

HEALTH INFRASTRUCTURE

Independent Environmental Audit (3rd) – Proponent review and response

SSD-35999468 Shoalhaven Hospital

2nd October 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	
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Date:	2nd October 2024

Document Management, Tracking and Revision History

Version	Date	Author	Description	Reviewed by	Approved by
V1	02/10/2024	Richard Ingall	Independent Audit (3rd Audit – 26 week interval) – Proponent review and response		

Contents

Declaration	2
Document Management, Tracking and Revision History	2
Contents.....	2
1. Introduction	3
1.1 Project Application Number and Project Name	3
1.2 Site Address	3
1.3 Project Contact Details	3
1.4 Independent Auditor	3
1.5 Independent Audit Date	3
2. Proponent response.....	4

1. Introduction

1.1 Project Application Number and Project Name

SSD-35999468 Shoalhaven Hospital

1.2 Site Address

Shoalhaven Hospital Redevelopment, Scenic Drive, Nowra, NSW, 2541

Lot 373	DP: 755952
Lot 1	DP: 1043088
Lot 1031	DP: 1208730
Lot 1302	DP: 1208730
Lot 102	DP: 1165533
Lot 104	DP: 1165533
Lot 7034	DP: 1031852

1.3 Project Contact Details

Proponent	NSW Health Infrastructure
Client Representative	John Staff
Contractor	John Holland Pty Ltd

1.4 Independent Auditor

NGH Pty Ltd

1.5 Independent Audit Date

25th July 2024

2. Proponent response

The Independent Audit Report No.V1.1 was prepared by W.Weir & reviewed by N.Arens, from NGH. The Audit Report dated Septemebr 2024 was received on 26th September 2024 for an audit site inspection completed on 25th July 2024.. The audit report 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.

Please note the below table contains a list of the 8 non-compliances of 158 conditions of approvals of these:

- 5 are new non compliances
- 3 ongoing non compliances from previous audits

Consent Condition No.	Requirement (exact wording from consent)	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Unique Identification on Noncompliance	Proponent Response & Timing
A2	The development may only be carried out: (a) in compliance with the conditions of this consent;		Non-complaint findings were recorded (as below). As such, the development was found to not have been carried out in compliance with all the conditions of this consent	Non-compliant	NC1	Complete actions listed below
A6	The Applicant must comply with all relevant prescribed conditions of development consent under Part 4, Division 2 of the EP&A Regulation.		Refer conditions A2, A23, B24, C9, C21, C22 and C32 where the third audit found administrative and physical non-compliance findings with prescribed conditions of development consent. Therefore, compliance has not been achieved with all conditions of consent as required by Section 78 under Part 4, Division 2 of the EP&A Regulation	Non-compliant	NC2	Complete actions complete below
A23	At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must: (a) make the following information and documents (as they are obtained, approved or provided) publicly available on its website: (i) 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; (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.		The Health Infrastructure website provides a link to "Key documents" held on the Project website where a further link titled "SSD Planning Portal" provided to the NSW Major Projects website. The requirements listed A23 (a) (i), (ii), (iii), (iv), (v), (vi), (vii) and (viii) and (ix) are provided on the Website. However, only 3 months of Noise, Vibration and Dust monitoring are provided. The latest revision number of the Waste Management Plan (Rev 01, date 18/05/2023) was not on the Key Documents website at the time of the audit.	Non-compliant	NC3	Provide all up to date and available historic monitoring reports & waste management plan. The project Website to be update 04.10.2024

Consent Condition No.	Requirement (exact wording from consent)	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Unique Identification on Noncompliance	Proponent Response & Timing
B24	Prior to the commencement of construction, erosion and sediment controls must be installed and maintained, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'		The site inspection for this third audit identified that erosion and sediment controls in the southwestern area of the site in the vicinity of the disturbed temporary access track were not adequately installed. A small discharge of concrete wash-out was observed beyond the site boundary in this area. The road verges along Shoalhaven Street are highly disturbed by construction activities, noting efforts have been made to achieve drainage back toward the site, however this area requires further attention to stabilise the soils and where necessary include temporary controls. As noted above, sediment controls are installed around the Shoalhaven Street stormwater pits, however in one instance this was observed to have been impacted by a parked vehicle.	Non-compliant	NC4	Install and maintain adequate erosion and sediment controls in the areas identified. – Complete – Action – monitor and ensure compliance
C9	The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).		At the time of the third audit inspection the temporary access track near the corner of North Street / Shoalhaven was continuing to be used to access the construction site, including heavy plant and equipment. Section 3.2.1 of the CTPMSP stipulates that this temporary access track was for the purpose of construction the site office compound only and was to discontinue use in August 2023. Refer B24 and C22 regarding ESC non-compliance at this location		NC5	CTPMSP has been revised and issued. This will be uploaded to the project website on 04.10.2024.
C21	During construction, the Applicant must ensure that: (a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust; (b) all trucks entering or leaving the site with loads have their 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.		Some light and heavy vehicles have been accessing site via the temporary access in the southeast corner of the site. There was no rumble grid in place at this location and dirt was evidently tracking onto the street. Refer C22 below in relation to disturbed areas in the southeastern corner of the site and the verge along Shoalhaven Street. These areas have not been progressively stabilised in accordance with C21 (e).		NC6	Street was cleaned immediately. ESCP (02) plan has been updated to allow use. Area has been closed until works complete (as per plan). Works complete by 11.10.24. As per ESCP02 a stabilised site access will be established.

Consent Condition No.	Requirement (exact wording from consent)	Evidence Collected	Independent Audit Findings and Recommendations	Compliance Status	Unique Identification on Noncompliance	Proponent Response & Timing
C22	All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works, shall have regard to potential flooding and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'		The site inspection for Audit 3 identified that erosion and sediment controls in the southwestern area of the site in the vicinity of the disturbed temporary access track were not adequately installed. The ESCP identifies this area as a no go zone for no ground disturbance. A small discharge of concrete wash-out was also observed beyond the site boundary in this area. The road verge along Shoalhaven Street is highly disturbed by construction activities, noting efforts have been made to achieve drainage back toward the site, however this area requires further attention to stabilise the soils and where necessary include temporary controls. The ESCP does not adequately address controls for these areas. Sediment controls are installed around the Shoalhaven Street stormwater pits, however in one instance this control had been impacted by a parked vehicle.		NC7	ESCP revised to reflect the current site activities in the southeast corner on the site. Progressive rehabilitation, and/or temporary controls for the Shoalhaven Street verge to be considered and implemented
C32	The Applicant must ensure that concrete waste and rinse water is prevented from entering any natural or artificial watercourse.		A small discharge of concrete wash-out was observed beyond the site boundary in the south east corner of the site. While it was not clear if the washout had reached the Shoalhaven Street drain, there was a lack of adequate controls in place to prevent discharge off-site.		NC8	Ensure adequate controls are in place to prevent discharge of concrete washout off-site. – Sediment controls have been re-established along boundary fence – Action - rectification of spill area, monitor and ensure compliance