



29 February 2024

Ms Kiersten Fishburn
Secretary
Department of Planning, Housing and Infrastructure
Locked Bag 5022
PARRAMATTA NSW 2124

Dear Ms Fishburn,

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

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

In accordance with the requirements of Condition C41 of the above-mentioned consent, please see the submitted Independent Environmental Audit Report prepared by APP Group, dated 2 February 2024, and the Applicant Review and Response document.

The Independent Environmental Audit Report identified no non-compliances, notwithstanding the report did identify one area for improvement related to conditions A30 which is responded to in the submitted Applicant Review and Response document.

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

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

Should you have any queries regarding the above, please do not hesitate to contact Kathryn Saunders, Senior Planning Advisor (Post-Approval and Compliance) on 0400 403 997.

Yours sincerely,

Stephanie Jackman
Project Coordinator, Places and Sustainability

Attachment 1 - SSD-39170713 Independent Audit Report #2

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



St George Hospital Stage 3 Redevelopment

Independent Environmental Audit No. 2

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

Audit Reference:	AQ1327.02
Audit Organisation:	BESIX Watpac (Contractor) Johnstaff (Project Manager)
Lead Auditor:	Luis Garzon, APP
Date of Audit:	11 January 2024
Draft Report Submitted:	31 January 2024
Final Report Submitted:	2 February 2024



The APP Group

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Draft 0	31-Jan-2024	Hanna Yazdi	
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This report has been prepared and reviewed in accordance with our quality control system.

This report has been prepared by:

Luis Garzon

Lead Environmental Auditor

Date: 31/01/2024

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1. Executive Summary

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

This Audit Report presents the outcomes of the second independent environmental audit of the project, conducted for assessment of environmental controls established by Watpac against the requirements of State Significant Development conditions SSD-39170713 for the project and in accordance with the Project Staging Report Rev.01 and the Independent Audit Post Approval Requirements (DPE 2020).

The audit was conducted by APP on 11 January 2024 with review of Schedule 2 Parts A, B, C and Advisory Notes of the SSD-39170713 approval conditions and covered the period of construction works from 14 July 2023 to 11 January 2024.

Construction works have progressed in accordance with the Staging Report developed by Watpac. The main construction activities observed during the audit included civil works, e.g. shoring, excavation and shotcreting, construction of the main building structure, including climbing formwork for building core, in-ground services and slab on ground. A new SSD-39170713 Mod-2 was approved in November 2023 with small changes in the façade design.

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

- ▶ Robust Class B hoarding was installed at construction boundary on Kensington Street in good condition with no graffiti and space retained for the existing pedestrian walkway;
- ▶ Traffic controllers were in place for management of vehicle access and material and vehicle movements in the designated works zone to minimise potential impacts on traffic, pedestrians and cyclists;
- ▶ Good housekeeping was generally demonstrated throughout the site compound;
- ▶ Detailed monitoring of works was undertaken including noise, vibration and air quality, with results posted on the project website;
- ▶ Weekly environmental inspections are conducted, reporting on positive observations and improvement opportunities;
- ▶ Effective interfaces are maintained with the hospital, the Project Management team and other stakeholders with evidence of communications and good keeping of project records;
- ▶ Comprehensive tracking of activities for compliance with the conditions of consent was noted.

The independent environmental audit assessed a total of 113 conditions of consent comprising the review of documents and records, interviews with key personnel and a site inspection.

The Opportunities for Improvement raised during the previous audit were suitably addressed and closed out. No issues were raised during the site inspection and no non-compliances were identified during the audit. One Opportunity for Improvement (OFI) was raised in relation to the review of the project management plans (Condition A30). It was noted that, although these plans are regularly being reviewed, a specific record of the review was not always in place when the review did not result in material changes to the plans. It was suggested

to create a system to maintain record of periodic reviews of project plans carried out during the progress of the project, where updates in the plans are not deemed required, e.g. a “Plan Reviews Tracking Sheet” or similar. Details of this finding are included [Section 5.8](#) and [Appendix D](#) of this report.

2. Introduction

2.1 Background

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

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

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

The project is expected to be completed in 2026.

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

Johnstaff, on behalf of the Proponent, engaged APP to undertake an independent environmental audit on 11 January 2024. The audit was conducted in compliance with Condition C37 of the Development Consent SSD-39170713, which states:

Condition D37:

Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).

2.2 Project Details

Project Name:	St George Hospital – Stage 3
Project Application No.:	SSD-39170713
Project Address:	St George Hospital, Gray Street, Kogarah NSW
Project Phase:	Construction
Project Activity Summary:	The following is a summary of the works in progress at the time of audit: <ul style="list-style-type: none">• Civil works progressing and mostly complete<ul style="list-style-type: none">○ Shoring;○ Excavation;

- Shotcreting;
- Commenced building structure;
- In-ground services;
- Slab on ground;
- New SSD-39170713 Mod-2 – small design changes in façade.

2.3 Audit Team

Details of The APP Group independent environmental auditing team as approved by the Department of Planning, Housing and Infrastructure (DPHI) for this audit are as follows:

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

The auditor approval letter from DPHI for this audit is attached as [Appendix B](#). Independent Audit declaration forms are included as [Appendix C](#).

2.4 Audit Objectives

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

2.5 Audit Scope

The scope of this audit involved the review of project compliance against the conditions of SSD-39170713 Schedule 2, Parts A, B, C and Advisory Notes, including the following:

- ▶ Review of implementation of management plans, including:
 - BESIX Watpac Project Environmental Management Plan (PEMP) NSW, St George Hospital Stage 3, V.02
 - St George Hospital Stage 3, Construction Noise and Vibration Management Plan (CNVMP), Rev. 0
 - Construction Traffic Management Plan (CTMP), St George Hospital Stage 3, Rev. 5
 - Bingo Waste Management & Recycling Plan (WMRP) (NSW)
 - Other Plans and documents – refer to [Section 4 – Document Review](#)
- ▶ Site inspection conducted on 11 January 2024;
- ▶ Review the environmental performance of the project;
- ▶ Review of environmental records;
- ▶ Interviews with site personnel;
- ▶ Stakeholder Consultation.

2.6 Audit Period

This was the second independent environmental audit of the project carried out by APP covering the review of environmental documentation and records of the construction works for the six-month period between 14 July 2023 to 11 January 2024.

It is noted that this report is based on the result of sampling and supplied documentation and records, as well as site activities sighted on the date of the audit on 11 January 2024.

3. Audit Methodology

3.1 Approval of Auditors

Letter from the Planning Secretary agreeing to the auditors for this audit period is included in [Appendix B](#).

3.2 Audit Scope Development

APP developed the audit scope and a checklist based on the Project Requirements set out in the Development Consent SSD-39170713 – refer to [Appendix E](#) of this report. Consultation with project stakeholders was also undertaken as part of the scope development as described in [Section 3.6 – Consultation](#).

3.3 Audit Process

3.3.1 Opening Meeting

An opening meeting was held on 11 January 2024 at 9:00am with personnel from Johnstaff, Watpac and the APP auditor as per the Audit Attendance Sheet – refer to [Appendix A](#).

Key items were discussed as follows:

- ▶ Confirmation of the purpose and scope of the audit
- ▶ Overview of the Project and status of the works
- ▶ Occurrence of environmental incidents and non-compliances, if applicable
- ▶ Overview of the audit process in accordance with the Consent Conditions, Project Staging Report, and the Independent Audit Post Approval Requirements (DPE 2020).

3.3.2 Conduct of Audit

Audit activities included the following:

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

3.3.3 Closing Meeting

The closing meeting was held on 11 January 2024 at 3:30pm with representatives of Johnstaff, Watpac and APP. General feedback and the audit findings were discussed during the closing meeting.

The APP auditor acknowledged the efforts made in preparing for the audit, the cooperation, and openness of Watpac and Johnstaff personnel during the conduct of this audit.

3.4 Interviewed Persons

Name and position of persons interviewed:

Name	Organisation	Position
Mark Cahalin	BESIX Watpac	Senior Project Manager
Ben O'Connell	BESIX Watpac	Project Engineer
Marko Neskoski	BESIX Watpac	Senior Project Engineer
Ruby Thompson	BESIX Watpac	Senior WHSE Advisor
Hanna Yazdi	Johnstaff Projects	Senior Project Manager

3.5 Site Inspection

A site inspection was carried out on 11 January 2024 at 9:15 am with representatives of Watpac, Johnstaff and the APP auditor. Refer to details of the inspection in [Section 5.4](#) of this report and site photos included in [Appendix F](#).

3.6 Consultation

Consultation with the Department of Planning Housing and Infrastructure (DPHI) was sent in advance of the audit to request feedback on the project as per the Independent Audit Post Approval Requirements (DPE 2020) Section 3.2.

In email correspondence dated 19 December 2023, the Department asked to ensure the audit reviews the adequacy of the CEMP and subplans and report on project tracking against the Staging Report. The Department also requested to report on the status of the previous audit findings and adequacy of the complaints management system.

The final request from the Department was to provide detailed information about the involvement of any other auditor that was not previously approved to take part in this audit.

APP Response:

- The CEMP and associated subplans are generally adequate for the environmental management of the project. Further details of the review of these plans can be found in [Section 5.5 – Suitability of Plans and the EMS](#).
- The project is progressing in accordance with the Staging Report Rev. 01 of 16 March 2023. The project is proposed to be delivered in two stages comprising four Crown Certificates and two Occupational Certificates. The construction of the Ambulatory Care Building (ACB) is the main focus of the current Stage 1 and is on track to be completed in Q3 2025 as per the indicative nett completion date (noted Section 6 of the Staging Report). Construction activities are consistent with the Crown Certificates issued so far by the Project Certifying Authority, the McKenzie Group, i.e.:
 - Crown Certificate CC1 – Demolition, ACB Perimeter Retention, Excavation
 - Crown Certificate CC2 – In-ground Services and Structure

Evidence of required documentation for the Crown Certificates CC1 and CC2 is recorded in the audit checklist, found in [Appendix E](#).

- c. In relation to the previous audit findings, there were two Opportunities for Improvement which recommended to amend the CEMP and the Waste Management Plan and include more specific information for compliance with Conditions B15(c) and B18(c). The contractor took action and the two opportunities for improvement were closed out. Further details can be found in [Section 5.3 – Previous Audit Findings](#).
- d. The process for dealing with complaints is described in Section 12.2 and 12.3 of the Construction Noise and Vibration Management Plan Rev. 0 of 21 April 2023 prepared by Acoustic Logic for the project. At the time of the audit the project had received 2 complaints. These were recorded in the Complaints Register and published in the project website. Actions to address the complaints appear to be adequate. Further details can be found in [Section 5.2 – Notices, Incidents and Complaints](#).
- e. It is noted that this audit and all associated activities were solely completed by the Lead Auditor approved by DPHI (as noted in [Appendix B](#)), without the assistance of any other auditors.

Refer to [Appendix D](#) for a copy of the consultation records.

3.7 Audit Compliance Status Descriptors

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

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

In addition to the above descriptors, there was the option to raise an Opportunity for Improvement (OFI) during this audit.

4. Document Review

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

- SSD-39170713 Mod-2, 16/11/2023;
- Crown Certificate 2 (CC2) McKenzie Group – Cert. No. 222413/02 Inground Services and Structure, excl Structural Steel, dated 03/08/2023;
- Notification of tower crane erection St GHS3 Kensington St Kogarah 2217 for works from 30/09 to 02/10;
- Staging Report St George Hospital Stage 3 | SSD: 39170713, Rev. 01, dated 16/03/2023;
- Structural Design Certificate Re: SGH S3, SSD-39170713, Structural Design Certificate – CC2, dated 31/07/2023;
- Letter BW to Johnstaff dated 24/08/2023 with notification of commencement for CC2 – starting on 08/09/2023;
- Letter HI to DPE dated 28/08/2023 RE: “Condition B2 - Notification of Commencement of Phase 1/Stage 1 – Crown Certificate 2 (CC2)”;
- Helicopter Operations Management Plan Rev. 1.5, dated 29/08/2023;
- Project Environmental Management Plan (PEMP) St George Hospital Stage 3, Rev 02, 23/08/2023;
- Construction Traffic Management Plan Rev 5, dated 10/03/2023);
- Construction Noise and Vibration Management Subplan (Ref. 20230367.7/2104A/R0/WY), Rev 0, dated 21/04/2023;
- Construction Waste Management Sub-Plan prepared by Bingo Industries;
- Environmental and Waste Management Plan developed by Moits Ver. 2.0, dated March 2023;
- Letter from PTC Re: “Modification to SSD 29170713 SGHS3 Basement Car Park Traffic and Parking Assessment”, dated 17/03/2023;
- BESIX Watpac Onsite Induction March 2023_St George Rev 12;
- Letter by Paragon Engineering to Moits, dated 15/12/2023, noting that the vibration data from the past weeks show consistently lower than the allowable limits;
- Letter by Meinhardt dated 26/07/2023, Re: “SGHS3-SSD-39170713-Mod-1 Civil Design Certificate – Site Forecourt Area”;
- Letter from the Department of Planning Ref: SSD-39170713-PA-14, dated 20/11/2023 Re: Approval of Auditors;
- Letter from HI to DPE “Re: SSD-39170713 - St George Hospital Redevelopment Stage 3” with audit report and response to findings, dated 25/08/2023;
- Construction Noise And Vibration Report by Paragon Engineering Ref: PAR-23661-NVR-W30 [A], Monitoring 01 December 2023 to 07 December 2023, dated 08/12/2023;
- Dust Monitoring Report by Paragon Engineering Ref: PAR-23661-DM26 [A], Monitoring 03 November 2023 to 09 November 2023, dated 17/11/2023.

5. Audit Findings

5.1 Assessment of Compliance

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

The following table summarises the audit findings by rating category:

Findings Rating	Findings
Compliant	75
Non-Compliant	0
Not Triggered	38
Total	113

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

SSD Requirements	Requirements	Findings
Part A – Administrative Conditions	31	Compliant 16
		Non-compliant 0
		Not Triggered 15
Part B – Prior to Commencement of Works	28	Compliant 22
		Non-Compliant 0
		Not Triggered 6
Part C – During Construction	42	Compliant 32
		Non-Compliant 0
		Not Triggered 10
Advisory Notes	12	Compliant 5
		Non-compliant 0
		Not Triggered 7

5.2 Notices, Incidents and Complaints

5.2.1 Notices and Incidents

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

5.2.2 Complaints

A Complaints Register is in place where complaints details are recorded, including resolution reached. The Complaints register is published in the project website. Two complaints were recorded during the audit period, both from the same sensitive receiver on Kensington Street.

- Complaint dated 10/08/2023 regarding noise made by street sweeper passing frequently to clean the street. The sensitive receiver was contacted and site instruction issued to the relevant contractor to implement other cleaning controls for construction vehicles to reduce reliance on the use of the street sweeper.
- Complaint dated 13/12/2023 regarding noise disruption during works on Kensington Street. Formal response was provided to the sensitive receiver noting that the works causing disruption had been completed and, at the time of the audit, a meeting was to be scheduled with them. It is acknowledged that the time gap since the response was sent (20/12/2023) and the audit date coincided with the end-of-year break. The contractor noted that the register would be updated once a final resolution was reached.

The process for dealing with complaints is consistent with the procedure outlined in Section 12 of the Construction Noise and Vibration Management Plan and is considered suitable.

5.2.3 Non-Compliances

No no-compliances have been raised on the project during the audit period.

5.3 Previous Audit Findings

A status of the previous findings from the July 2023 audit are as follows:

Finding No.	Condition of Approval	Audit Finding Details	Follow Up	Status
Opportunity for Improvement OFI-01	B15 Construction Environmental Management Plan	Section 7.13 of the Project Environmental Management Plan did not clearly outline that this protocol covers Unexpected Finds for Aboriginal and non-Aboriginal heritage finds. Recommendation It is recommended to update this section in the Plan to be more explicit in this process.	Text was added to the title in section 7.13 to indicate this covers Unexpected Finds. The actions required under the unexpected finds protocol are now highlighted as green text.	Closed
Opportunity for Improvement OFI-02	B18 Construction Waste Management Sub-Plan	Although confirmation was available of the status of contamination of the development areas (in the JBS&G Detailed Site Investigation, dated 05/092022 60571/ 145438 Rev. 2), this was not included within the Construction Waste Management Subplan (CWMSP), per condition B18.c. Recommendation It is recommended to include the reference to the Detailed	The contractor noted that additional to the Waste Management Plan by Bingo, Moits also has prepared an Environmental and Waste Management Plan, Ver. 2.0 dated March 2023. Both plans are relevant to the project, and section 5 of the Moits Plan makes reference to the JBS&B Site Investigation Report.	Closed

Finding No.	Condition of Approval	Audit Finding Details	Follow Up	Status
		Site Investigation or the contamination status within the CWMS to be in compliance with Condition B18.c.		

5.4 Audit Site Inspection

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

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

- ▶ Signage in place at Kensington Street with details of the project and contact numbers displayed;
- ▶ Self-contained construction area, with hoarding installed around the perimeter of the site and restricted site access;
- ▶ Vehicle access on Gray Street with traffic controller at access gate;
- ▶ Approved works zone in place along Kensington Street with traffic controllers managing vehicle movements and overseeing loading/unloading operations;
- ▶ Waste bins available onsite;
- ▶ Water hose in use during dust-generating works;
- ▶ Drains covered with geofabric in relevant locations;
- ▶ Plant and equipment in use with checks and maintenance records in place;
- ▶ Workers onsite wearing adequate PPE;
- ▶ No mud tracks observed on roads adjacent to the site;
- ▶ Kensington Street footpath noted to be clear of obstacles;
- ▶ Spill kits available at point of use
- ▶ Nurse call, fire extinguishers, drinking water and staff facilities at site compound.

No issues were raised during the site inspection. Photos of the site inspection are included in [Appendix F](#).

5.5 Suitability of Plans and the Environmental Management System

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

Required Subplans have also been developed with assistance of industry experts and in accordance with the consent conditions, which outline the environmental management for the significant environmental impacts of the project works. These include the Construction Traffic and Pedestrian Management Sub-Plan developed by Commercial TC Pty Ltd, the Construction Noise and Vibration Management Sub-Plan developed by Acoustic

Logic, and the Construction Waste Management Sub-Plan developed by Bingo Industries, with another Waste Management Plan developed by Moits.

The current version of the PEMP is 02, dated 23 August 2023 and was updated in response to a suggestion for improvement raised during the initial independent environmental audit. The subplans have been periodically reviewed, as necessary, without updates required as at the date of the audit.

Implementation of the Environmental Management Plan and Subplans was verified during the review of records and as demonstrated during the site inspection with no issues raised. The BESIX Watpac Environmental Management Plan and subplans are hence deemed suitable for the current stage of the works.

5.6 Actual and Predicated Impacts

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

► Built form and materials

- Construction of works for the Ambulatory Care Building has progressed in accordance with the design, with current activities taking place below street level; impacts of the built form are not yet apparent, with the site enclosed with class B hoardings;
- The materials to be used as part of the elements for connection with the Beddigal Country (noted in Section 6.2 of the EIS) will be incorporated mostly during Stage 2 of the project;
- It was previously noted that a modification to the consent reduced the need for three basement levels to two. This initiative by the contractor decreased the excavation and build requirements while still meeting the 151 new car spaces requirement, as per original design. Approved modification drawings have been stamped by the Department of Planning and Environment as verified during the initial audit.

► Open space, visual, landscaping, public domain noise, vibration and social impacts

- Landscaping, open spacing and public domain works will fall under Stage 2 of the development which includes the demolition of the existing Prince William Wing and construction of a landscaped forecourt. These works are scheduled to commence in quarter 3 of 2025;
- To mitigate impacts on the public during construction, hoardings are raised to fully enclose the perimeter of the site and the existing pedestrian footpath on Kensington Street is maintained clear of obstacles and tidy at all times. Hoardings are free of graffiti and advertising material, only mesh with Health Infrastructure NSW branding and related project information;
- Construction works are taking place within the allowed hours;
- The contractor noted that out of hours works have been maintained at a strict minimum. The audit noted out of hours works were carried out in two occasions, for the installation of the crane and sewer works on Kensington Street;
- For noisy works impacting the community, due consultation occurs via letter box drops and direct contact with sensitive receivers. It is noted that the project has only received two complaints to date and have been suitably addressed;
- No established trees were present at Kensington Street requiring protection.

► Traffic, transport, and parking

- A Construction Traffic and Pedestrian Management Subplan has been developed for the works, which was reviewed during the audit. The plan considers working hours, vehicle movements, worker parking, impacts to public transport, pedestrians and cyclists, and property access.

- In order to minimise inevitable traffic impacts, construction vehicles are to be contained within the worksite or in an approved works zone. Traffic controllers were present on Gray Street managing vehicle access to site and on Kensington Street managing vehicle and materials movements in the works zone. Traffic signage was in place;
- No onsite parking is allowed for construction contractors, they are encouraged to use the public transport alternatives that are available in close proximity to the site;
- Assessment of the operational impacts of the project on traffic, transport and parking is not relevant in the current stage of the project.

► **Airspace impact**

- A Helicopter Operations Management Plan Rev. 1.5, dated 29 August 2023 was prepared by AviPro, the selected qualified consultant;
- A tower crane has been installed in the proximity of the hospital helipad. A letter issued by AviPro on 29 July 2023 certifies that the requirements for the use of a crane during construction have been analysed and the operation of the helipad will not be affected.

► **Heritage**

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

Other issues that have been considered include:

► **Flooding and stormwater management**

- A Stormwater Management System design had developed and at the time of this audit the plan had been submitted to Council. Letter by Meinhardt dated 26 July 2023, Re: "SGHS3-SSD-39170713-Mod-1 Civil Design Certificate – Site Forecourt Area", noted compliance with the requirements;
- The majority of the site works are currently occurring at lower than street level. So far, any water onsite has been disposed of mixed with excavated material;
- A holding tank was in place and soon to be installed to hold water. Testing and flocking will then be carried out as necessary before disposal.

► **Geotechnical**

- A geotechnical investigation accompanied the EIS. The geotechnical investigation found that the subsurface conditions of the site were generally classified by sandy clay fill, natural soil, and bedrock. Bulk earthworks were carried out as recommended.

► **Contamination**

- A Detailed Site Investigation was actioned with no contamination identified. No unexpected finds have occurred to date.

It is anticipated that the St George Hospital redevelopment will deliver significant benefit to the area and the community and is not expected to give rise to any environmental impacts that are considered unacceptable. At the current stage of the works, environmental impacts were due to the construction activities on site and mitigation measures were in place as noted above. Based on the outcome of the audit and controls observed during the

site inspection, no significant changes or additional impacts were noted for the design and construction works as compared to the predicted impacts stated in the Environmental Impact Assessment.

5.7 Key Strengths

Mitigation controls for environmental management of the site were generally observed for the project, in compliance with the consent conditions SSD-39170713, with the following key strengths noted:

- ▶ Robust Class B hoarding was installed at construction boundary on Kensington Street in good condition with no graffiti and space retained for the existing pedestrian walkway;
- ▶ Traffic controllers were in place for management of vehicle access and material and vehicle movements in the designated works zone to minimise potential impacts on traffic, pedestrians and cyclists;
- ▶ Good housekeeping was generally demonstrated throughout the site compound;
- ▶ Detailed monitoring of works was undertaken including noise, vibration and air quality, with results posted on the project website;
- ▶ Weekly environmental inspections are conducted, reporting on positive observations and improvement opportunities;
- ▶ Effective interfaces are maintained with the hospital, the Project Management team and other stakeholders with evidence of communications and good keeping of project records;
- ▶ Comprehensive tracking of activities for compliance with the conditions of consent was noted.

5.8 Audit Findings and Recommendations

Throughout the audit process Watpac has demonstrated compliance with the conditions of development consent SSD-39170713 and shown implementation of their Environmental Management Plan and subplans in accordance with the project requirements.

There were no non-compliances identified during this audit, and one Opportunity for Improvement was raised on the project, as follows:

Finding No.	Condition of Approval	Audit Finding Details
Opportunity for Improvement OFI-01	<p>A30 Revision of Strategies, Plans and Programs Within three months of:</p> <ul style="list-style-type: none"> a) the submission of an incident report under condition A26; b) the submission of an Independent Audit under condition C37 or C39; c) the approval of any modification of the conditions of this consent; or d) the issue of a direction of the Planning Secretary under condition A3 which requires a review, <p>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.</p>	<p>It was noted that, although the project management plans are regularly being reviewed, a specific record of the review was not always in place, within the plans or elsewhere, when the review did not result in material changes in the plans.</p> <p>Recommendation It is suggested to create a system to maintain record of periodic reviews of project plans carried out during the progress of the project, where updates in the plans are not made, e.g. a "Plan Reviews Tracking Sheet" or similar.</p>











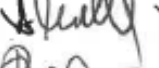
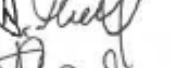


Appendix A – Audit Attendance Sheet



The APP Group

Audit Attendance Sheet

Project	St George Hospital Stg 3	Audit No.	2
Auditee	B.Watpac / Johnstaff	Lead Auditor	Luis Garzon
Location	Besix Watpac Site Office - Kogarah		
Opening Meeting Date	11 / 01 / 2024 9am		
Closing Meeting Date	11 / 01 / 2024 3:30pm		

Name	Organisation	Position	Signature	
			Opening Meeting	Closing Meeting
Luis Garzon	APP	Lead Auditor		
Hanna Yacobi	JSP	Project Manager		
Steve Watts	JSP	PD		
Marco Nescosca	BW	SPE		
Mark Cacialin	BW	SPM		
Ben O'Snell	BW	Project Engineer		
Ruby Thompson	BW	Sr WHSE Advisor		

Appendix B – Approval of Auditors



The APP Group

Our ref:

SSD-39170713-PA-14

Kathryn Saunders
Senior Advisor, Town Planning (Post Approval and Compliance)
Health Infrastructure
1 Reserve Road
St Leonards NSW 2065

20/11/2023

Sent via the Major Projects Portal only

Subject: St George Hospital Redevelopment Stage 3 (SSD-39170713) - Independent auditor approval

Dear Ms Saunders

I refer to your letter dated 20 June 2023 (PA-14) requesting the Planning Secretary's agreement to suitably qualified, experienced, and independent persons as independent environmental auditors of

the St George Hospital Redevelopment Stage 3 project (SSD-39170713, as modified).

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

I note Ms Barbara Pater's CV states that she "*is now approved as lead auditor for.... St George Hospital Stage 3*". This representation is factually incorrect as Ms Pater was not approved as lead auditor for St George Hospital Stage 3 (*see Planning Secretary's letter dated 23 June 2023 in the NSW Planning Portal under SSD-39170713-PA-4*) and the current application is the subject of this correspondence.

Further, Ms Pater's CV also states she was part of the independent audit team for the Warringah Freeway Upgrade project however Ms Pater was not approved as an auditor by NSW Planning for that project.

Consequently, as nominee of the Planning Secretary and in accordance with Condition C38 of the Approval, I agree to the appointment of the following auditor only-

- Luis Garzon of APP Corporation Pty Ltd (formerly AQUAS), as lead auditor.

Department of Planning and Environment



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

Notwithstanding the endorsement of the above independent auditor for the project, each respective project approval or consent requires a request for endorsement of the independent auditor or audit team be submitted to NSW Planning, for consideration of the Planning Secretary.

Each request is reviewed and depending on the complexity of future projects, the suitability of a proposed auditor or audit team will be considered.

Should you wish to discuss the matter further, please contact Alfarid Hussain on 02 9274 6456 or email compliance@planning.nsw.gov.au

Yours sincerely



Rob Sherry
Team Leader Compliance - Metro
Compliance

As nominee of the Planning Secretary

Appendix C – Independent Audit Declarations



The APP Group

Independent Audit Declaration Form

Project Name:	St George Hospital Redevelopment Stage 3
Consent Number:	SSD-39170713
Description of Project:	Demolition of the existing Prince William Wing and construction and operation of a new nine storey integrated Ambulatory Care Building, with basement parking for 151 vehicles, pick-up and drop-off bays along Kensington Street, landscaping and public domain works.
Project Address:	St George Hospital, Gray Street, Kogarah
Proponent:	NSW Health Infrastructure
Title of Audit:	Independent Environmental Audit
Date:	25 January 2024

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

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

Notes:

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

Name of the Auditor:	Luis Garzon
Signature:	
Qualification:	Environmental Auditor
Company:	APP Corporation Pty Ltd
Company Address:	Level 14, 10 Spring Street, Sydney NSW 2000

Appendix D – Consultation with DPHI



The APP Group

From: Alfarid Hussain <Alfarid.Hussain@planning.nsw.gov.au>
Sent: Tuesday, 19 December 2023 5:08 PM
To: Luis Garzon
Subject: RE: St George Hospital Redevelopment Stage 3 - Independent Environmental Audit No. 2

Categories: Pending, IMPORTANT INFO

EXTERNAL

Dear Mr Garzon,

Thank you for your enquiry below in relation to the second independent audit of St George Hospital Redevelopment-Stage 3 approved under SSD 39170713.

NSW Planning requests that you undertake a review of the adequacy of the CEMP and sub-plans and report on how the project is tracking with the staging as set out in the Staging Report.

It is requested that you report on the status of the actions from the audit findings from the first independent audit, and provide a summary of whether in your assessment the complaints management system and responses provided to complainants are adequate.

Finally, if the report was prepared by an auditor whose nomination was not agreed upon by the Planning Secretary, the auditor's involvement during the audit must be made clear in the report. If the auditor was assisting you, please provide details on how the auditor was assisting during the audit.

If you have any questions in relation to this email, I will be available after Christmas break. I am on leave from tomorrow and will be back on 15 January 2023. If your matter is urgent, please contact compliance@planning.nsw.gov.au.

Kind regards,

Alfarid Hussain

Compliance Officer
Development Assessment
Department of Planning and Environment

T 02 9274 6456 | M 0436 681 733 | E Alfarid.Hussain@planning.nsw.gov.au
www.dpie.nsw.gov.au
Locked Bag 5022 Parramatta NSW 2124

Working days Monday to Friday, 09:00am - 5:00pm



The Department of Planning and Environment acknowledges that it stands on Country which always was and always will be Aboriginal land. We acknowledge the Traditional Custodians of the land and waters, and we show our respect for elders past, present and emerging. We are committed to providing places in which Aboriginal people are included socially, culturally and economically through thoughtful and collaborative approaches to our work.

From: Alfarid Hussain <Alfarid.Hussain@planning.nsw.gov.au> On Behalf Of DPE PSVC Compliance Mailbox
Sent: Tuesday, 12 December 2023 2:25 PM
To: Rob Sherry <Rob.Sherry@planning.nsw.gov.au>; Alfarid Hussain <Alfarid.Hussain@planning.nsw.gov.au>
Subject: FW: St George Hospital Redevelopment Stage 3 - Independent Environmental Audit No. 2

FYI Rob- I will respond.

Thank you,
Alfarid

From: Luis Garzon <luis.garzon@app.com.au>
Sent: Tuesday, 12 December 2023 2:17 PM
To: DPE PSVC Compliance Mailbox <compliance@planning.nsw.gov.au>
Cc: Hanna Yazdi <hanna.yazdi@johnstaff.com.au>
Subject: St George Hospital Redevelopment Stage 3 - Independent Environmental Audit No. 2

Dear Sir or Madam,

Health Infrastructure NSW has engaged APP HSEQ Systems and Audits (formerly AQUAS) to undertake the second Independent Environmental Audit of the St George Hospital Redevelopment Stage 3 Project.

The audit is a requirement of the Development Consent SSD-39170713 and will be conducted on Thursday 11 January 2024.

Following the consultation requirements of the Independent Audit Post Approval Requirements (DPE 2020) section 3.2, I kindly ask for any feedback you may have in relation to this project or if there are any particular focus areas for APP to consider during the environmental review at this stage of end of construction activities, such as noise, community engagement, traffic management, etc.

Note

For a number of years AQUAS has been a fully owned subsidiary of APP Corporation Pty Ltd. The name change of our company from AQUAS to APP responds to our parent company's decision to consolidate all of its subsidiaries under one single name. This has been a rebranding initiative which occurred in July 2023, with our team now operating as APP HSEQ Systems and Audits (APP), and with no material change to our team, our service offerings or our approach to the auditing process.

Thank you and regards,

Luis Garzon

Senior Consultant



+61 2 9963 9908 | +61 403 461 040 | app.com.au

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



Appendix E – Audit Checklist



The APP Group

ID No.	SSD Part	Req. No.	Requirement SSD-39170713 (16/11/2023)	Audit Evidence 2024	Audit Findings/ Recommendations	Compliance Rating
Part	A		ADMINISTRATIVE CONDITIONS			
1.	A	A1	Obligation to Minimise Harm to the Environment In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Based on the outcome of this audit and controls observed during the site inspection, it was determined that reasonable measures have been implemented by the contractor to prevent and/or minimise material harm to the environment as a result of the development.		Compliant
2.	A	A2	Terms of Consent The development may only be carried out: <ul style="list-style-type: none"> 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; d) generally in accordance with the section 4.55 modification application (SSD- 39170713-Mod-1 document titled St George Hospital Stage 3 prepared by Ethos Urban dated 27 March 2023; e) generally in accordance with the section 4.55 modification application (SSD39170713-Mod-2) document titled St George Hospital Stage 2 Proposed Façade Amendments prepared by Ethos Urban dated 16 October 2023; and f) in accordance with the following approved plans/DWG: Architectural Plans prepared by Jacobs <ul style="list-style-type: none"> • SGHS3-AR-DG- 1701 – REV 4 - External Works Site Plan – Ground Level - 07/03/2023 • SGHS3-AR-DG- 1702 – REV 4 - External Works Site Plan – Level 1 - 07/03/2023 • SGHS3-AR-DG-12B1– REV 6 - Department Plan – Basement Level 1 - 07/03/2023 • SGHS3-AR-DG-12B2– REV 3 - Department Plan – Basement Level 2 - 07/03/2023 • SGHS3-AR-DG-120G– REV 8 - Department Plan – Ground - 31/07/2023 	The independent environmental audit assessed the following: <ul style="list-style-type: none"> a) The development is being carried in compliance with the conditions of consent with only one opportunity for improvement identified during the audit b) No written directions have been received from DPHI c) Based on the outcome of the audit, prevention and mitigation measures were generally in accordance with the EIS and RtS requirements d) Modification 1 involved the deletion of basement level 3, extension of basement to be converted to 2 floors. e) There has been a Mod-2 of the SSD with relation to façade changes – reflected on the relevant drawings. The development is being constructed in accordance with conditions Mod-1 and Mod-2. <ul style="list-style-type: none"> f) Drawings are uploaded into Aconex with example stamped plans presented. 		Compliant

ID No.	SSD Part	Req. No.	Requirement SSD-39170713 (16/11/2023)	Audit Evidence 2024	Audit Findings/ Recommendations	Compliance Rating
			<ul style="list-style-type: none"> • SGHS3-AR-DG-1201– REV 9 - Department Plan – Level 1 - 15/09/2023 • SGHS3-AR-DG-1202– REV 8 - Department Plan – Level 2 - 13/10/2023 • SGHS3-AR-DG-1203– REV 4 - Department Plan – Level 3 - 28/06/2022 • SGHS3-AR-DG-1204– REV 5 - Department Plan – Level 4 - 31/07/2023 • SGHS3-AR-DG-1205– REV 4 - Department Plan – Level 5 - 28/06/2022 • SGHS3-AR-DG-1206– REV 4 - Department Plan – Level 6 - 28/06/2022 • SGHS3-AR-DG-1207– REV 4 - Department Plan – Level 7 - 28/06/2022 • SGHS3-AR-DG-1208– REV 6 - Department Plan – Level 8 - 31/07/2023 • SGHS3-AR-DG-15R0– REV 4 - General Arrangement Plan – Level Roof - 28/06/2022 • SGHS3-AR-DG-1510– REV 6 - General Arrangement Plan – Level 1 - 13/03/2023 • SGHS3-AR-DG- 4006– REV 8 - Sections – Sheet 1 - 13/03/2023 • SGHS3-AR-DG- 4007– REV 8 - Sections – Sheet 2 - 13/03/2023 • SGHS3-AR-DG- 4008 - REV 7 - Sections – Sheet 3 - 13/03/2023 • SGHS3-AR-DG4021 - REV 5 - North Elevation – SSDA Comparison - 13/10/23 • SGHS3-AR-DG4022 - REV 5 - South Elevation – SSDA Comparison - 13/10/23 • SGHS3-AR-DG4023 - REV 5 East and Link South Elevations – SSDA Comparison - 13/10/23 • SGHS3-AR-DG4024 - REV 5 West and Link North Elevations – SSDA Comparison - 13/10/23 <p>Landscape Plans prepared by Site Image</p> <ul style="list-style-type: none"> • 100 - REV F - Landscape Plan Ground Floor - 4/03/2023 • 101 - REV F - Landscape Plan Level 1 - 24/03/2023 • 104 - REV B - Landscape Plan Level 4 - 14/06/2022 • 105 - REV A - Landscape Plan Level 5 - 28/06/2022 • 106 - REV A - Landscape Plan Level 6 - 28/06/2022 			

ID No.	SSD Part	Req. No.	Requirement SSD-39170713 (16/11/2023)	Audit Evidence 2024	Audit Findings/ Recommendations	Compliance Rating
			<ul style="list-style-type: none"> 501 - REV A - Plant Schedule - 22/06/2022 			
3.	A	A3	<p>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <p>(a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary;</p> <p>(b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and</p> <p>(c) the implementation of any actions or measures contained in any such document referred to in (a) above.</p>	No written directions received from the Planning Secretary.		Not Triggered
4.	A	A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	No inconsistencies, ambiguity, or conflict identified.		Not Triggered
5.	A	A5	<p>Limits of Consent</p> <p>This consent lapses five years after the date of consent unless work is physically commenced.</p>	The consent has not lapsed; construction commenced on the 02/05/2023.		Not Triggered
6.	A	A6	<p>Prescribed Conditions</p> <p>The Applicant must comply with all relevant prescribed conditions of development consent under Part 4, Division 2 of the EP&A Regulation.</p>	This relates to compliance with BCA, which is attained as per Crown Certificate 1 (CC1) – Cert. No. 222413/01, dated 28/04/2023 and now Crown Certificate 2 (CC2) – Cert. No. 222413/02 <i>Inground Services and Structure, excl Structural Steel</i> , dated 03/08/2023.		Compliant
7.	A	A7	<p>Planning Secretary as Moderator</p> <p>In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for</p>	No disputes have occurred to date.		Not Triggered

ID No.	SSD Part	Req. No.	Requirement SSD-39170713 (16/11/2023)	Audit Evidence 2024	Audit Findings/ Recommendations	Compliance Rating
			resolution. The Planning Secretary's resolution of the matter must be binding on the parties.			
8.	A	A8	Evidence of Consultation Where conditions of this consent require consultation with an identified party, the Applicant must: <ul style="list-style-type: none"> a) consult with the relevant party prior to submitting the subject document for information or approval; and b) provide details of the consultation undertaken including: <ul style="list-style-type: none"> i. the outcome of that consultation, matters resolved and unresolved; and ii. details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved. 	Refer to evidence of consultation under conditions: B5 Pre-construction Dilapidation Report B13 Existing Helipad / Helicopter Operations B16 Construction Traffic & Pedestrian Mgt Subplan B17 Construction Noise & Vibration Mgt Subplan Regarding consultation for conditions B25 <i>Public Domain Works</i> , C27 <i>Unexpected Finds – Aboriginal Heritage</i> , C28 <i>Unexpected Finds – Historic Heritage</i> and AN11 <i>Handling of Asbestos</i> , no consultation has been required, as these conditions have not triggered during the audit period. ► New Evidence: Presented Community Consultation communications e.g. <ul style="list-style-type: none"> – Notification of tower crane erection St GHS3 Kensington St Kogarah 2217 for works from 30/09 to 02/10. Has a register of letterbox drop to neighbours. – Other 3 comms Kensington St Sewer and Machinery load out. 		Compliant
9.	A	A9	Staging The project may be constructed and operated in stages generally in accordance with the staging plans SK001 and SK002, undated, prepared by Jacobs. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Certifier. The Staging Report must be submitted to the Certifier no later than one month before the commencement of construction of the first of the proposed stages of construction and one month before the commencement of operation of the first of the proposed stages of operation.	A Staging Report – St George Hospital Stage 3, SSD: 39170713 has been developed for the project, Rev 01, 16/03/2023. Aconex correspondence BWTP-GCOR-000224 from McKenzie Group to B. Watpac dated 21/03/2023 with comments and approval of staging report. Notification of commencement of construction done 27/04/2023 with actual construction commencing on the 02/05/2023. ► New Evidence: The Staging Report has been reviewed and had no changes.		Compliant

ID No.	SSD Part	Req. No.	Requirement SSD-39170713 (16/11/2023)	Audit Evidence 2024	Audit Findings/ Recommendations	Compliance Rating
				<p>CC1 – Demo, ACB Perimeter retention, Excavation – still in progress.</p> <p>CC2 – In-ground services and structure – currently in progress. Sighted Cert No. 222413/02 by McKenzie Group dated 03/08/2023.</p> <p>Preparing for CC3 – within the next 2 months.</p>		
10.	A	A10	<p>A Staging Report prepared in accordance with condition A9 must:</p> <ul style="list-style-type: none"> a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); c) specify how compliance with conditions will be achieved across and between each of the stages of the project; d) specify how compliance with independent auditing requirements will be achieved across and between each of the operational stages of the project; and e) set out mechanisms for managing any cumulative impacts arising from the proposed staging. 	<p>The Staging Report includes:</p> <ul style="list-style-type: none"> a) Section 6 – Staging. Construction of the development to be delivered in two stages comprising of four Crown Certificates and two Occupational Certificates as follows: <ul style="list-style-type: none"> 1. Crown Certificate 1 – Demolition, ACB Perimeter Retention, Excavation 2. Crown Certificate 2 – In-ground Services & Structure 3. Crown Certificate 3 – Services, Fit out, & Façade 4. Crown Certificate 4 – Prince William Wing Demolition & Landscaping Works 5. Occupational Certificate 1 – Handover of the ACB Building for operation 6. Occupational Certificate 2 – Handover of the Forecourt for operation b) Table 2 – Project components c) Section 7, Section 8 + Appendix A d) Section 9 Independent Environmental Auditing e) Section 10 Cumulative Impact 		Compliant
11.	A	A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Certifier.	As above – works are progressing for CC1, which includes Demolition, ACB Perimeter Retention, Excavation; and CC2, which includes inground services and works on the structure.		Compliant
12.	A	A12	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report including independent auditing requirements.	Compliance achieved, based on the review of the applicable conditions to Stage 1 works.		Compliant

ID No.	SSD Part	Req. No.	Requirement SSD-39170713 (16/11/2023)	Audit Evidence 2024	Audit Findings/ Recommendations	Compliance Rating
13.	A	A13	Staging, Combining and Updating Strategies, Plans or Programs The Applicant may: <ul style="list-style-type: none"> a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program); b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development). 	Presented letter from Watpac to McKenzie Group dated 21/11/2023 noting that the Staging report and Plans have been reviewed after the issue of Mod-2 and no changes/updates have been required.		Compliant
14.	A	A14	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	There has been no submissions required to the Planning Secretary in accordance with condition A13.		Not Triggered
15.	A	A15	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	No submissions to the Planning Secretary have been required under this condition.		Not Triggered
16.	A	A16	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in	Noted. This is the case for updated drawings submitted under SSD-39170713 Mod-2		Compliant

ID No.	SSD Part	Req. No.	Requirement SSD-39170713 (16/11/2023)	Audit Evidence 2024	Audit Findings/ Recommendations	Compliance Rating
			accordance with the condition that requires the strategy, plan, program or drawing.			
17.	A	A17	Structural Adequacy All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. <i>Notes:</i> <ul style="list-style-type: none"> • <i>Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.</i> • <i>Under section 21 of the Coal Mine Subsidence Compensation Act 2017, the Applicant is required to obtain the Chief Executive of Subsidence Advisory NSW's approval before carrying out certain development in a Mine Subsidence District.</i> 	Meinhardt are the Structural Engineers for all Crown Certificates. Structural Design Certificate Re: SGH S3, SSD-39170713, Structural Design Certificate – Site Retention/Shoring, dated 26/04/2023 for Mod 1 presented for Crown Certificate 1. Structural Design Certificate Re: SGH S3, SSD-39170713, Structural Design Certificate – CC2, dated 31/07/2023. This would be included in the Crown Cert. 2.		Compliant
18.	A	A18	External Walls and Cladding The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	This will be addressed under Crown Certificate 3		Not Triggered
19.	A	A19	External Materials The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided: <ol style="list-style-type: none"> the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials; the quality and durability of any alternative material is the same standard as the approved external building materials; and a copy of the documentation given to the Certifier is to be provided to the Planning Secretary within seven days after the Certifier accepts it. 	This will be addressed under Crown Certificate 3		Not Triggered

ID No.	SSD Part	Req. No.	Requirement SSD-39170713 (16/11/2023)	Audit Evidence 2024	Audit Findings/ Recommendations	Compliance Rating
20.	A	A20	Applicability of Guidelines References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	Noted. Work is being done in accordance with current guidelines to the date of the consent.		Compliant
21.	A	A21	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	No directions in relation to this condition have been issued during this audit period.		Not Triggered
22.	A	A22	Monitoring and Environmental Audits Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing. <i>Note: For the purposes of this condition, as set out in the EP&A Act, “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>	Dust, noise, and vibration monitoring – contractor Moits are using Consultants for monitoring. Noise and Vibration reports are actioned by Paragon Engineering, e.g. sighted Construction Noise and Vibration Report for 1 – 7 December 2023, Ref: PAR-23661-NVR-W30[A], Rev A, dated 08/12/2023. Cover letter by BESIX Watpac with issue of all December 2023 reports found in the project website. Dust Monitoring reports are issued by Paragon Engineering, e.g. sighted Dust Monitoring report for 3 – 9 November 2023 Ref: PAR-23661-DM26[A], Rev A, dated 17/11/2023. Reports are available on the project website.		Compliant
23.	A	A23	Access to Information At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:	Website URL: https://www.hinfra.health.nsw.gov.au/projects/project-search/st-george-hospital-redevelopment-%E2%80%93-stage-3		Compliant

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			<p>a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ul style="list-style-type: none"> (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and <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>a) The required documents are publicly available on website.</p> <ul style="list-style-type: none"> (i) Architectural and Landscape plans are available; (ii) Current statutory approvals of development are available; (iii) Approved strategies, plans and programs are available; (iv) Compliance reports are not required during construction; monitoring reports are published showing performance for noise, vibration, dust; (v) Paragon Reports are uploaded for noise, vibration and dust monitoring; (vi) For project status there is a link to the South Eastern Sydney LHD website; (vii) Contact details are displayed as SESLHD-StGeorgeHospital-Stage3@health.nsw.gov.au; (viii) Complaints Register in place, 2 complaints recorded; (ix) Initial independent environmental audit report in place, including response to findings; (x) No other matters have been required. <p>b) Management plans, drawings, monitoring records and the complaints register were verified to be up to date.</p>		
24.	A	A24	<p>Compliance</p> <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>Sub-contractors receive all documents upon commencement including the SSD conditions of consent as part of their contracts, line-item reference SGHS3-PI-RP-5000026.</p> <p>Watpac has included all the SSD consent requirements in their plans. These are issued to contractors and implementation onsite is monitored through regular inspections.</p>		Compliant

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				As an example for Mod-1, the CEMP, Subplans and other documents sent to Polyseal Group via Transmittal BSWTP-TRANSMIT-000682, dated 28/09/2023.		
25.	A	A25	Incident Notification, Reporting and Response The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.	No incidents have occurred on the project during this audit period.		Not Triggered
26.	A	A26	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.	No incidents have occurred on the project during this audit period.		Not Triggered
27.	A	A27	Non-Compliance Notification The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.	No non-compliances identified during this audit period.		Not Triggered
28.	A	A28	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	No non-compliances identified during this audit period.		Not Triggered
29.	A	A29	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Noted. No non-compliances identified during this audit period.		Not Triggered
30.	A	A30	Revision of Strategies, Plans and Programs Within three months of:	Presented letter Watpac to McKenzie Group dated 21/11/2023 noting that the Staging report and Plans have been reviewed	Opportunity for Improvement OFI-01: It was noted that, although the project	Compliant

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			a) the submission of an incident report under condition A26; b) the submission of an Independent Audit under condition C37 or C39; c) the approval of any modification of the conditions of this consent; or d) the issue of a direction of the Planning Secretary under condition A3 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.	after the issue of Mod-2 and no changes/updates have been required (Mod 2 was issued on 16/11/2023). Presented email from the Planning Portal Ref. SSD-39170713-PA-6 dated 25/08/2023 noting acknowledgement of notification that reviews are being carried out of strategies, plans and programs after submission of an audit report (item (b)). Presented letter from HI to Planning dated 30/11/2023 noting that strategies, plans and programs are being reviewed after issue of SSD-39170713 Mod-2, issued 16/11/2023. And email from the Planning Portal with Post Approval receipt Ref. SSD-39170713-PA-15.	management plans are regularly being reviewed, a specific record of the review was not in place when the review did not lead to any changes in the plans. It is suggested to create a system to maintain record of periodic reviews of project plans carried out during the progress of the project, e.g. a "Plan Reviews Tracking Sheet".	
31.	A	A31	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must 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>	As above. Reviews have been carried out and no changes have been required.		Not Triggered
PART	B	PRIOR TO COMMENCEMENT OF CONSTRUCTION				
32.	B	B1	Notification of Commencement The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	Notification submitted first from BESIX Watpac to Johnstaff then submitted to the Department as per portal receipt SSD-39170713-PA-3. Submission included attachment letter dated		Compliant

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				20/04/2023 confirming commencement of construction as 27 April 2023. Actual commencement date occurred 2 May 2023.		
33.	B	B2	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	<p>As per above submission, Stage 1 was included as part of the notification letter. This letter advised commencement for Stage 1: Demolition, Perimeter Retention and Excavation in accordance with the Staging Report as approved by the Certifier.</p> <p>► New Evidence:</p> <p>Presented letter from BW to Johnstaff dated 24/08/2023 with notification of commencement for CC2 – starting on 08/09/2023.</p> <p>Submitted to DPE per letter from HI dated 28/08/2023 RE: “Condition B2 - Notification of Commencement of Phase 1/Stage 1 – Crown Certificate 2 (CC2)”, and per Post Approval receipt from the Planning Portal with reference SSD-39170713-PA-8 for condition B2.</p>		Compliant
34.	B	B3	Certified Drawings Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	<p>Structural Design Certificate dated 26/04/2023 for Mod 1 presented for Crown Certificate 1 from Meinhardt.</p> <p>► New Evidence:</p> <p>Structural Design Certificate Re: SGH S3, SSD-39170713, Design Certificate for Structural works by Meinhardt, dated 31/07/2023. This is included in CC2.</p>		Compliant
35.	B	B4	External Walls and Cladding Prior to the commencement of façade construction, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	This condition will apply to Crown Certificate CC3.		Not Triggered

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36.	B	B5	Pre-Construction Dilapidation Report – Protection of Public Infrastructure Prior to the commencement of any construction, the Applicant must: <ul style="list-style-type: none"> a) consult with the relevant owner and provider of services and Infrastructure that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; b) prepare a Pre-Construction Dilapidation Report identifying the condition of all public (non- residential) infrastructure and assets in the vicinity of the site (including roads, gutters and footpaths) that have potential to be affected; c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary within 48 hours when requested. 	<ul style="list-style-type: none"> a) Correspondence with Ausgrid from 28 March 2023 to 18 April 2023. Feedback included Dilapidation Report request, substation access, no suspension of cables, ground anchors, and dust control, etc. Telstra also consulted on 4 April 2023 with response 6 April 2023 regarding fibre cable under the hospital. Confirmed that tunnel did not run through the works 21 April 2023. No Dilapidation report required. b) Dilapidation Report developed by Meinhardt included next door fire station, adjoining properties also included 17 April 2023, Rev A. Area map with photos. c) Dilapidation Report provided to Ausgrid as per email dated 18 April 2023. 19 April 2023 email also presented between the Georges River Council providing Dilapidation Report. Also provided to Fire & Rescue NSW 19 April 2023. Dilapidation Report included as part of CC1, listed as Item 18, 19, and 20. d) The Department has not yet requested a copy of the Pre-Construction Dilapidation Report. <p>► No new evidence for the audit period.</p>		Compliant
37.	B	B6	Pre-Construction Survey – Adjoining Properties Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of buildings that are likely to be impacted by the development.	The Fire & Rescue NSW is an adjoining property – issued dilapidation report to Kogarah Fire Station on 19/04/2023 as per email sighted; confirmed the same day.		Compliant
38.	B	B7	Where the offer for a pre-construction survey is accepted (as required by condition B6), the Applicant must arrange 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.	Meinhardt undertook Dilapidation Report. Public Domain Dilapidation Survey prepared by BESIX Watpac dated 19/04/2023. This contains all the areas that required a survey. Condition Report 130507 Rev A prepared by Meinhardt Australia dated 17/04/2023.		Compliant
39.	B	B8	Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition B7, the Applicant must:	No requests have been made in relation to this condition		Not Triggered

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			a) provide a copy of the relevant survey to the owner of each residential building surveyed in the form of a Pre-Construction Survey Report; b) submit a copy of the Pre-Construction Survey Report to the Certifier; and c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary within 48 hours when requested.			
40.	B	B9	Ecologically Sustainable Development Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate to the Certifier that the ESD initiatives recommended by the ESD Report (prepared by WSP, Revision 2, dated 22/08/22) have been incorporated into the design of the development.	Presented letter from RENYI (SD consultant) no date (24/07/2023 is the date of the electronic file) noting the project complies with SSD conditions B9 and B10. The letter has attached a spreadsheet with the GS Scorecard. This letter is referenced in CC2 – Item 6.		Compliant
41.	B	B10	The project is to achieve compliance with section 2.5.6 of the Health Infrastructure Engineering Services Guidelines dated 6 August 2021 (including Design Guidance Note No. 058) by attaining a minimum of 60 points in accordance with the ESD Evaluation Tool.	Presented letter from RENYI (SD consultant) no date (24/07/2023 is the date of the electronic file) noting the project complies with SSD conditions B9 and B10. The letter has attached a spreadsheet with the Preliminary GS Scorecard (rev00) 21/07/2023. This letter is referenced in CC2 – Item 6.		Compliant
42.	B	B11	Outdoor Lighting Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting to be installed within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	This condition will be met as part of future CC3 and CC4		Not Triggered
43.	B	B12	Demolition Prior to the commencement of construction, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the	A small amount of demolition occurred for Stage 1 – awning at JH Burt Wing building. 'Excel Demolition' statement dated 6 April 2023 presented as evidence. Standard 2601-2001 – The Demolition of Structures included within the statement. Also included in CC1, Item No. 7.		Compliant

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			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.	<p>Demolition Management Plan, Rev 1, dated 6 April 2023 included in CC1, Item No. 10 and as presented. Prepared by Excel Demolition for the Burt Nielson Wing Façade. DMP includes Excel Demolition licences – Restricted Demolition Licence AD204924 for the period of 15/06/2007 to 02/07/2023, and Non-Friable Asbestos Removal Licence AD211478 from 21/06/2013 to 20/06/2023.</p> <p>Planning Portal receipt SSD-39170713-PA-2 showing Demolition Management Plan, certificate, and cover letter attached, dated 21 April 2023.</p> <p>► No new evidence for the audit period.</p> <p>Will trigger again during Stage 2.</p>		
44.	B	B13	<p>Existing Helipad / Helicopter Operations During Construction</p> <p>Prior to the commencement of any construction, helipad / helicopter operations approved and constructed under SSD-7024 are to be reviewed by a suitably qualified and experienced aviation professional in consultation with relevant stakeholders. The review must consider the proposed construction methodology including plant and equipment to be used (including lighting and cranes) and recommend changes to the construction methodology and / or flight paths where required to ensure safe ongoing helicopter operations by the helipad located on the roof of the Acute Services Building. A report summarising the outcome of the review must be submitted to the Certifier and provided to stakeholders.</p>	<p>Sighted a Helicopter Operations Management Plan Rev. 1.5, dated 29/08/2023 prepared by AviPro, the selected qualified consultant.</p> <p>Presented Letter from AviPro dated 29/07/2023 certifying that the requirements have been analysed and the operation of the helipad will not be affected.</p> <p>The Plan is referenced in CC2.</p>		Compliant
45.	B	B14	<p>Environmental Management Plan Requirements</p> <p>Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the 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: 	<p>An Environmental Management Plan has been developed for the project – Project Environmental Management Plan (PEMP) St George Hospital Stage 3, Rev 02, 23/08/2023, which generally meets the requirements of the Environmental Management Plan Guideline for Infrastructure Projects (DPE 2020)</p>		Compliant

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			https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval <ul style="list-style-type: none"> The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans. 	<p>The PEMP includes Section 6.3 Consultation. There is a separate Community and Consultation Management Plan.</p> <p>Engagement was also undertaken prior to works commencing – Version 1.0 dated 20 July 2022 SSDA Engagement Report.</p>		
46.	B	B15	<p>Construction Environmental Management Plan</p> <p>Prior to the commencement of any construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and must be published on the Applicant's website in accordance with condition A23. The CEMP must include, but not be limited to, the following:</p> <p>a) Details of:</p> <ul style="list-style-type: none"> (i) hours of work; (ii) 24-hour contact details of site manager; (iii) Temporary site office arrangement; (iv) management of dust and odour to protect the amenity of the neighbourhood; (v) stormwater control and discharge; (vi) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; (vii) groundwater management plan including measures to prevent groundwater contamination; (viii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; <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 B16);</p> <p>e) Construction Noise and Vibration Management Sub-Plan (see condition B17);</p> <p>f) Construction Waste Management Sub-Plan (see condition B18);</p>	<p>The Project Environmental Management Plan (PEMP) St George Hospital Stage 3, Rev 00, 19 April 2023</p> <p>a) The PEMP details the following:</p> <ul style="list-style-type: none"> (i) Monday – Friday 7am to 7pm and Saturdays 8am – 5pm; (ii) Senior Site Manager, direct mobile included; (iii) Located at a commercial property 1 Derby Street, Kogarah, NSW 2217; (iv) As per Standard Environmental Protocol 7.3 "Air Quality (Including Dust) Management Plan" ; (v) Standard Environmental Protocol 7.6 "Water Quality Management Plan" ; (vi) Standard Environmental Protocol 7.7 "Erosion and Sediment Control Management Plan"; (vii) Standard Environmental Protocol 7.12 "Land Contamination Management Plan"; (viii) Standard Environmental Protocol 7.18 "Artificial Lighting Management Plan"; <p>b) Included as part of Section 7: Standard Environmental Protocol (SEP) 7.12 "Land Contamination Management Plan";</p> <p>c) Included as part of Section 7: Standard Environmental Protocol (SEP) 7.13 "Protection of Cultural, Heritage and Aboriginal Artefacts Management Plan".</p> <p>d) Appendix B Construction Traffic and Pedestrian Management Sub-Plan.</p> <p>e) Appendix C Construction Noise and Vibration Management Sub Plan.</p> <p>f) Appendix D Construction Waste Sub-Plan</p> <p>The PEMP was included as part of Crown Certificate 1, item 9 and was verified to be published on the project website.</p> <p>► New Evidence:</p>		Compliant

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				Noted that in section 7.13 the unexpected finds protocol is now highlighted as green text to address the previous audit OFI. Plan is now Rev 02, dated 23/08/2023.		
47.	B	B16	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <ul style="list-style-type: none"> a) be prepared by a suitably qualified and experienced person(s); b) be prepared in consultation with Council and TfNSW; c) detail: <ul style="list-style-type: none"> (i) measures to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; (ii) measures to ensure the safety of vehicles and pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs; (iii) heavy vehicle routes, access and parking arrangements; (iv) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, in accordance with the latest version of AS 2890.2; and (v) arrangements to ensure that construction vehicles enter and leave the site in a forward direction unless in specific exceptional circumstances under the supervision of accredited traffic controller(s). 	<p>A Construction Traffic Management Plan has been prepared (Rev 5, 10 March 2023)</p> <ul style="list-style-type: none"> a) The Construction Traffic Management Plan- St George Hospital-Stage 3 Rev 5 – Dated: 10/03/2023 was prepared by Commercial TC Pty Ltd. b) Presented email correspondence with Council dated 24/02/2023 Re: Construction Traffic Management Plan, with comments on the Plan. Then email trail of various interactions until 17/04/2023, with final comments taking it as approved. Interactions with TfNSW done through the Council; roads are managed locally by Council. c) The CTMP details: <ul style="list-style-type: none"> (i) “Proposed Strategy of Traffic Management” Section within CTMP. (ii) “Construction Vehicles Movement/Work Zones” as part of the CTMP. (iii) Sections titled “Vehicle Movement Plan” and “Heavy Vehicle Route to and from Site”. (iv) Included as part of “Appendix C – Swept Path Analysis” (v) As per “Arrival and Departure Route to Site” within the CTMP. 		Compliant
48.	B	B17	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> a) be prepared by a suitably qualified and experienced noise expert; b) describe procedures for achieving the noise management levels in EPA’s Interim Construction Noise Guideline (DECC, 2009), including in relation to sensitive receivers within existing hospital buildings; 	<p>A Construction Noise and Vibration Management Sub-Plan has been developed (Ref. 20230367.7/2104A/R0/WY, Rev 0, 21 April 2023).</p> <ul style="list-style-type: none"> a) Construction Noise and Vibration Management Sub-Plan – St George Hospital Stage 3 Rev 0 – Dated: 21/04/2023 was prepared by Acoustic Logic. b) Included as part of Section 6.1.1 NSW EPA Interim Construction Noise Guideline. 		Compliant

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			<ul style="list-style-type: none"> c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers, including existing patient care buildings within the hospital campus; d) include strategies that have been developed with the community for managing high noise generating works; e) describe the community consultation undertaken to develop the strategies in condition B17(d); f) include a complaints management system that would be implemented for the duration of the construction; and g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B14. 	<ul style="list-style-type: none"> c) As per Section 9. "Recommendation", 10. "Control of construction noise and vibration – procedural steps" and 11. "Additional noise and vibration control methods". d) Section 9 Recommendation. Managed through letter box drops and community consultation. e) Section 12 "Community interaction and complaints handling" f) Section 12 "Community interaction and complaints handling" g) Section 12.3 "Reporting Requirements" 		
49.		B17 A	Prior to the commencement of construction of Phase 2 works (being demolition of the Prince William Wing and construction of the forecourt), the Construction Noise and Vibration Sub-Plan must be revised to include strategies to ameliorate noise and vibration impacts to occupants of adjoining occupied hospital buildings, including buildings approved as part of this consent.	Stage/Phase 2 works have not yet commenced.		Not Triggered
50.	B	B18	<p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the procedures for the management of waste including the following:</p> <ul style="list-style-type: none"> a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use for materials to remain; b) information regarding the recycling and disposal locations; and c) confirmation of the contamination status of the development areas of the site based on the validation results. 	<p>A Construction Waste Management Sub-Plan has been prepared by Bingo Industries and includes the following:</p> <ul style="list-style-type: none"> a) Section "Typical Composition of Bingo's Wastes inwards". b) As included in Section: Bingo's recycling centres with applicable EPLs. c) The contractor noted that no contamination was identified – this was verified as per JBS&G Detailed Site Investigation presented – dated 5 September 2022 60571/145438 (Rev 2), specifically Section 10.2 Recommendations: <i>"The current investigation did not identify conditions that require contamination remediation or management to reduce unacceptable risks.. the land is considered suitable in its current state for the purposes of the development without the need for remediation."</i> <p>The PEMP also includes Standard Environmental Protocol 7.17 – Waste Management Plan.</p>		Compliant

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				<p>A monthly tracker is provided by Moits (sub-contractor), includes waste classification and tonnage. May 2023 report presented. Waste Classification Certificate E28049.E09.001 Rev 01 dated 1 June 2023 also presented; developed by EI Australia which includes location and inspection by JBS&G. Identified as Excavated Natural Material (ENM).</p> <p>► New Evidence:</p> <p>Additional to the WMP by Bingo, for condition part (c) presented an Environmental and Waste Management Plan developed by Moits Ver. 2.0 dated March 2023. Section 5 makes reference to the JBS&B Report.</p> <p>Presented Report for Additional Site Investigation by EI Australia dated 23/10/2023 confirming that the site is good to proceed.</p>		
51.	B	B19	<p>A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:</p> <ul style="list-style-type: none"> a) minimise the impacts of earthworks and construction on the local and regional road network; b) minimise conflicts with other road users; c) minimise road traffic noise; and d) ensure truck drivers use specified routes. 	<p>The CTMP was prepared to address the following:</p> <ul style="list-style-type: none"> a) Vehicle Movement Plan: minimise impact on the surrounding road network b) Vehicle Movement Plan: No right turn restrictions c) Heavy Vehicle Control: minimise impact of noise from truck transport (site hours are also included) d) Construction Vehicles Movement/Work Zones and Vehicle Movement Plan specifies truck driver routes. <p>The CTMP also includes a specific "Drivers Code of Conduct" section.</p>		Compliant
52.	B	B20	<p>Construction Parking</p> <p>Prior to the commencement of any construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers for each stage in order to minimise demand for parking in nearby public and residential streets or</p>	<p>Included as part of Crown Certificate CC1, Item 8.</p> <p>The strategy is under the Construction Traffic Management Plan (CTMP), Rev 5, dated 10 March 2023, "Parking for Site Workers" Section.</p> <p>The CTMP is published on the project website.</p>		Compliant

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			public parking facilities. A copy of the strategy must be published on the Applicant's website in accordance with condition A23. This condition cannot be staged.	Strategy is implemented as per BESIX Watpac Onsite Induction March 2023_St George Rev 12 (slide 5). Nearest Car Park (map). <ul style="list-style-type: none"> No parking on site There is no parking permitted on site or within 200m from the hospital campus. There is no parking in the St George Hospital visitor car park permitted. Any workers parking within the 200m exclusion zone will be refused entry to site. 		
53.	B	B21	Soil and Water Prior to the commencement of construction, the Applicant must: <ul style="list-style-type: none"> a) install erosion and sediment controls on the site to manage wet weather events; and b) divert existing clean surface water around operational areas of the site. 	A Water Quality Management Plan is included in the PEMP, Standard Environmental Protocol 7.6, and Erosion and Sediment Control Management Plan SEP 7.7. Erosion controls observed during site walk. Currently any water is being disposed of mixed with excavated material. A tank was sighted during site inspection which will be put in place once slab is completed. Then water will be treated and discharged onto council network.		Compliant
54.	B	B22	Prior to the commencement of construction, erosion and sediment controls must be installed and maintained, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'.	Currently the site is self-contained, with hoardings around the perimeter and works occurring below street level. Any active drains on surface were covered with geofabric.		Compliant
55.	B	B23	Operational Noise – Design of Mechanical Plant and Equipment Prior to installation of mechanical plant and equipment: <ul style="list-style-type: none"> a) a detailed assessment of mechanical plant and equipment with compliance with the relevant project noise trigger levels as recommended in the Noise and Vibration Impact Assessment dated 25 August 2022 and prepared by JHA must be undertaken by a suitably qualified person; and b) evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under (a) have been incorporated into the 	This will form part of Crown Certificate CC3 and is not yet triggered.		Not Triggered

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			design to ensure the development will not exceed the project noise trigger levels identified in the Noise and Vibration Impact Assessment prepared by JHA and dated 25 August 2022.			
56.	B	B24	Operational Access, Car Parking and Service Vehicle Arrangements Prior to the commencement of construction of operational parking and access facilities, evidence of compliance of the design of operational parking and access arrangements with the following requirements must be submitted to the Certifier: <ul style="list-style-type: none"> a) a minimum of 154 on-site car parking spaces for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and b) the swept path of the largest service vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the site, must be in accordance with the latest version of AS 2890.2. 	Presented letter from PTC dated 17/03/2023 Re: "Modification to SSD 29170713 SGHS3 Basement Car Park Traffic and Parking Assessment". The assessment confirms that the proposed design of the car park will meet the requirements. The letter has been submitted as part of CC2.		Compliant
57.	B	B25	Public Domain Works Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier.	Footpath or public domain works have not yet commenced, this will become relevant under Crown Certificates CC3 and CC4.		Not Triggered
58.	B	B26	Wind Prior to the commencement of any construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate to the Certifier that the mitigation measures recommended within the Pedestrian Wind Environment Statement prepared by Windtech, dated 29 July 2022 have been incorporated into the development.	Incorporated within Construction Certificate CC1, certification by Jacobs 21/04/2023 (ref IA 256500) included Wind Report. Wind considerations were addressed in Mod-2 design drawings		Compliant
59.	B	B27	Crime Prevention Through Environmental Design Prior to the commencement of any construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate to the Certifier that the recommendations within the Crime Prevention Through Environmental Design	Incorporated within Construction Certificate CC1, certification by Jacobs 21/04/2023 ref IA 256500 Crime Prevention through Environmental Design included.		Compliant

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			report prepared by Ethos Urban, dated 21 July 2022 have been incorporated into the development.	Crime Prevention considerations were addressed in Mod-2 design drawings.		
PART	C	DURING CONSTRUCTION				
60.	C	C1	Site Notice A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements: <ul style="list-style-type: none"> a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size; b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period; c) the approved hours of work, the name of the builder, Certifier, structural engineer, site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice(s); and d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted. 	Conditions met as per Site Notice verified during the inspection. Refer to site photos, Appendix F.		Compliant
61.	C	C2	Operation of Plant and Equipment All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	Maintenance records are stored on Hammertech, e.g. verified examples for equipment observed onsite: <ul style="list-style-type: none"> – Excavator 03-170 <ul style="list-style-type: none"> • Maintenance Report for the asset, showing the history of maintenance of the machine up to 11/01/2024; • Logbook Moits Report 1022640 dated 11/01/2024 with all checks to be carried out before operating the excavator. – Excavator 03-176 <ul style="list-style-type: none"> • Maintenance Report for the asset, showing the history of maintenance of the machine – last service on 16/11/2023; • Daily Prestart inspection / defective plant report Moits No. 1027767 dated 08/01/2024. 		Compliant

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62.	C	C3	Demolition Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B12.	A small amount of demolition occurred for Stage 1 – awning at JH Burt Wing building. 'Excel Demolition' statement dated 6 April 2023 presented as evidence. Standard 2601-2001 – The Demolition of Structures included within the statement. Also included in CC1, Item No. 7. Demolition Management Plan dated 6 April 2023 included in CC1, Item No. 10. Further demolition will occur under Stage/Phase 2 works (CC4)		Compliant
63.	C	C4	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: a) between 7am and 6pm, Mondays to Fridays inclusive; and b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	Included in sub-contract scope of works – No works or deliveries occurring out of hours. BESIX Watpac Onsite Induction March 2023_St George Rev 12 sighted – Working hours as per Project Details slide 5. Includes note: construction vehicles (including concrete agitator trucks) must not arrive at the site or surrounding residential precincts outside of the construction hours of work. Hours of work also included in site notice.		Compliant
64.	C	C5	Notwithstanding condition C4, provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours: a) between 6pm and 7pm, Mondays to Fridays inclusive; and b) between 1pm and 5pm, Saturdays.	Out of Hours Work not carried out under this condition to date.		Not Triggered
65.	C	C6	Construction activities may be undertaken outside of the hours in condition C4 and C5 if required: a) by the Police or a public authority for the delivery of vehicles, plant or materials; or b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or c) where the works are inaudible at the nearest sensitive receivers; or d) for the delivery, set-up and removal of construction cranes, where notice of the crane- related works is	Triggered for condition item (d) crane erection. Presented ROL 2123150 – for 23/09/23 to 02/10/2023 on Kensington Road. TCP for the operation; police permit; notification to bus operator on 20/09/2023 Georges River Council approval – Temporary Road Lane and Footpath Closure Permit date 04/07/2023.		Compliant

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			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.	Presented email from the Planning Portal dated 12/09/2023 with Post Approval Document receipt Ref. SSD-3917713-PA-9 for notification of crane delivery and installation on 30/09 to 01/10/2023 or 07/10 to 08/10/2023. In addition, per item (e) a variation was approved for works to be done at night extension of sewer line for future connection to the new hospital. Submission to DPE was made and they came back with comments, which were addressed and then approval came, i.e. Letter from DPE to HI dated 17/10/2023 for Out of Hours Application Condition C6(e), Ref. SSD-39170713-PA-10, subject to a number of conditions.		
66.	C	C7	Notification of such construction activities as referenced in condition C6 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Sighted notification of tower crane erection St GHS3 Kensington St Kogarah 2217 for works from 30/09 to 02/10. Has a register of letterbox drop activities to neighbours.		Compliant
67.	C	C8	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: a) 9am to 12pm, Monday to Friday; b) 2pm to 5pm Monday to Friday; and c) 9am to 12pm, Saturday.	Included as part of the induction slides, slide 49 – Environmental section. These activities have been carried out in accordance with the permitted hours. No complaints have been received in relation to this condition. Piling works have now been completed. ► No new information for the audit period.		Compliant
68.	C	C9	Implementation of Management Plans The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	Verification of implementation is actioned through the weekly environmental inspections. Hammertech forms presented, e.g. <ul style="list-style-type: none"> Inspection ISP-1341 dated 09/01/2024. Details include environmental section – no observations. Also has observations of noise readings – photo evidence of handheld device result, all within allowed range. Observations may be raised at any time.		Compliant

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				Also does site walks with HI and JSP on Tuesdays, e.g. presented example of inspection carried out on 09/01/2023 – HI Form “Construction Work Site Checklist” and email from W. Yu with site photos and actions raised during the inspection.		
69.	C	C10	Construction Traffic All construction vehicles (excluding site personnel vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.	There is access to site for vehicles on Gray Street, and there is also a works zone approved for Kensington Street. Traffic controller was present during site inspection. Refer to photos Appendix F.		Compliant
70.	C	C11	Hoarding Requirements The following hoarding requirements must be complied with: a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.	Hoarding as verified during site inspection. Mesh with HI branding. a) No third-party advertising was present; b) No graffiti to date. Refer to photos, Appendix F.		Compliant
71.	C	C12	No Obstruction of Public Way The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	Public way was unobstructed, as noted during the site inspection. Works zone was in operation with traffic controllers in place, and pedestrian walkway was noted to be clean and clear.		Compliant
72.	C	C13	Construction Noise Limits The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	Noise and vibration monitors were installed during excavation works. The contractor noted that fixed monitors were removed at the end of 2023 and now only conducting handheld readings for noise. At the depth that excavation works are occurring there is no noticeable vibration at the surface. A new form for reporting of noise monitoring is being implemented from January 2024 – Note.		Compliant
73.	C	C14	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or	BESIX Watpac Onsite Induction March 2023_St George Rev. 12 sighted – presented to all contractors.		Compliant

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			surrounding residential precincts outside of the construction hours of work outlined under condition C4.	Working hours as per Project Details slide 5. Includes note: construction vehicles (including concrete agitator trucks) must not arrive at the site or surrounding residential precincts outside of the construction hours of work. No complaints have been received due to vehicles arrival outside construction hours.		
74.	C	C15	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers (including occupants of existing hospital buildings) are minimised.	The contractor reviews compliance of plant with this condition – use of squawkers.		Compliant
75.	C	C16	Vibration Criteria Vibration caused by construction at any residence or structure outside the site must be limited to: a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and b) for human exposure, the acceptable 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).	No vibration exceedances noted, with noise and vibration reports prepared up to December 2023. Currently vibration generating works are at a level below ground where disturbance is negligible. Presented letter from Paragon Engineering (noise/vibration consultant) to Moits, the civil contractor, dated 15/12/2023, noting that the vibration data from the past weeks show consistently lower than the allowable limits and note that there will be no further monitoring required.		Compliant
76.	C	C17	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C16.	Vibratory works unlikely to be closer than 30 metres. No vibratory compactors have been used so far.		Not Triggered
77.	C	C18	The limits in conditions C16 and C17 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B17 of this consent.	Noted. Limits per conditions C16 and C17, as applicable.		Compliant
78.	C	C19	Air Quality The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	During the site inspection high pressure water hose in use was observed for excavation works. Street sweeper would be deployed if required. Dust monitoring was carried out up to December 2023.		Compliant

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				Current works are happening at low level, so it is unlikely that dust will be an issue outside the site. However, the need for dust monitoring will be assessed from time to time.		
79.	C	C20	<p>During construction, the Applicant must ensure that:</p> <ul style="list-style-type: none"> 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 loads covered; c) trucks associated with the development do not track dirt onto the public road network; d) public roads used by these trucks are kept clean; and e) land stabilisation works are carried out progressively on site to minimise exposed surfaces. 	<p>The following were verified during the site inspection:</p> <ul style="list-style-type: none"> a) high pressure water hose in use was observed for excavation works, and works were taking place at lower than street level; b) trucks leaving with loads covered is a legal requirement; c) No mud tracking observed; d) Roads adjacent to the site were clean e) Stabilisation works carried out as necessary. 		Compliant
80.	C	C21	<p>Soil and Water</p> <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 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>The site is currently self-contained, works occurring at lower than street level.</p> <p>Drains on surface were covered with geofabric.</p> <p>Different controls will be applied when surface works start for CC4.</p>		Compliant
81.	C	C22	<p>Imported Fill</p> <p>The Applicant must:</p> <ul style="list-style-type: none"> a) ensure that only VENM, ENM, or other material that meets the requirements of a relevant order and exemption issued by the EPA, is brought onto the site; b) keep accurate records of the volume and type of fill to be used; and c) make these records available to the Certifier and/or the Planning Secretary within seven days upon request. 	<p>Imported material (e.g. blue metal) – has dockets e.g.</p> <ul style="list-style-type: none"> – Raw Materials – Holcim Dispatch Advice Docket No. 34856670 of 21/11/2023 with 17.76ton of 20MM Drainage material. <p>4 dockets in total.</p> <p>Certificate from Holcim 10/01/24 noting that the VENM classification does not really apply to the material supplied, and is free from contaminants such as asbestos, not treated with chemicals, do not contain ASS.</p>		Compliant

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82.	C	C23	Disposal of Seepage and Stormwater Adequate provisions must be made to collect and discharge stormwater drainage during construction to the satisfaction of Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	Water currently disposed of mixed with excavated material. Has a holding tank that will be installed soon to hold water. Testing and flocking will be carried out as necessary before disposal.		Compliant
83.	C	C24	Emergency Management The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.	Emergency slides are included as part of the project induction – slides 18 (Emergency Evacuation), 19 (Vanguard Nurse Call), 20 (Evacuation procedure with map) Now has wearable nurse calls. Also has Vanguard Safety Manager App, with notifications to all workers onsite if any emergency event occurs. Presented Emergency Response Plan updated in December 2023. Noted updated evacuation maps, available for different locations.		Compliant
84.	C	C25	Stormwater Management System Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must: <ul style="list-style-type: none"> a) be designed by a suitably qualified and experienced person(s); b) be generally in accordance with the conceptual design in the RtS being plans prepared by enstruct, Revision A, dated 17/10/22. Drawing No's SGHS3-CV-DG-0000 to SGHS3- CV-DG-0361; c) be in accordance with applicable Australian Standards; and d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines; 	Stormwater Management System design was sent to Council. Sighted letter by Meinhardt dated 26/07/2023, Re: "SGHS3-SSD-39170713-Mod-1 Civil Design Certificate – Site Forecourt Area", noting compliance with this condition. This letter is part of CC2 (satisfaction of the certifier). Correspondence was also submitted to Council. OSD Tanks – for Stage 2		Compliant
85.	C	C26	Aboriginal Cultural Heritage Construction must be undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage	Process as identified within the Project Environmental Management Plan. No unexpected finds to date.		Compliant

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			Assessment Report prepared by ecological Australia dated 25 August 2022.			
86.	C	C27	Unexpected Finds Protocol – Aboriginal Heritage In the event that surface disturbance identifies a new Aboriginal object: a) all works must halt in the immediate area to prevent any further impacts to the object(s); b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects; c) the site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW under Department of Premier and Cabinet and the management outcome for the site included in the information provided to AHIMS; 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 e) works may only recommence with the written approval of the Planning Secretary.	There have been no unexpected finds of Aboriginal heritage so far for this project.		Not Triggered
87.	C	C28	Unexpected Finds Protocol – Historic Heritage If any unexpected archaeological relics are uncovered during the work, then: a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary; b) depending on the possible significance of the relics, an archaeological assessment and management strategy	There have been no unexpected finds of historic heritage so far for this project		Not Triggered

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			<p>may be required before further works can continue in that area as determined in consultation with Heritage NSW;</p> <p>and</p> <p>c) works may only recommence with the written approval of the Planning Secretary.</p>			
88.	C	C29	<p>Waste Storage and Processing</p> <p>All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.</p>	<p>Waste bins sighted during inspection. Waste is currently removed from site on an as-required basis, with no impact on neighbouring properties.</p> <p>Presented waste report from Bingo with quantities of waste collected from March/2023 to Dec/2023, with waste classified, e.g. various types of recycling and landfill.</p>		Compliant
89.	C	C30	<p>All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).</p>	<p>Exported waste was assessed as required, e.g. presented Waste Classification Certificate by EI Waste ref. E26049.E05.002.\$3v0 dated 05/06/2023, material assessed as VENM.</p>		Compliant
90.	C	C31	<p>The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.</p>	<p>Concrete wash out will be installed when concrete pours occur. Occasionally will use the "Pump-a-dump" service.</p>		Not Triggered
91.	C	C32	<p>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.</p>	<p>Moits and Bingo Reports are used to record the quantities for waste type, proposed reuse, recycling and disposal locations, e.g.</p> <ul style="list-style-type: none"> Moits XN15LE J. Timbs, dated 11/12/2023, Total loads=4, estimated 124Ton, including Material VENM Sandstone. <p>Rock and Dirt Recycling (EPA Licence No. 4849):</p> <ul style="list-style-type: none"> Docket 229633 19/07/2023 for CONC-500MM 28.56 ton. 		Compliant
92.	C	C33	<p>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</p>	<p>No hazardous materials encountered to date. An unexpected finds checklist (S08-04-70.02) has been developed and will be included in the updated management plan. Notes OH/LAA:</p>		Not Triggered

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			waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	Occupational Hygienist / Licensed Asbestos Assessor to be contacted.		
93.	C	C34	Outdoor Lighting The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	External lighting is part of future Crown Certificate CC3 and CC4.		Not Triggered
94.	C	C35	Site Contamination Prior to the commencement of any work that would result in the disturbance of potential or contaminated soils, materials, groundwater or sediments, the Applicant must conduct site investigations to confirm the full nature and extent of the contamination at the project area and comply with the following requirements: <ul style="list-style-type: none"> a) the site investigations must be undertaken, and the subsequent report(s), must be prepared in accordance with relevant guidelines made or approved by the EPA under section 105 of the Contaminated Land Management Act 1997; b) the reports must be prepared, or reviewed and approved, by consultants certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme; and c) the recommendations of the Detailed Site Investigation prepared by JBS&G Australia Pty Ltd dated 5 September 2022. 	As per JBS&G Report site was determined to be fit for use. Recommendations included to conduct a data gap analysis, remediate GSW 600ml stockpile, action sample, get classification. ► New Evidence: Additional Site Investigation by EI Australia for the ADCO demolition site dated 23/10/2023 - Testing of the ADCO site resulted in GSW and no hazardous materials were found.		Compliant

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95.	C	C36	The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site that would result in significant contamination.	Refer above. No contamination identified on current site.		Not Triggered
96.	C	C37	Independent Environmental Audit Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	Initial IEA conducted in July 2023, in accordance with the Independent Audit PAR (DPE 2020), e.g. with approved auditor, report provided within the required timeframes, etc.		Compliant
97.	C	C38	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit	For this audit presented approval letter from the Department of Planning – Ref: SSD-39170713-PA-14, dated 20/11/2023.		Compliant
98.	C	C39	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified in the Independent Audit Post Approval Requirements, upon giving at least 4 week's notice (or timing) to the Applicant of the date upon which the audit must be commenced.	No additional audits or different audit times requested by the Department.		Not Triggered
99.	C	C40	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: a) review and respond to each Independent Audit Report prepared under condition C37 of this consent, or condition C39 where notice is given by the Planning Secretary; b) submit the response to the Planning Secretary; and 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.	Presented letter from HI to DPE "Re: SSD-39170713 - St George Hospital Redevelopment Stage 3" with the audit report and response to findings dated 25/08/2023. Sighted AQUAS report for the initial audit, dated 11/08/2023. Audit report and response to findings were found in the Project website.		Compliant

ID No.	SSD Part	Req. No.	Requirement SSD-39170713 (16/11/2023)	Audit Evidence 2024	Audit Findings/ Recommendations	Compliance Rating
100.	C	C41	Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within two months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	As above. Audit report and response to findings sent to DPE on 25/08/2023, which is within 2 months of the audit, carried out on 13/07/2023.		Compliant
101.	C	C42	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	The development is still under construction. Operational audits have not yet triggered.		Not Triggered
APPENDIX 1 – ADVISORY NOTES						
102.	AN	AN1	General All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	Noted examples of permits, approvals for the development, e.g. – ROL for Kensington St sewer works and for the Tower Crane installation; – Work Zone permit – 17/04/2023 with approval of the permit for a period of 100 weeks from the date of the email.		Compliant
103.	AN	AN2	Long Service Levy For work costing \$250,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Corporation on 131 441.	Levy Receipt No. L0000109817 dated 17 March 2023 for \$475, 772.00. This will be the only Long Service Levy payment required on the project, Included as Item 21 of CC1. No further payments are required.		Compliant
104.	AN	AN3	Legal Notices Any advice or notice to the consent authority must be served on the Planning Secretary.	No legal notices received during the audit period.		Not Triggered

ID No.	SSD Part	Req. No.	Requirement SSD-39170713 (16/11/2023)	Audit Evidence 2024	Audit Findings/ Recommendations	Compliance Rating
105.	AN	AN4	Access for People with Disabilities The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifier must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	Presented letter IAccess dated 01/11/2023 with a full access report assessing design documentation. They noted issues to be addressed. This will be triggered for CC3.		Not Triggered
106.	AN	AN5	Utilities and Services Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Ausgrid, Telstra, etc. as per DBYD search. Building Plan Approval Asset not affected RAR Approval – Sydney Water main below footpath, which is adjacent to the basement works, reference 1413893 in accordance with stamped plans DF-0015 Rev 0 dated 6 May 2022 – approved 19 May 2022. ► New Evidence: Presented Sydney Water Section 73 Form Presented plan for sewer works stamped by RAR Infrastructure Pty Ltd, dated 18/07/2023 “Issued for Construction” – for Sydney Water.		Compliance
107.	AN	AN6	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	This will be triggered prior to above ground works. New substation will be constructed for these works likely to fall under CC3.		Not Triggered
108.	AN	AN7	Road Design and Traffic Facilities All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW (whichever is applicable). The necessary permits and approvals from the relevant road	A new drop off zone on Kensington Street to be designed and constructed in the future, islands predicted to be included under Crown Certificates CC3-CC4.		Not Triggered

ID No.	SSD Part	Req. No.	Requirement SSD-39170713 (16/11/2023)	Audit Evidence 2024	Audit Findings/ Recommendations	Compliance Rating
			authority must be obtained prior to the commencement of road or pavement construction works.			
109.	AN	AN8	Road Occupancy Licence A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	ROL 2123150 – approval for 23/09/23 to 02/10/2023 on Kensington Road for the Tower Crane installation, and another one for Kensington St sewer works.		Not Triggered
110.	AN	AN9	SafeWork Requirements To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	Site secured with restricted access as verified during the site inspection. Hammertech system used for access. Site has hoardings and gates which get locked during out of hours.		Compliant
111.	AN	AN 10	Hoarding Requirements The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	Section 68 form dated 28/06/2023 for B-Class; form dated 12/05/2023 for A-Class hoarding.		Compliant
112.	AN	AN 11	Handling of Asbestos The Applicant must consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – ‘Transportation and management of asbestos waste’ must also be complied with.	No asbestos has been encountered during construction to date.		Not Triggered
113.	AN	AN 12	Fire Safety Certificate The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council’s Fire Safety Statement.	This will be triggered following issue of the final Safety Certificate and when the building becomes operational.		Not Triggered

Appendix F – Audit Photos



Audit Photos – 11 January 2024 St George Hospital Stage 3 Redevelopment



Photo 01 – Class B hoardings, site signage on Kensington Street.



Photo 02 – General view of the site from viewing platform.



Photo 03 – Construction of building structure progressing – lift core.



Photo 04 – Water hose in use during dust-generating activities.



Photo 05 – Plant and equipment onsite with site checks and maintenance records in place, as verified after the site walk.



Photo 06 – Waste bins available in various locations around the site.



Photo 07 – Site signage near compound entrance on Kensington Street with the required project information.

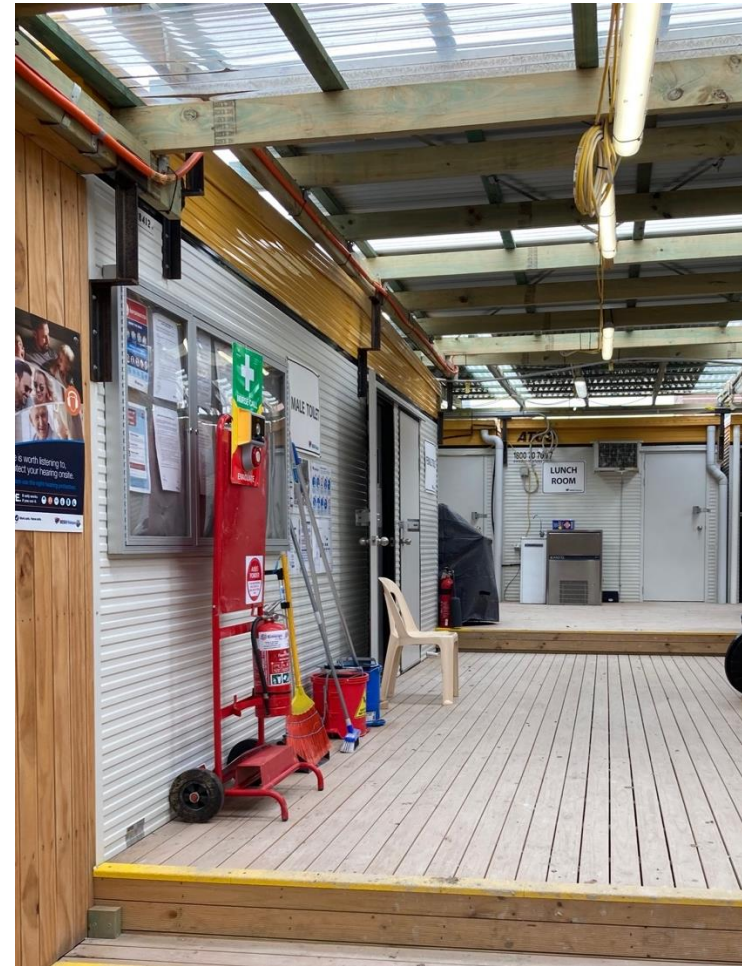


Photo 08 – Nurse call, fire extinguisher, noticeboard and other facilities in site compound.



Photo 09 – Designated works zone on Kensington Street in use, with suitable traffic controls in place.



Photo 10 – Traffic controllers monitoring vehicle and materials movements. Footpath clear of obstacles.



Photo 11 – Drains adjacent to construction areas covered with geofabric.



Photo 12 – Construction Vehicles contained within the site – current access on Gray Street.



Photo 13 – Construction works in progress; workers wearing suitable PPE.



Photo 14 – View of the works in relation to the existing Acute Services Building and helipad above.

HEALTH INFRASTRUCTURE

Independent Audit – Proponent review and response

SSD-39170713 St. George Hospital Stage 3

26 February 2024

Declaration

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

Declaration	
Author:	Hanna Yazdi
Position:	Senior Project Manager
Company:	Johnstaff
Date:	26/02/2024

Document Management, Tracking, and Revision History

Version	Date	Author	Description	Reviewed by	Approved by
Draft	16/02/2024	Ruby Thompson	Independent Audit – Proponent review and response	Aurelie Bolle	Mark Cahalin
Final	26/02/2024	Hanna Yazdi	Independent Audit – Proponent review and response	Marc Carneiro	Tim Shoolman

Introduction

Project Application Number and Project Name

SSD-39170713, St. George Hospital Stage 3 Redevelopment

Site Address

16 Kensington Street, Kogarah, NSW 2217

Project Contact Details

Proponent	Health Infrastructure
Client Representative	Johnstaff – Hanna Yazdi
Contractor	Watpac Construction Pty Ltd (trading as BESIX Watpac) ABN 71 010 462 816

Independent Auditor

The APP Group

Independent Audit Date

11 January 2024

Proponent response

The Independent Audit Report prepared by The APP Group dated 02 February 2024 has been reviewed and the response to the audit findings are listed in the below table. In relation to non-compliances, the response sets out the action and the completion timing. In relation to observations and opportunities identified for improvement, the actions are also set out or the reason for not implementing any measures in response.

Condition of Consent	Requirement (exact wording)	Independent Audit Findings	Independent Audit Recommendations	Proponent's Proposed Action/Action taken/Response	Unique Identification on Noncompliance - \$#
A30 Revision of Strategies, Plans and Programs	<p>A30 Revision of Strategies, Plans and Programs</p> <p>Within three months of:</p> <p>a) the submission of an incident report under condition A26;</p> <p>b) the submission of an Independent Audit under condition C37 or C39;</p> <p>c) the approval of any modification of the conditions of this consent; or</p> <p>d) the issue of a direction of the Planning Secretary under condition A3 which requires a review,</p> <p>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.</p>	<p>It was noted that, although the project management plans are regularly being reviewed, a specific record of the review was not always in place, within the plans or elsewhere, when the review did not result in material changes in the plans.</p>	<p>It is suggested to create a system to maintain record of periodic reviews of project plans carried out during the progress of the project, where updates in the plans are not made, e.g. a "Plan Reviews Tracking Sheet" or similar.</p>	<p>Record of reviews will be kept on BESIX Watpac Review Form (Att1) and filed monthly even if no update to plans</p>	N/A