSW provides the following comments:

- There are no specific compliance issues relevant to the development that TfNSW would like NGH to focus on at this time.
- Advice has been previously provided by TfNSW on the draft Construction Traffic & Pedestrian Management Sub-Plan (CTPMSP) as required by Condition B18. The audit should ensure the requirements of this plan are being complied with.
- Discussions with the TfNSW Demand Management Team should occur sooner rather than later to ensure there are no delays in the latter sections of the project/required post-consent approvals noting that the Green Travel Plan has to be prepared to the satisfaction of the TfNSW Travel Demand Management Team (as required by Condition D18).
- Separate consultation should be had with Shoalhaven City Council.

Should you have any questions concerning the above please give me a call.

Regards

Andrew Lissenden
Development Case Officer
Development Services, South
Regional and Outer Metropolitan
Transport for NSW


Level 4, 90 Crown Street
Wollongong NSW 2500

I work flexibly. Unless it suits you, I don't expect you to read or respond to my emails outside of your normal work hours.

OFFICIAL

OFFICIAL

From: Will Weir [REDACTED]
Sent: Friday, May 31, 2024 10:59 AM
To: Andrew Lissenden [REDACTED]
Cc: David Canterbury [REDACTED]
Subject: Shoalhaven Hospital Redevelopment (SSD-35999468) - Independent Environmental Audit

CAUTION: This email is sent from an external source. Do not click any links or open attachments unless you recognise the sender and know the content is safe.

Good morning,

NGH have been engaged by the proponent for the abovementioned State Significant Development, to undertake the third Independent Environmental Audit, as required by SSD 35999468 (the consent). This Independent Environmental Audit is scheduled to be undertaken shortly on-site.

NGH are therefore seeking to consult with TfNSW generally with regard to compliance matters relevant to the development. NGH will also consult with Shoalhaven City Council.

Should there be any specific environmental issues within the scope of auditing against SSD 35999468 (in addition to those identified in previous consultation) that TfNSW would like NGH to focus on, please return email or phone Will Weir [REDACTED] at your earliest convenience.

Look forward to hearing back soon.

Kind regards,

Will Weir
Technical Director, Environmental Management

m: [REDACTED]
e. [REDACTED]
a. T3, Level 7, 348 Edward St, Brisbane, QLD 4000
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Will Weir

From: Will Weir
Sent: Friday, 31 May 2024 11:40 AM
To: [REDACTED]
Cc: David Canterbury
Subject: RE: Shoalhaven Hospital Redevelopment (SSD-35999468) - Independent Environmental Audit

Good morning,

NGH have been commissioned by John Holland Group to undertake the third Independent Environment Audit for the Shoalhaven Hospital Redevelopment (SSD - 35999468).

NGH are therefore seeking to consult with Nowra LALC as recommended by DPHI generally with regard to compliance matters relevant to the development.

Should there be any specific issues within the scope of auditing against SSD 35999468 that Nowra LALC would like NGH to focus on, please provide a return email at your earliest convenience.

To assist with your consideration here is a link to the Major Project website and Project website:

<https://www.planningportal.nsw.gov.au/major-projects/projects/shoalhaven-hospitalredevelopment>

[Home - Shoalhaven redevelopment - Shoalhaven \(nsw.gov.au\)](#)

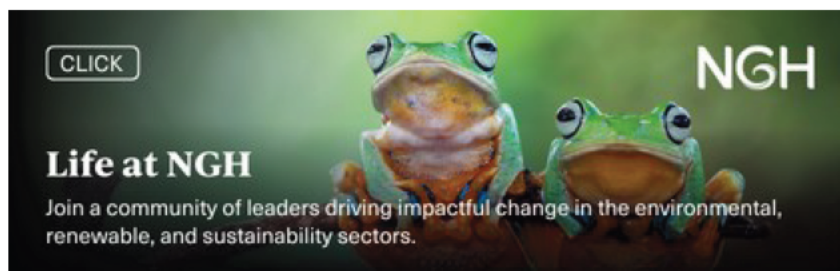
Look forward to hearing back from you soon.

Kind regards

Will Weir

Technical Director, Environmental Management

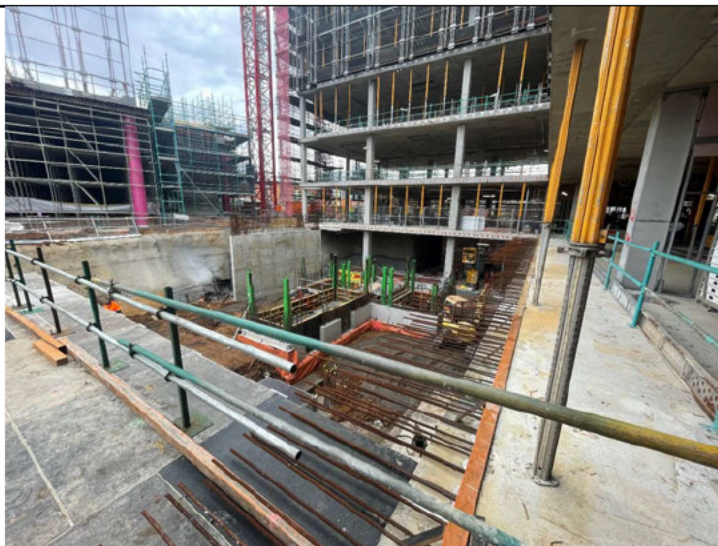
m: [REDACTED]
e. [REDACTED]
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Appendix F Site photographs



Improvements to re-fuelling pod and removal of impacted soil.



Progress of floor levels at time of third audit



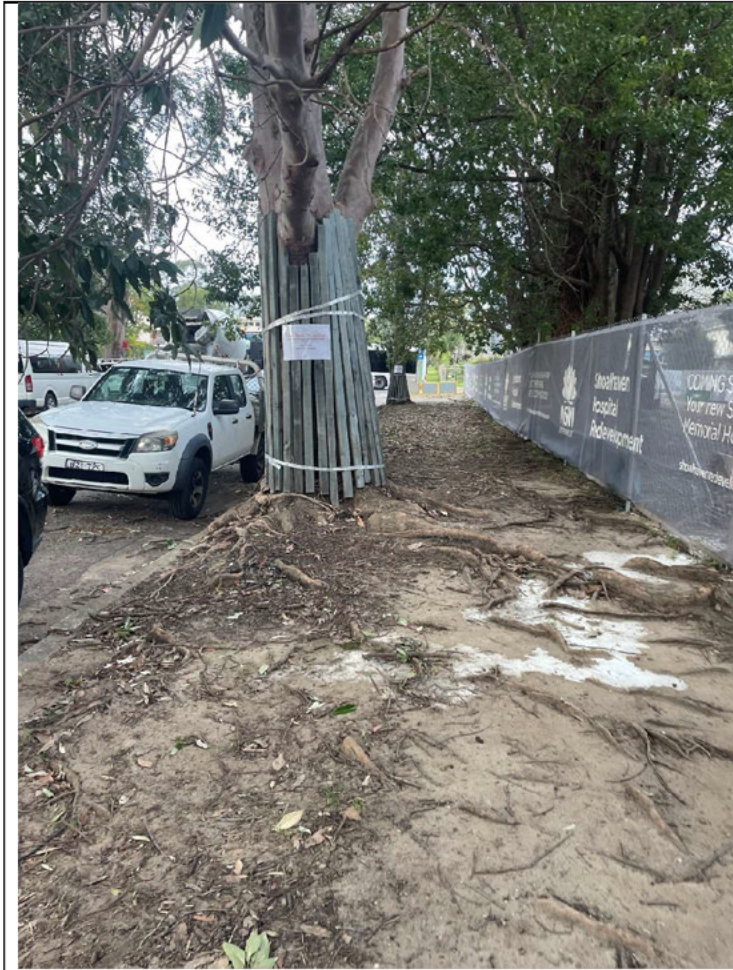
Sound rated hording along eastern boundary



Exposed verge along Shoalhaven Street lacking erosion and sediment control (ESC), and vehicle impacting stormwater drain ESC.



Concrete washout bag for off-site removal



Concrete washout
beyond site boundary
at Shoalhaven Street



Continued use of
temporary access and
tracking of dirt off-site.



NGH Pty Ltd

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E: ngh@nghconsulting.com.au

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Surry Hills NSW 2010

T. (02) 8202 8333

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(PO Box 470)
Bega NSW 2550

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MELBOURNE

Level 14, 10-16 Queen Street
Melbourne VIC 3000

T: (03) 7031 9123

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Townsville QLD 4810

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Wagga Wagga NSW 2650

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