



5 July 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 C40 & C41 – Independent Environmental Audit

In accordance with the requirements of Conditions C40 & C41 of the above-mentioned consent, please see the submitted Independent Environmental Audit Report and the Applicant Review and Response document.

The Independent Environmental Audit Report identified two (2) non-compliances, and three (3) opportunities for improvement. All matters are responded to in the attached Proponent Review and Response document.

The two (2) related non-compliances have been notified to the Planning Secretary under separate cover letter. As the non-compliances relate to investigation INV-61516456 (refer DPHI letter Advisory Letter, dated 29 May 2024), it is considered that these are closed, with no further action required.

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

Should you have any queries regarding the above, please do not hesitate to contact the undersigned on mobile no. 0400 403 997 or via email on kathryn.saunders@health.nsw.gov.au

Yours sincerely,

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

List of Attachments:

Attachment 1 - SSD-39170713 Independent Audit Report #2

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

HEALTH INFRASTRUCTURE

Independent Audit – Proponent review and response

SSD-39170713 St George Hospital Stage 3 Redevelopment

3 July 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:	2/07/2024

Document Management, Tracking, and Revision History

Version	Date	Author	Description	Reviewed by	Approved by
Final	2/07/2024	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

6 June 2024

Proponent response

The Independent Audit Report prepared by The APP Group dated 02 July 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
Opportunity for Improvement SGH-03_OFI-01	A30 Revision of Strategies, Plans and Programs Within three months of: 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.	Previous Audit Finding: 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. Current Audit Finding: BESIX Watpac had addressed the previous OFI by recording document reviews manually on a hard copy 'Record of Toolbox Meeting – S03-01-01' form.	Previous Audit 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. Current Audit Recommendation Should the project wish to adopt a manual record keeping process, it is recommended to create a specific form for 'Record of Management Plan Review' (or similar), with a specific document number. Alternatively, the project could utilise an online system i.e. Hammertech and utilise a consolidated table to record management plan reviews.	New spreadsheet recommendation will be adopted.	N/A
Opportunity for Improvement SGH-03_OFI-02	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.	During the site inspection construction materials were observed to be leaning against the heritage listed brick wall of the adjacent fire station, which forms part of the project boundary.	Recommendation All items should be moved away from the heritage wall and consideration given to the use of protection measures to avoid potential impact and damage occurring to the heritage wall.	Material removed and fencing being put in place	N/A
Opportunity for Improvement SGH-03_OFI-03	Condition 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: (c) a copy of the documentation given to the Certifier is to be provided to the	Construction Certificate 3 was issued on 20 May 2024 and included External Materials documentation relevant to CoA A19 and B4. The information was provided to DPHI from HI on 28 May 2024 – 8 days following acceptance by the Certifier. The Auditor understands that the information was initially provided to HI on 24 May 2024 for submission to DPHI, however a HI requested a written statement from the Certifier confirming that	Recommendation The project team adopt the position in where the Certifier's 'acceptance' of information is taken to be the day of issuing the construction certificate and that HI to commit to the timely review and submission of documentation to DPHI to avoid potential further late submission of documents.	Noted. Moving forward, Certifier's acceptance statement/letter will be provided as part of the initial package to avoid further delays.	N/A

	<p>Planning Secretary within seven days after the Certifier accepts it.</p> <p>Condition B4 (External Walls and Cladding)</p> <p>Prior to the commencement of façade construction, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.</p>	<p>they were satisfied with the submission, resulting in exceeding the 7-day timeframe by 1 day.</p>			
Non-compliance SGH-03_NC-01	<p>A2 Terms of Consent</p> <p>The development may only be carried out: (a) in compliance with the conditions of this consent.</p>	<p>Considering the non-compliance raised against CoA C4, this triggers an additional non-compliance against CoA A2.</p>	<p>Noted.</p>	<p>SGH-03_NC-01</p>	
Non-compliance SGH-03_NC-02	<p>C4 Construction Hours</p> <p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>a) between 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>b) between 8am and 1pm, Saturdays.</p> <p>No work may be carried out on Sundays or public holidays</p>	<p>On 2 August 2023 the NSW EPA received a noise complaint at 1:42am regarding alleged noisy construction activities at the site. The complaint was referred to DPH for investigation on 4 August 2023.</p> <p>In March 2024 the project was advised of the investigation by DPHI. On 29 May 2024 PHI issued Watpac an Advisory Letter in relation to the outcome of the investigation of the noise complaint.</p> <p>The complaint was entered into the project's complaint register on 29 May 2024. It is understood that construction activities were undertaken outside of standard construction hours for the delivery and installation of B-class hoarding, including the use of noisy equipment.</p> <p>The Advisory Letter stated that the ROL and hoarding installation approval which were obtained for the works are not approvals to undertake construction works outside of the construction hours listed under CoA C4(a). Further, CoA C6(a) only applies to the delivery of the hoarding, not the installation.</p>	<p>Recommendation</p> <p>The project should seek a variation to standard construction hours from the Planning Secretary in accordance with CoA C6(e) for any additional out of hours construction works.</p>	<p>Noted. The Contractor will adhere to the recommendations if the Audit and the advice provided in DPHI Advisory Letter (INV-61516456), dated 29 May 2024.</p>	<p>SGH-03_NC-02</p>

The Advisory Letter confirmed that DPHI would not take enforcement action after considering a number of matters including the project's strong performance to date.

The auditor understands that the event occurred during the previous audit period, however it has only come to the project's attention during the current audit period.



St George Hospital Stage 3 Redevelopment

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

Audit Reference:	SGH-03
Audit Organisation:	BESIX Watpac (Contractor) Johnstaff (Project Manager) Health Infrastructure (Proponent)
Auditors:	Dylan Jones, APP (Lead Auditor)
Date of Audit:	6 June 2024
Draft Report Submitted:	27 June 2024
Final Report Submitted:	2 July 2024



The APP Group

Distribution and Authorisation Record

Revision No.	Date	Issued to	Comments
Draft V1	27 June 2024	Hanna Yazdi, Johnstaff	Initial draft for review
Final V1	2 July 2024	Hanna Yazdi, Johnstaff	Final

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

This report has been prepared by:

Dylan Jones

Lead Environmental Auditor

Date: 26 June 2024

Reviewed by:

Barbara Pater

Alternate Lead Environmental Auditor

Date: 27 June 2024

Finalised and issued by:

Dylan Jones

Lead Environmental Auditor

Date: 2 July 2024

© Copyright APP Corporation Pty Ltd
ABN: 29 003 764 770

All rights reserved. No material may be reproduced without prior permission.

While we have tried to ensure the accuracy of the information in this publication, the Publisher accepts no responsibility or liability for any errors, omissions or resultant consequences including any loss or damage arising from reliance in information in this publication.

APP Corporation Pty Ltd
www.app.com.au

Contents

1.	Executive Summary	5
2.	Introduction	8
2.1	Background	8
2.2	Project Details	8
2.3	Audit Team	9
3.	Audit Objectives and Scope	9
3.1	Audit Objectives	9
3.2	Audit Scope	9
3.3	Audit Period	10
4.	Audit Methodology	10
4.1	Approval of Auditors	10
4.2	Audit Scope Development	10
4.3	Audit Process	10
4.4	Interviewed Persons	11
4.5	Site Inspection	11
4.6	Consultation	11
4.7	Audit Compliance Status Descriptors	12
5.	Document Review	13
6.	Audit Findings	14
6.1	Assessment of Compliance	14
6.2	Notices, Incidents and Complaints	15
6.3	Previous Audit Findings	16
6.4	Audit Site Inspection	16
6.5	Suitability of Plans and the Environmental Management System	17
6.6	Actual vs Predicated Impacts	17
6.7	Key Strengths	19
6.8	Audit Findings and Recommendations	20
	Appendix A - Audit Agenda	23
	Appendix B - Audit Attendance Sheet	27
	Appendix C – Approval of Auditors	29
	Appendix D – Independent Audit Declarations	32

Appendix E – Audit Checklist	36
Appendix F – Consultation	77
Appendix G – Audit Photos	79

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 third 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 (IAPAR 2020).

The audit was conducted by APP on 6 June 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 **11 January 2024 to 6 June 2024**, which is hereby defined as the audit period.

Construction works have progressed in accordance with the Staging Report developed by Watpac. Civil works were completed under construction certificate (CC) 1 in Q1 2024. Structural works and in-ground services (CC2) commenced in Q1 2024 and facade, services and fit out works under CC3 were soon to commence. The main construction activities observed during the audit included structural works (steel fixing and concrete pours). All works were observed as being contained within the site boundary, with car parking spaces on Kensington Street occupied by the project.

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:

- ▶ The project team had prepared well for the audit and demonstrated a strong understanding of the planning approval requirements. An internal compliance tracking register was utilised to compile evidence against each requirement and the Hammertech system was utilised efficiently, with evidence of plant and equipment onboarding and checks, environmental inspections including actions close out, sub-contractor onboarding requirements including training and licencing information all implemented to a high standard;
- ▶ The site presented very well during the inspection, with no evidence of dust, sediments or other pollutants escaping the site boundaries. Only minor observations were noted during the inspection;
- ▶ Concrete washout activities utilised a sub-contractor "Pump-a-dump" service to collect the concrete waste in a vehicle for immediate offsite removal, reducing the risk for onsite spills;
- ▶ Weekly environmental inspections are undertaken, including the collection of attended noise monitoring data;
- ▶ Good housekeeping was generally demonstrated throughout the site compound;
- ▶ There had been no complaints received during the audit period;
- ▶ 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;
- ▶ Effective interfaces are maintained with the hospital, the Project Management team and other stakeholders with evidence of communications and good keeping of project records.

The independent environmental audit assessed a total of 116 conditions of consent comprising the review of documents and records, interviews with key personnel and a site inspection.

Site inspection

In addition to multiple positive observations, two (2) issues were raised during the site inspection, as detailed below;

- ▶ **SGH-03_ISS-01** – Construction materials were observed to be leaning against the heritage listed brick wall of the adjacent fire station, which forms part of the project boundary.
- ▶ **SGH-03_ISS-02** – An onsite stormwater is located at a low point and may be impacted by sediments during rainfall. While environmental controls were in place (geofabric lining), it was observed that an additional layer of control (i.e., coir logs or sand bags) would be beneficial.

Refer to [Section 6.4](#) for further details with photos included under [Appendix G](#).

Findings

Three (3) Opportunities for Improvement (OFI) and two (2) non-compliances were raised.

- ▶ **SGH-03_OFI-01** – Condition A30 (Revision of Strategies, Plans and Programs): Watpac had addressed the previous audit's OFI by recording document reviews manually on a hard copy 'Record of Toolbox Meeting – S03-01-01' form. Should the project wish to adopt a manual record keeping process, it is recommended to create a specific form for 'Record of Management Plan Review' (or similar), with a specific document number. Alternatively, the project could utilise an online system i.e. Hammertech and utilise a consolidated table to record management plan reviews.
- ▶ **SGH-03_OFI-02** – Condition A1 (Obligation to Minimise Hard to the Environment): During the site inspection construction materials were observed to be leaning against the heritage listed brick wall of the adjacent fire station, which forms part of the project boundary. It is recommended that items should be moved away from the heritage wall and consideration be given to the use of protection measures to avoid potential impact and damage occurring to the heritage wall.
- ▶ **SGH-03_OFI-03** – Condition A19 (External Materials) and B4 (External Walls and Cladding): Construction Certificate 3 was issued on 20 May 2024 and included External Materials documentation relevant to CoA A19 and B4. The information was provided to DPHI from HI on 28 May 2024 – 8 days following acceptance by the Certifier. The Auditor understands that the information was initially provided to HI on 24 May 2024 for submission to DPHI, however HI requested a written statement from the Certifier confirming that they were satisfied with the submission, resulting in exceeding the 7-day timeframe by 1 day. It is recommended that the project team adopt the position in where the Certifier's 'acceptance' of information is taken to be the day of issuing the construction certificate and that HI to commit to the timely review and submission of documentation to DPHI to avoid potential late submission of documents.
- ▶ **SGH-03_NC-01** – Condition A2 (Terms of Consent): Considering the non-compliance raised against CoA C4, this triggers an additional non-compliance against CoA A2.
- ▶ **SGH-03_NC-02** – Condition C4 (Construction Hours): On 2 August 2023 the NSW EPA received a noise complaint at 1:42am regarding alleged noisy construction activities at the site. The complaint was referred to DPHI for investigation on 4 August 2023. In March 2024 the project was advised of the investigation by DPHI. On 29 May 2024 DPHI issued Watpac an Advisory Letter in relation to the outcome of the investigation of the noise complaint. The complaint was entered into the project's complaint register on 29 May 2024. It is understood that construction activities were undertaken

outside of standard construction hours for the delivery and installation of B-class hoarding, including the use of noisy equipment. The Advisory Letter stated that the ROL and hoarding installation approval which were obtained for the works are not approvals to undertake construction works outside of the construction hours listed under CoA C4(a). Further, CoA C6(a) only applies to the delivery of the hoarding, not the installation. The Advisory Letter confirmed that DPHI would not take enforcement action after considering a number of matters including the project's strong performance to date. The Auditor understands that the event occurred during the previous audit period, however it has only come to the project's attention during the current audit period. It is recommended that the project seek a variation to standard construction hours from the Planning Secretary in accordance with CoA C6(e) for any additional out of hours construction works.

Details of these findings are included [Section 6.8](#) 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 6 June 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:	<p>The following is a summary of the works that were in progress at the time of audit:</p> <ul style="list-style-type: none"> • Structural works including steel fixing and construction of form work for concrete pours. • Advancement of jumpform divided across 4 building cores. jumpform 1 at level 5; jumpform 2 at level 4; jumpform 3 at level 3 and jumpform 4 at level 2. • Delivery of materials using the onsite electric power crane.

Table 1- Project Details

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
Dylan Jones	APP	Lead Environmental Auditor	Exemplar Global Lead Environmental Auditor – Certificate No. C-464532
Barbara Pater	APP	Alternate Lead Environmental Auditor and peer reviewer	Exemplar Global Lead Environmental Auditor – Certificate No. C-424613
Sanan Qasim	APP	Assistant	Exemplar Global Lead Environmental Auditor – Certificate No. C-467153

Table 2- Audit Team

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

3. Audit Objectives and Scope

3.1 Audit Objectives

The objective of this audit was to undertake the third 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 (IAPAR 2020), as well as the Project Staging Report (Rev 1).

3.2 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
- Waste Management & Recycling Plan (WMRP), Nev 1.7
- Other Plans and documents – refer to [Section 4 – Document Review](#)

Site inspection conducted on 6 June 2024;

- ▶ Review the environmental performance of the project;
- ▶ Review of environmental records;
- ▶ Interviews with site personnel;
- ▶ Stakeholder Consultation.

3.3 Audit Period

This was the third 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 **11 January 2024 to 6 June 2024**, which is defined as the audit period.

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 6 June 2024.

4. Audit Methodology

4.1 Approval of Auditors

Letter from the Planning Secretary agreeing to the auditors is included under [Appendix C](#).

4.2 Audit Scope Development

APP developed the audit scope and a checklist based on the Project Requirements set out in the Development Consent SSD-39170713, Schedule 2 – refer to [Appendix E](#) of this report. Consultation with project stakeholders was also undertaken as part of the scope development as per [Section 4.6](#).

4.3 Audit Process

4.3.1 Opening Meeting

An opening meeting was held with personnel from Johnstaff and Watpac as per the Audit Attendance Sheet ([Appendix B](#)) on 6 June 2024

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 Schedule 2 Consent Conditions, Project Staging Report, and the *Independent Audit Post Approval Requirements* (IAPAR 2020).

4.3.2 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 Schedule 2 conditions,
- Conduct of a site walk led by Watpac to review implementation of mitigation measures and environmental controls.
- Conduct of the audit based on the checklist with the Conditions of Consent, interviews with personnel and review of records provided as evidence of compliance, and
- Discussion of any identified findings and actions noted during the site inspection.

4.3.3 Closing Meeting

The closing meeting was held on 6 June 2024 at 2:30pm with representatives of Johnstaff, Watpac and APP. General feedback and the audit findings were discussed during the closing meeting.

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

4.4 Interviewed Persons

Name and position of persons interviewed:

Name	Organisation	Position
Mark Cahalin	BESIX Watpac	Senior Project Manager
Marko Neskoski	BESIX Watpac	Senior Project Engineer
Ruby Thompson	BESIX Watpac	Senior WHSE Advisor
Hanna Yazdi	Johnstaff Projects	Senior Project Manager
Steven Watts	Johnstaff Projects	Project Manager

Table 3- Personnel Interviewed

4.5 Site Inspection

A site inspection was carried out on 6 June 2024 at 8:45 am with representatives of Watpac, Johnstaff and the APP auditor. Two (2) observations were identified during the site inspection. Refer to details of the inspection in [Section 6.4](#) of this report and site photos included under [Appendix G](#).

4.6 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 (DPHI 2020) Section 3.2.

An email requesting feedback and input into the audit scope was sent to DPHI on 21 May 2024. DPHI had no comments.

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

4.7 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.

Table 4- Audit Criteria

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

5. Document Review

- Project Environmental Management Plan (PEMP) St George Hospital Stage 3, Rev 02, dated 23 August 2023;
- Construction Traffic Management Plan Rev 5, dated 10 March 2023;
- Construction Noise and Vibration Management Subplan (Ref. 20230367.7/2104A/R0/WY), Rev 0, dated 21 April 2023;
- Waste Management & Recycling Plan prepared by Bingo Industries, Rev 1.7, dated 21 July 2022;
- Chain of responsibility management plan for heavy vehicles, dated 13 April 2023;
- Crown Certificate 3 (CC3) McKenzie Group – Cert. No. 222413/03 balance of works (Architectural, Structure and Services) excluding Public Domain and Landscaping, dated 20 May 2024;
- Staging Report St George Hospital Stage 3 | SSD: 39170713, Rev. 01, dated 16 March 2023;
- Structural Design Certificate by Meinhardt – CC3, dated 3 April 2024;
- External Walls System Disclosure Statement by eureka façade engineering, dated 28 March 2024;
- External Wall System Disclosure Statement by Dukon group (installer), dated 28 March 2024;
- External Walls System Disclosure Statement by JACOBS (architect), dated 28 March 2024;
- Portal Receipt SSD-39170713-PA-22, dated 28 May 2024;
- Noise Monitoring Report by BESIX Watpac Jan - May 2024;
- Toolbox talk meeting form for review of plans and strategies, dated 19 February 2024;
- Notification of Commencement of CC3, dated 21 May 2024;
- Portal Receipt SSD-39170713-PA-20, dated 21 May 2024;
- Letter from RENYI – CC3 ESD Letter Design Statement, dated 11 April 2024;
- Design Statement Electrical Services by New Edge Group, dated 16 May 2024;
- Design Statement Acoustic BY Acoustic Logic for B23, dated 19 March 2023;
- Letter from HVAC – da design requirements certification for B9, B10 and B23, dated 9 April 2024;
- Maintenance Record for Telehandler 25491-8, dated 21 May 2024;
- Telehandler Operator Records, dated 28 February 2024;
- DPHI Advisory Letter, dated 29 May 2024;
- Aconex correspondence for Safety Walk, dated 4 June 2024
- Work Zone payment receipt, dated 15 August 2023;
- Bingo Waste Report April 2024;
- Disabled access & egress design statement by iAccess consultants, dated 1 May 2024;
- B-class Hoarding Application, dated 15 May 2024;
- Complaints Register

6. Audit Findings

6.1 Assessment of Compliance

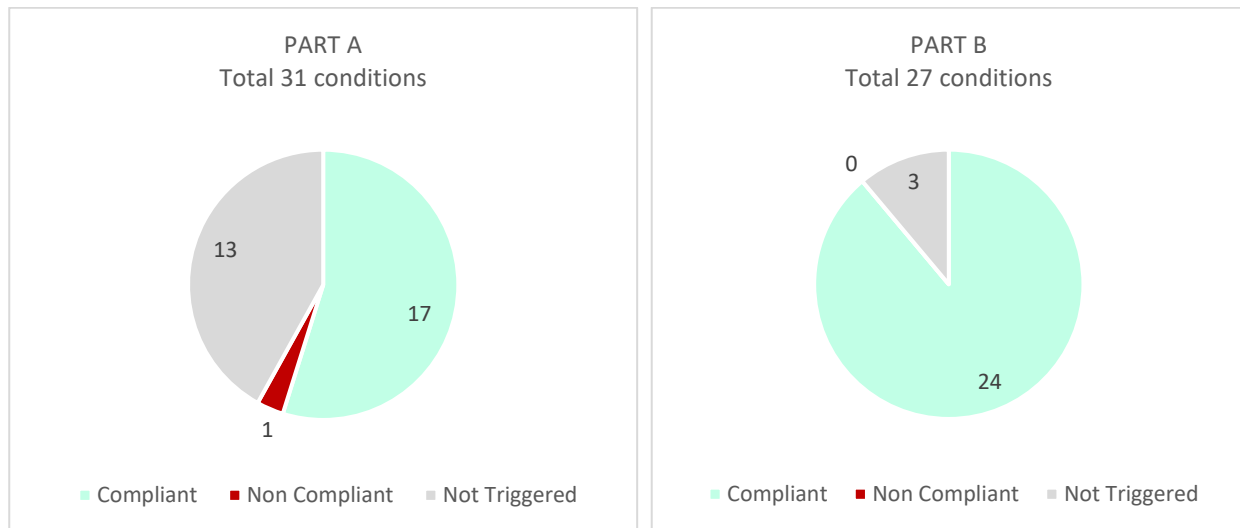
This audit was completed to assess the implementation of the Project Environmental Management Plan and sub-plans, as well as environmental controls established by Watpac for the Project, against Development Consent SSD-39170713, Schedule 2 (116 conditions).

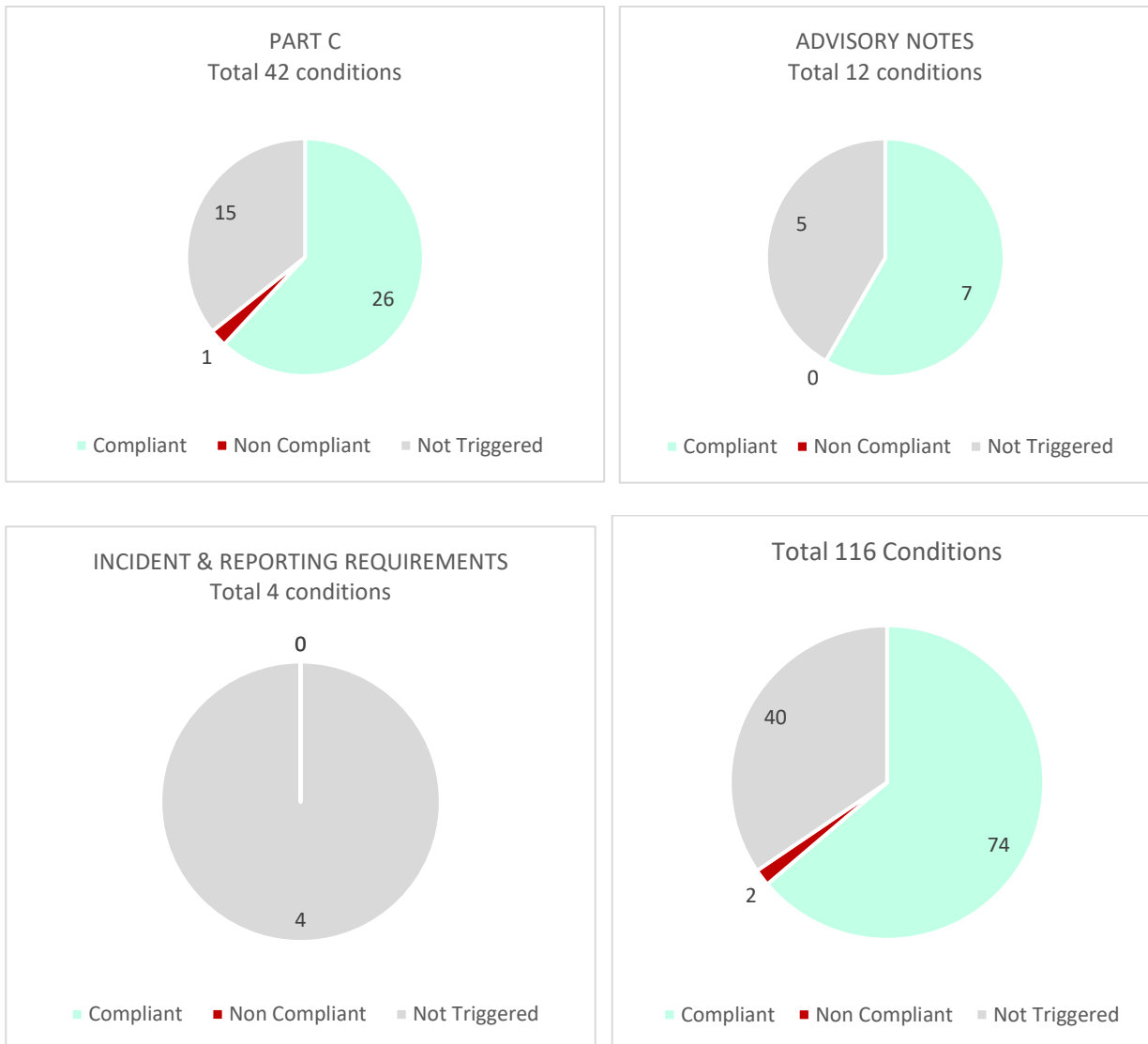
The following table summarises the audit findings by rating category:

Findings Rating	Findings
Compliant	74
Non-Compliant	2
Not Triggered	40
Total	116

Table 5- Summary of Findings

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





6.2 Notices, Incidents and Complaints

6.2.1 Notices and Incidents

A formal Advisory Letter was issued from DPHI to Watpac on 29 May 2024 in relation to the outcome of an investigation into a potential breach of the development consent, specifically Condition C4(a). A summary is provided below, with further details included in [Section 6.8](#).

On 2 August 2023 the NSW EPA received a noise complaint at 1:42am regarding alleged noisy construction activities at the site. The complaint was referred to DPHI for investigation on 4 August 2023. In March 2024 the project was advised of the investigation by DPHI. On 29 May 2024 DPHI issued Watpac an Advisory Letter in relation to the outcome of the investigation of the noise complaint.

The Advisory Letter stated that the project did not have the required approvals to undertake construction works outside of the construction hours. The Advisory Letter confirmed that DPHI would not take enforcement action after considering a number of matters including the project's strong performance to date.

No reportable incidents have occurred on the Project to date.

6.2.2 Complaints

A Complaints Register is in place where complaints details are recorded, including resolution reached. The Complaints register is published in the project website. No complaints were received during the audit period.

6.2.3 Non-Compliances

Two (2) non-compliances were identified during the audit period. Details of the non-compliances identified during the audit are listed under [Section 6.8](#). No non-compliances were identified during the previous audit.

6.3 Previous Audit Findings

Previous audit findings were reviewed during the audit and were verified to be adequately addressed and closed out as follows:

Finding No.	Condition	Audit Findings / Recommendation	Status
Opportunity for Improvement SGH-02_ OFI-01	A30 Revision of Strategies, Plans and Programs Within three months of: 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.	Previous Audit Finding: 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. Previous 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. Current Audit Finding: BESIX Watpac had addressed the previous OFI by recording document reviews manually on a hard copy 'Record of Toolbox Meeting – S03-01-01' form. Recommendation Should the project wish to adopt a manual record keeping process, it is recommended to create a specific form for 'Record of Management Plan Review' (or similar), with a specific document number. Alternatively, the project could utilise an online system i.e. Hammertech and utilise a consolidated table to record management plan reviews.	SGH-02_ OFI-01 – CLOSED SGH-03_ OFI-01 – OPEN

Table 6- Summary of Previous Audit Findings

6.4 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;
- ▶ Company policies displayed in common area close to entrance;
- ▶ Waste bins available onsite and not over filled;
- ▶ 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;
- ▶ Dangerous goods were appropriately stored within dedicated bunded areas;
- ▶ Nurse call, fire extinguishers, drinking water and staff facilities at site compound.

Two (2) issues were raised during the site inspection, as detailed below;

- ▶ **SGH-03_ISS-01** – Construction materials were observed to be leaning against the heritage listed brick wall of the adjacent fire station, which forms part of the project boundary.
- ▶ **SGH-03_ISS-02** – An onsite stormwater is located at a low point and may be impacted by sediments during rainfall. While environmental controls were in place (geofabric lining), it was observed that an additional layer of control (i.e., coir logs or sand bags) would be beneficial.

Photos of the site inspection are included in [Appendix G](#).

6.5 Suitability of Plans and the Environmental Management System

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 Sub-Plans 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.

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

6.6 Actual vs Predicated Impacts

An assessment of actual impacts was undertaken via a review of documentation prior to and during the audit, and via observations made during the site inspection. Predicted impacts are described in the Environmental Impact Statement for the project, prepared by Ethos Urban, dated 9 September 2022 (EIS). Section 6 of the

EIS contains a summary of the Assessment of Impacts (as requested in the SEARs) and includes categories for Built Form and Urban Design; Connecting with Country; Environmental Amenity; Biodiversity; Tree Removal; Aboriginal Cultural Heritage; Heritage; Historical Archaeology; Access and Transport; Noise and Vibration; Wind; Airspace Impact; Crime Prevention Through Environmental Design; Ecological Sustainable Development; Waste Management; Geotechnical; Contamination; Hazards and Risks; Water Cycle Management; BCA Compliance and Social Impact Assessment.

When comparing actual vs predicted impacts the following factors have been considered:

- ▶ the occurrence of environmental incidents;
- ▶ compliance history against the conditions of consent and adherence to the approved management plan requirements;
- ▶ results of environmental monitoring data (noise, vibration, air quality etc.) compared to predicted levels;
- ▶ number of and frequency of internal actions raised during site inspections;
- ▶ the nature and frequency of complaints;
- ▶ regulatory notices;
- ▶ consistency of designs with the EIS; and
- ▶ any planning approval modifications.

The Project is noted to have demonstrated a strong level of environmental performance during the audit period, with nil incidents or complaints received and environmental monitoring results within predicted levels. One (1) non-compliance has been raised regarding out of hours works, however this has been an isolated event with no repeat occurrences. The Project continues to effectively implement the environmental management plans to mitigate impacts. In general, the Auditor considers that the Project's actual environmental impacts are consistent with the EIS predictions, with the following items to note as relevant during the audit period.

▶ **Built Form, Urban Design and Visual Impact**

- The Project continues to be developed in accordance with stamped approved designs. No significant design changes have occurred resulting in change to visual impact. It is noted that Mod-1 allowed for the reduction of the underground car park from 3 to 2 levels however this has no additional impact.
- Construction hoarding was utilised on the site boundary to minimise visual impacts.

▶ **Noise and Vibration**

- Demolition works have been completed. During the demolition works real time noise and vibration monitoring was undertaken which did identify exceedances of relevant prediction criteria.
- Attended noise monitoring is currently undertaken on a weekly basis, with results reported in monthly reports.
- There were no noise and vibration related complaints during the audit period.
- Construction works are predominantly undertaken during standard construction hours with few out of hours works undertaken on the Project to date.

▶ **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.

- 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;
- Nil complaints or non-compliances have been raised in regard to traffic.
- ▶ **Heritage**
 - Nil heritage impacts or unexpected heritage finds to date. It was observed during the site inspection construction materials were leaning against the heritage listed brick wall of the adjacent fire station, which forms part of the project boundary. It was recommended that items should be moved away from the heritage wall and consideration given to the use of protection measures to avoid potential impact and damage occurring to the heritage wall. No actual heritage impacts were observed to the heritage wall.
- ▶ **Waste Management**
 - Waste management is managed via the Construction Waste Management Plan with dedicated skip bins provided. During the site inspection it was observed that there were no large volumes of waste being generated. The waste mitigation measures included in Appendix 3 of the EIS appeared to be generally implemented.
- ▶ **Other items**
 - No contamination was identified during the audit period.
 - Stormwater was largely contained within the site, with the operational stormwater management system comprising on-site detention tanks (OSDs) under construction. Pollutant removal rates are designed to meet Figure 28 of the EIS.

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. The mitigation measures included in Appendix C of the EIS were generally being appropriately implemented.

6.7 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:

- ▶ The project team had prepared well for the audit and demonstrated a strong understanding of the planning approval requirements. An internal compliance tracking register was utilised to compile evidence against each requirement and the Hammertech system was utilised efficiently, with evidence of plant and equipment onboarding and checks, environmental inspections including actions close out, sub-contractor onboarding requirements including training and licencing information all implemented to a high standard;
- ▶ The site presented very well during the inspection, with no evidence of dust, sediments or other pollutants escaping the site boundaries. Only minor observations were noted during the inspection;
- ▶ Concrete washout activities utilised a sub-contractor “Pump-a-dump” service to collect the concrete waste in a vehicle for immediate offsite removal, reducing the risk for onsite spills;
- ▶ Weekly environmental inspections are undertaken, including the collection of attended noise monitoring data;
- ▶ Good housekeeping was generally demonstrated throughout the site compound;
- ▶ There had been no complaints received during the audit period;
- ▶ 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;

- Effective interfaces are maintained with the hospital, the Project Management team and other stakeholders with evidence of communications and good keeping of project records.

6.8 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 three (3) opportunities for improvement and two (2) non-compliances identified during this audit, as follows:

Finding No.	Condition of Approval	Audit Finding Details
<p>Opportunity for Improvement</p> <p>SGH-03_OFI-01</p>	<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>Previous Audit Finding: 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> <p>Current Audit Finding: BESIX Watpac had addressed the previous OFI by recording document reviews manually on a hard copy 'Record of Toolbox Meeting – S03-01-01' form.</p> <p>Recommendation Should the project wish to adopt a manual record keeping process, it is recommended to create a specific form for 'Record of Management Plan Review' (or similar), with a specific document number. Alternatively, the project could utilise an online system i.e. Hammertech and utilise a consolidated table to record management plan reviews.</p>
<p>Opportunity for Improvement</p> <p>SGH-03_OFI-02</p>	<p>A1 Obligation to Minimise Harm to the Environment</p> <p>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.</p>	<p>During the site inspection construction materials were observed to be leaning against the heritage listed brick wall of the adjacent fire station, which forms part of the project boundary.</p> <p>Recommendation All items should be moved away from the heritage wall and consideration given to the use of protection measures to avoid potential impact and damage occurring to the heritage wall.</p>
<p>Opportunity for Improvement</p> <p>SGH-03_OFI-03</p>	<p>Condition A19 (External Materials)</p> <p>The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in condition A2. Any minor changes to the</p>	<p>Construction Certificate 3 was issued on 20 May 2024 and included External Materials documentation relevant to CoA A19 and B4. The information was provided to DPHI from HI on 28 May 2024 – 8 days following acceptance by the Certifier. The Auditor understands that the information was initially provided to HI on 24 May</p>

Finding No.	Condition of Approval	Audit Finding Details
	<p>colour and finish of approved external materials may be approved by the Certifier provided:</p> <p>(c) a copy of the documentation given to the Certifier is to be provided to the Planning Secretary within seven days after the Certifier accepts it.</p> <p>Condition B4 (External Walls and Cladding)</p> <p>Prior to the commencement of façade construction, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it</p>	<p>2024 for submission to DPHI, however a HI requested a written statement from the Certifier confirming that they were satisfied with the submission, resulting in exceeding the 7-day timeframe by 1 day.</p> <p>Recommendation</p> <p>The project team adopt the position in where the Certifier's 'acceptance' of information is taken to be the day of issuing the construction certificate and that HI to commit to the timely review and submission of documentation to DPHI to avoid potential further late submission of documents</p>
Non-compliance SGH-03_NC-01	<p>A2 Terms of Consent</p> <p>The development may only be carried out:</p> <p>(a) in compliance with the conditions of this consent.</p>	<p>Considering the non-compliance raised against CoA C4, this triggers an additional non-compliance against CoA A2.</p>
Non-compliance SGH-03_NC-02	<p>C4 Construction Hours</p> <p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>a) between 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>b) between 8am and 1pm, Saturdays.</p> <p>No work may be carried out on Sundays or public holidays</p>	<p>On 2 August 2023 the NSW EPA received a noise complaint at 1:42am regarding alleged noisy construction activities at the site. The complaint was referred to DPH for investigation on 4 August 2023.</p> <p>In March 2024 the project was advised of the investigation by DPHI. On 29 May 2024 DPHI issued Watpac an Advisory Letter in relation to the outcome of the investigation of the noise complaint. The complaint was entered into the project's complaint register on 29 May 2024.</p> <p>It is understood that construction activities were undertaken outside of standard construction hours for the delivery and installation of B-class hoarding, including the use of noisy equipment.</p> <p>The Advisory Letter stated that the ROL and hoarding installation approval which were obtained for the works are not approvals to undertake construction works outside of the construction hours listed under CoA C4(a). Further, CoA C6(a) only applies to the delivery of the hoarding, not the installation.</p> <p>The Advisory Letter confirmed that DPHI would not take enforcement action after considering a number of matters including the project's strong performance to date.</p> <p>The auditor understands that the event occurred during the previous audit period, however it has only come to the project's attention during the current audit period.</p> <p>Recommendation</p> <p>The project should seek a variation to standard construction hours from the Planning Secretary in accordance with CoA C6(e) for any additional out of hours construction works.</p>

Table 7- Findings

Appendix A- Audit Agenda



The APP Group

Ref: SGH-1327.03

Audit Agenda – St George Hospital Redevelopment (Stage 3)

Project	Independent Environmental Audit – St George Hospital Redevelopment (Stage 3)	
Proponent	Health Infrastructure	
Project Manager	Johnstaff	
Contractor	BESIX Watpac	
Location	St George Hospital – Contractor Site Office	
Date and Time	Thursday, 6 June 2024	8:45 AM – 3:00 PM
Auditing Team	Dylan Jones, Sanan Qasim	
Site contact	Hanna Yazdi – Project Manager (Johnstaff) 0424 401 655	
Audit criteria	Conditions of Consent SSD-39170713 and in accordance with the <i>Independent Audit Post Approval Requirements</i> (IAPAR 2020)	
Audit scope	Within 6-months of previous construction audit	

Agenda

Item	Time
Opening Meeting <ul style="list-style-type: none"> Confirm scope of the audit, outline the audit process, methodology, timing, access, and resources required. 	8:45 AM – 9:00 AM
Site Walk <ul style="list-style-type: none"> Undertake site induction. Sight current site activities and provide a focus on the review of environmental aspects, impacts, controls, and relevant records. 	9:00 AM – 10:00 AM
Site Inspection Debrief / coffee break	10:00 AM – 10:15 AM
Review of Consent Conditions SSD-39170713 Schedule 2:	

Item	Time
▶ PART A: Administrative Conditions, as applicable	10:15 AM – 11:15 PM
▶ PART B: Prior to Commencement of Construction, as applicable	11:15 AM – 12:15 PM
Lunch break	12:15 PM – 1:00 PM
▶ PART C: During Construction	1:00 PM – 2:15 PM
▶ Advisory Notes	2:15 PM – 2:30 PM
Auditor consolidation (auditors only) / Afternoon tea break	2:30 PM – 2:45 PM
Closing meeting ▶ Outcome of audit and presentation of findings. Deliverables as noted below.	2:45 PM – 3:00 PM

Deliverables

Audit Deliverables	Responsibility
Draft Report Submission ▶ 15 days following conduct of independent audit	APP
Response to draft report ▶ 7 days following receipt of draft audit report from APP	HI/Johnstaff
Final report submission ▶ Finalised within 7 days following receipt of comments from HI/Johnstaff ▶ Submitted to HI/Johnstaff	APP
Response to findings and submission of final audit report ▶ Final audit report and response submitted to the Department of Planning, Housing and Infrastructure (DPHI) in accordance with Conditions C40 & C41.	HI/Johnstaff

Audit Deliverables	Responsibility
Non-Compliances (if applicable) <ul style="list-style-type: none"> ▶ HI/Johnstaff is to follow the process to notify DPHI regarding any non-compliances raised during the audit. Refer to Conditions A27 & A28 for details. 	HI/Johnstaff



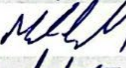

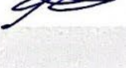
Limitations

- A. The audit will cover the construction requirements only and will therefore be limited to auditing the applicable conditions in accordance with Conditions of Consent SSD-39170713 Schedule 2, Part A, B, C and Appendices.
- B. The audit will cover a sampling of records relevant to the scope. APP auditors will apply their professional judgment based on the information made available during the audit.
- C. APP will conduct the audit in accordance with the *Independent Auditing Post Approval Requirements* (IAPAR 2020) with the following ratings applied: Compliant, Non-Compliant and Not Triggered, with the option to raise any Opportunities for Improvement.

Appendix B- Audit Attendance Sheet

Audit Attendance Sheet

Project	St George Hospital Redevelopment Stage 3	Audit No.	3
Auditee	Besix Watpac / Johnstaff	Lead Auditor	Dylan Jones
Location	Besix Watpack Site Office - Kogarah		
Opening Meeting Date	6 June 2024		8:45am
Closing Meeting Date	6 June 2024		2:30 pm

Name	Organisation	Position	Signature	
			Opening Meeting	Closing Meeting
Dylan Jones	APP	Lead Auditor		
Sanan Qasim	APP	Assistant	SP	SP
Hanneh Yazeli	Johnstaff	SPM	HY	HY
Mark Cahalan	Besix Watpac	SPM	MC	
Marko Nesrogi	Besix Watpac	DESIGN MANAGER	MN	
Steven Watts	Johnstaff	PM	EW	

At the Audit Opening Meeting:

- Confirm audit purpose, scope, timetable, activities, closing meeting time
- Clarify unclear details of audit plan and checklist

Appendix C – Approval of Auditors

Department of Planning, Housing and Infrastructure



NSW Planning ref: SSD-39170713-PA-19

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

26/05/2024

Sent via the Major Projects Portal only

Subject: St George Hospital Redevelopment Stage 3 - Independent Auditor Nomination No 3

Dear Ms Saunders

Reference is made to your request for the Planning Secretary's agreement to suitably qualified, experienced, and independent person/s to conduct an Independent Audit of the St George Hospital Redevelopment Stage 3 (**Stage 3**), submitted as required by Condition C38 of SSD-39170713 as modified (**the Consent**) to NSW Department of Planning, Housing and Infrastructure (NSW Planning) on 3 May 2024.

NSW Planning has reviewed the independent auditor nominations and based on the information you have provided is satisfied that Ms Barbara Pater and Mr Dylan Jones are suitably qualified, experienced, and independent to undertake independent audits for the remaining schedule of construction of the Stage 3.

In accordance with C38 of the Consent and the *Independent Audit Post Approval Requirements* (2020), and as nominee of the Planning Secretary, I agree to the following lead independent auditors from APP Group:

- Ms Barbara Pater; and
- Mr Dylan Jones.

This agreement supersedes previous auditor agreements under Condition C38 of the Consent and applies to all stages of construction of Stage 3.

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

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

Department of Planning, Housing and Infrastructure



NSW Planning reserves the right to request an alternate auditor or audit team for future audits.

Should you wish to discuss the matter further, please contact Alfarid Hussain, Compliance Officer or email compliance@planning.nsw.gov.au

Yours sincerely

A handwritten signature in black ink, appearing to read "R. Sherry".

Rob Sherry
Team Leader Compliance - Government Projects
Compliance

As nominee of the Planning Secretary

Appendix D – Independent Audit Declarations

Declaration of Independence Form

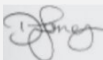
Independent Audit Declaration Form	
Project Name:	St George Hospital Redevelopment Stage 3
Consent Number:	SSD-39170713
Description of Project:	Demolition of the existing Prince William Wing and construction and operation of a new nine storey Integrated Ambulatory Care Building, with basement parking 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 NSW
Proponent:	NSW Health Infrastructure
Title of Audit:	Independent Environmental Audit
Date:	10 June 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:

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

Notes:

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

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

Declaration of Independence Form

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 NSW
Proponent:	NSW Health Infrastructure
Title of Audit:	Independent Environmental Audit
Date:	10 June 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:

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

Notes:

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

Name of the Auditor:	Barbara Pater
Signature:	
Qualification:	Alternate Lead Auditor
Company:	APP Corporation Pty Ltd
Company Address:	Level 14, 10 Spring Street, Sydney NSW 2000

Declaration of Independence Form


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 NSW
Proponent:	NSW Health Infrastructure
Title of Audit:	Independent Environmental Audit
Date:	10 June 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:

- ix. the audit has been undertaken in accordance with relevant condition(s) of consent and the Independent Audit Post Approval Requirements (Department 2020);
- x. the findings of the audit are reported truthfully, accurately and completely;
- xi. I have exercised due diligence and professional judgement in conducting the audit;
- xii. I have acted professionally, objectively and in an unbiased manner;
- xiii. 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;
- xiv. 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;
- xv. 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
- xvi. 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:

- c) 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
- d) 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:	Sanan Qasim
Signature:	
Qualification:	Assistant Auditor
Company:	APP Corporation Pty Ltd
Company Address:	Level 14, 10 Spring Street, Sydney NSW 2000

Appendix E – Audit Checklist

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
1.	PART A		ADMINISTRATIVE CONDITIONS			
1.1.	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 no incidents to date, it appeared that reasonable and feasible measures have generally been implemented to prevent and minimise material harm to the environment during the construction of the development. During the site inspection construction materials were observed to be leaning against the heritage listed brick wall of the adjacent fire station, which forms part of the project boundary. Refer to ISS-02.	Opportunity for Improvement SGH-03_OFI-01: It is recommended that all items should be moved away from the heritage wall and consideration given to the use of protection measures to avoid potential impact and damage occurring to the heritage wall.	Compliant
1.2.	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	The independent environmental audit assessed the following: <ul style="list-style-type: none"> a) Non-compliances identified during the audit against the condition of consent. 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. f) Drawings are uploaded into Aconex with example stamped plans presented.	Non-compliance SGH-03-NC-01 Non-compliance raised against Condition C4 during the audit triggers a non-compliance against Condition A2(a). Addressing the non-compliance against Condition C4 will automatically address the non-compliance against Condition A2(a).	Non-Compliant

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			<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 • 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 			

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			<ul style="list-style-type: none"> 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 Landscape Plans prepared by Site Image <ul style="list-style-type: none"> 100 – REV F – Landscape Plan Ground Floor – 4/03/2023 101 – REV F – Landscape Plan Level 1 – 24/03/2023 104 – REV B – Landscape Plan Level 4 – 14/06/2022 105 – REV A – Landscape Plan Level 5 – 28/06/2022 106 – REV A – Landscape Plan Level 6 – 28/06/2022 501 – REV A – Plant Schedule – 22/06/2022 			
1.3.	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
1.4.	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	No inconsistencies, ambiguity, or conflict identified.		Not Triggered

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			document prevails to the extent of the inconsistency, ambiguity or conflict.			
1.5.	A	A5	Limits of Consent This consent lapses five years after the date of consent unless work is physically commenced.	The consent has not lapsed; construction commenced on the 02/05/2023.		Not Triggered
1.6.	A	A6	Prescribed Conditions The Applicant must comply with all relevant prescribed conditions of development consent under Part 4, Division 2 of the EP&A Regulation.	This relates to compliance with BCA, which is attained as per; Crown Certificate 1 (CC1) – Cert. No. 222413/01, dated 28/04/2023; Crown Certificate 2 (CC2) – Cert. No. 222413/02 <i>Inground Services and Structure, excl Structural Steel</i> , dated 03/08/2023; Crown Certificate 3 (CC3) – Cert. No. 222413/03 balance of works (Architectural, Structure and Services) excluding Public Domain and Landscaping, dated 20/05/2024.		Compliant
1.7.	A	A7	Planning Secretary as Moderator In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	No disputes have occurred to date.		Not Triggered
1.8.	A	A8	Evidence of Consultation Where conditions of this consent require consultation with an identified party, the Applicant must: a) consult with the relevant party prior to submitting the subject document for information or approval; and b) provide details of the consultation undertaken including: i. the outcome of that consultation, matters resolved and unresolved; and	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		Compliant

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			ii. details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	<p><i>Unexpected Finds – Historic Heritage</i> and AN11 Handling of Asbestos, no consultation has been required, as these conditions have not triggered during the audit period.</p> <p>Ongoing consultation with Georges River Council (GRC) regarding - Public domain and stormwater infrastructure works – feedback regarding design development – almost at final design ahead of CC4. Resolution not yet reached regarding underground services. The meeting is being arranged among GRC, BESIX Watpac and HI for the resolution of underground services works. Sighted email correspondence between BESIX Watpac and GRC, dated 12 June 2024.</p>		
1.9.	A	A9	<p>Staging</p> <p>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.</p>	<p>No changes in Staging Report – St George Hospital Stage 3, SSD: 39170713, Rev 01, 16/03/2023.</p> <p>Aconex correspondence BWTP-GCOR-000224 from McKenzie Group to B. Watpac dated 21/03/2023 with comments and approval of staging report.</p> <p>CC1 – Demo, ACB Perimeter retention, Excavation – Completed.</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>CC3 - balance of works (Architectural, Structure and Services) excluding Public Domain and Landscaping – commencing soon. Sighted Cert No. 222413/03 by McKenzie Group dated 20/05/2024.</p>		Compliant
1.10.	A	A10	<p>A Staging Report prepared in accordance with condition A9 must:</p> <p>a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;</p>	<p>The Staging Report includes:</p> <p>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:</p> <ol style="list-style-type: none"> 1. Crown Certificate 1 – Demolition, ACB Perimeter Retention, Excavation 2. Crown Certificate 2 – In-ground Services & Structure 		Compliant

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			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.	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		
1.11.	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 completed for CC1, which includes Demolition, ACB Perimeter Retention, Excavation; works are progressing for CC2, which includes inground services and works on the structure; and works commencing soon for CC3, which includes balance of works (Architectural, Structure and Services) excluding Public Domain and Landscaping.		Compliant
1.12.	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 upon the review of the applicable conditions for Stage 1 works.		Compliant
1.13.	A	A13	Staging, Combining and Updating Strategies, Plans or Programs The Applicant may: 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	There is no staging of management plans for the project. All management plans cover both Stages of the project.		Compliant

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			<p>the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program);</p> <p>b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and</p> <p>c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).</p>			
1.14.	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 have been no submissions required to the Planning Secretary in accordance with condition A13.		Not Triggered
1.15.	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
1.16.	A	A16	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	<p>Applicable for updated drawings submitted under SSD-39170713 Mod-2.</p> <p>All revised management plans have superseded the previous versions.</p>		Compliant
1.17.	A	A17	<p>Structural Adequacy</p> <p>All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.</p>	<p>Meinhardt are the Structural Engineers for all Crown Certificates.</p> <p>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.</p>		Compliant

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			<p><i>Notes:</i></p> <ul style="list-style-type: none"> • <i>Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.</i> • <i>Under section 21 of the Coal Mine Subsidence Compensation Act 2017, the Applicant is required to obtain the Chief Executive of Subsidence Advisory NSW's approval before carrying out certain development in a Mine Subsidence District.</i> 	<p>Structural Design Certificate Re: SGH S3, SSD-39170713, Structural Design Certificate – CC2, dated 31/07/2023.</p> <p>CC3 - Structural steel on rooftop and bridge and blockwork in basement.</p> <p>Sighted Structural Design Certificate by Meinhardt – CC3, dated 3 April 2024. This certificate also covers the blockworks.</p>		
1.18.	A	A18	<p>External Walls and Cladding</p> <p>The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.</p>	<p>Sighted External Walls System Disclosure Statement by eureka façade engineering, dated 28 March 2024.</p> <p>Sighted External Wall System Disclosure Statement by Dukon group (installer), dated 28 March 2024.</p> <p>Sighted External Walls System Disclosure Statement by JACOBS (architect), dated 28 March 2024.</p>		Compliant
1.19.	A	A19	<p>External Materials</p> <p>The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided:</p> <ol style="list-style-type: none"> a) the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials; b) the quality and durability of any alternative material is the same standard as the approved external building materials; and c) a copy of the documentation given to the Certifier is to be provided to the Planning Secretary within seven days after the Certifier accepts it. 	<p>External Materials are part of External Walls System Disclosure Statement – as above</p> <p>Construction Certificate 3 was issued on 20 May 2024 and included External Materials documentation relevant to CoA A19. The information was provided to DPHI from HI on 28 May 2024 – Sighted portal receipt SSD-39170713-PA-22– 8 days following acceptance by the Certifier.</p> <p>The Auditor understands that the information was initially provided to HI on 24 May 2024 for submission to DPHI, however a HI requested a written statement from the Certifier confirming that they were satisfied with the submission, resulting in exceeding the 7-day timeframe by 1 day.</p>	<p>Opportunity for Improvement</p> <p>SGH-03_OFI-01:</p> <p>It is recommended that the project team adopt the position in where the Certifier's 'acceptance' of information is taken to be the day of issuing the construction certificate and that HI to commit to the timely review and submission of documentation to DPHI to avoid potential late submission of documents</p>	Compliant

St George Hospital Redevelopment (Stage 3)

Independent Environmental Audit

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
1.20.	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.	Based upon compliance achieved, work is the appeared to be done in accordance with current guidelines to the date of the consent.		Compliant
1.21.	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
1.22.	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>	Ceased un-attended noise monitoring in January 2024. Attended noise monitoring – weekly by BESIX Watpac. Reports are available on the project website. Sighted Noise monitoring reports from January 2024 to May 2024. No exceedance recorded in this audit period. Vibration monitoring to recommence in Stage 2.		Compliant
1.23.	A	A23	Access to Information At least 48 hours before the commencement of construction until the completion of all works under this	Website URL: https://www.hinfra.health.nsw.gov.au/projects/project-search/st-george-hospital-redevelopment-%E2%80%93-stage-3		Compliant

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			<p>consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <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 the 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) 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, 3 complaints recorded to date, 1 complaint within audit period; (ix) Independent environmental audit report 1 & 2 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>		

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
1.24.	A	A24	Compliance The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	Sub-contractors receive all documents upon commencement including the SSD conditions of consent as part of their contracts Sighted Aconex correspondence for DJD brick and block laying– SSD conditions included in the contract pack, dated 11 March 2024 – Mail no. BWTP-TRANSMIT-001517. Conditions of consent are also referenced in Site Inductions. Sighted: Site Induction – includes Slide 72 - Environmental references CEMP and Mod-2. States that it's the sub-contractors responsibility to comply with SSD requirements and CEMP. Slide 5 – Project details include standard construction hours. Slide 75 – Environmental includes environmental aspects, impacts and noise. Watpac has included all the SSD consent requirements in their plans. These are issued to contractors and implementation onsite is monitored through regular inspections. SSD consent requirements are also available on Aconex.		Compliant
1.25.	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
1.26.	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
1.27.	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	No non-compliances identified during this audit period.		Not Triggered

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.			
1.28.	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
1.29.	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
1.30.	A	A30	Revision of Strategies, Plans and Programs Within three months of: <ul style="list-style-type: none"> a) the submission of an incident report under condition A26; b) the submission of an Independent Audit under condition C37 or C39; c) the approval of any modification of the conditions of this consent; or d) the issue of a direction of the Planning Secretary under condition A3 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.	Sighted record of toolbox Meeting form 'S03-01-01' for review of staging report, plans and strategies after audit – no changes, dated 19 February 2024. Sighted toolbox meeting form 'S03-01-01' for review of CEMP and staging report – no changes, dated 19 May 2024 BESIX Watpac had addressed the previous OFI by recording document reviews manually on a hard copy 'Record of Toolbox Meeting – S03-01-01' form.	Opportunity for Improvement SGH-03_OFI-01: Should the project wish to adopt a manual record keeping process, it is recommended to create a specific form for 'Record of Management Plan Review' (or similar), with a specific document number. Alternatively, the project could utilise an online system i.e. Hammertech and utilise a consolidated table to record management plan reviews.	Compliant

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
1.31.	A	A31	<p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.</p> <p><i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i></p>	As above. Reviews have been carried out and no changes have been required.		Not Triggered
2.	PART B		PRIOR TO COMMENCEMENT OF CONSTRUCTION			
2.1.	B	B1	<p>Notification of Commencement</p> <p>The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.</p>	Notification submitted first from BESIX Watpac to Johnstaff then submitted to the Department as per portal receipt SSD-39170713-PA-3. Submission included attachment letter dated 20/04/2023 confirming commencement of construction as 27 April 2023. Actual commencement date occurred 2 May 2023.		Compliant
2.2.	B	B2	<p>If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.</p>	Notification of commencement for CC3 submitted to DPHI, dated 21 May 2024. Sighted portal receipt SSD-39170713-PA-20, dated 21 May 2024.		Compliant
2.3.	B	B3	<p>Certified Drawings</p> <p>Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.</p>	<p>Structural Design Certificate dated 26/04/2023 for Mod 1 presented for Crown Certificate 1 from Meinhardt.</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

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
				Sighted Structural Design Certificate by Meinhardt – CC3, dated 3 April 2024. This certificate also covers the blockworks.		
2.4.	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.	Sighted External Walls System Disclosure Statement by eureka façade engineering, dated 28 March 2024. Sighted External Wall System Disclosure Statement by Dukon group (installer), dated 28 March 2024. Sighted External Walls System Disclosure Statement by JACOBS (architect), dated 28 March 2024. Construction Certificate 3 was issued on 20 May 2024 and included External Materials documentation relevant to CoA A19. The information was provided to DPPI from HI on 28 May 2024 – Sighted portal receipt SSD-39170713-PA-22– 8 days following acceptance by the Certifier. The Auditor understands that the information was initially provided to HI on 24 May 2024 for submission to DPPI, however a HI requested a written statement from the Certifier confirming that they were satisfied with the submission, resulting in exceeding the 7-day timeframe by 1 day.	Opportunity for Improvement SGH-03_OFI-01: It is recommended that the project team adopt the position in where the Certifier's 'acceptance' of information is taken to be the day of issuing the construction certificate and that HI to commit to the timely review and submission of documentation to DPPI to avoid potential late submission of documents	Compliant
2.5.	B	B5	Pre-Construction Dilapidation Report – Protection of Public Infrastructure Prior to the commencement of any construction, the Applicant must: a) consult with the relevant owner and provider of services and Infrastructure that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the 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	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.		Compliant

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			<p>(including roads, gutters and footpaths) that have potential to be affected;</p> <p>c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and</p> <p>d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary within 48 hours when requested.</p>	<p>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.</p> <p>d) The Department has not yet requested a copy of the Pre-Construction Dilapidation Report.</p> <p>No new evidence for the audit period.</p>		
2.6.	B	B6	<p>Pre-Construction Survey – Adjoining Properties</p> <p>Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of buildings that are likely to be impacted by the development.</p>	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
2.7.	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.	<p>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.</p> <p>Condition Report 130507 Rev A prepared by Meinhardt Australia dated 17/04/2023.</p>		Compliant
2.8.	B	B8	<p>Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition B7, the Applicant must:</p> <p>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;</p> <p>b) submit a copy of the Pre-Construction Survey Report to the Certifier; and</p> <p>c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary within 48 hours when requested.</p>	No requests have been made in relation to this condition		Not Triggered

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
2.9.	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 "Re: CC3 ESD letter design statement", dated 11 April 2024, noting the project complies with the SSD conditions B9 and B10. This letter is referenced in CC3 – Item 34.		Compliant
2.10.	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 "Re: CC3 ESD letter design statement", dated 11 April 2024, noting the project complies with the SSD conditions B9 and B10. This letter is referenced in CC3 – Item 34.		Compliant
2.11.	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.	Sighted Design Statement Electrical Services by New Edge Group Electrical, dated 14 May 2024, noting the compliance with SSD condition B11. This letter is referenced in CC3 – Item 20.		Compliant
2.12.	B	B12	Demolition Prior to the commencement of construction, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.	A small amount of demolition occurred for Stage 1 – awning at JH Burt Wing building. 'Excel Demolition' statement dated 6 April 2023 presented as evidence. Standard 2601-2001 – The Demolition of Structures included within the statement. Also included in CC1, Item No. 7. Demolition Management Plan, Rev 1, dated 6 April 2023 included in CC1, Item No. 10 and as presented. Prepared by Excel Demolition for the Burt Nielson Wing Façade. DMP includes Excel Demolition licences – Restricted Demolition Licence AD204924 for the period of 15/06/2007 to 02/07/2023,		Compliant

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
				<p>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>Demolition will trigger again during Stage 2.</p>		
2.13.	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
2.14.	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: https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval 	<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 (DPHI 2020)</p> <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>		Compliant

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			<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. 			
2.15.	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 is unchanged since the previous audit.</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>		Compliant

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
				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.		
2.16.	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) and is unchanged since the previous audit.</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
2.17.	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 	<p>A Construction Noise and Vibration Management Sub-Plan has been developed (Ref. 20230367.7/2104A/R0/WY, Rev 0, 21 April 2023) and is unchanged since the previous audit.</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. 		Compliant

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			<p>Noise Guideline (DECC, 2009), including in relation to sensitive receivers within existing hospital buildings;</p> <p>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;</p> <p>d) include strategies that have been developed with the community for managing high noise generating works;</p> <p>e) describe the community consultation undertaken to develop the strategies in condition B17(d);</p> <p>f) include a complaints management system that would be implemented for the duration of the construction; and</p> <p>g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B14.</p>	<p>b) Included as part of Section 6.1.1 NSW EPA Interim Construction Noise Guideline.</p> <p>c) As per Section 9. "Recommendation", 10. "Control of construction noise and vibration – procedural steps" and 11. "Additional noise and vibration control methods".</p> <p>d) Section 9 Recommendation. Managed through letter box drops and community consultation.</p> <p>e) Section 12 "Community interaction and complaints handling"</p> <p>f) Section 12 "Community interaction and complaints handling"</p> <p>g) Section 12.3 "Reporting Requirements"</p>		
2.17.1.	B	B17A	<p>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.</p>	<p>Stage/Phase 2 works have not yet commenced.</p>		Not Triggered
2.18.	B	B18	<p>The Construction Waste Management Sub-Plan (CWMSPP) must address, but not be limited to, the procedures for the management of waste including the following:</p> <p>a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use for materials to remain;</p> <p>b) information regarding the recycling and disposal locations; and</p> <p>c) confirmation of the contamination status of the development areas of the site based on the validation results.</p>	<p>A Construction Waste Management Sub-Plan has been prepared by Bingo Industries and includes the following:</p> <p>a) Section "Typical Composition of Bingo's Wastes inwards".</p> <p>b) As included in Section: Bingo's recycling centres with applicable EPLs.</p> <p>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>		Compliant

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
				The PEMP also includes Standard Environmental Protocol 7.17 – Waste Management Plan.		
2.19.	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> <p>CTMP sent to sub-contractors via Aconex as part of sub-contractor onboarding process.</p> <p>Sighted Chain of responsibility management plan for heavy vehicles, dated 13 April 2023.</p> <p>Provided to sub-contractors during WHSE on boarding process – sighted Aconex correspondence to HVAC – Mail no. BWTP-GCOR-012923, dated 16 May 2024.</p>		Compliant
2.20.	B	B20	<p>Construction Parking</p> <p>Prior to the commencement of any construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers for each stage in order to minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be published on the Applicant’s website in accordance with condition A23. This condition cannot be staged.</p>	<p>Included as part of Crown Certificate CC1, Item 8.</p> <p>The strategy is under the Construction Traffic Management Plan (CTMP), Rev 5, dated 10 March 2023, “Parking for Site Workers” Section.</p> <p>The CTMP is published on the project website.</p> <p>Strategy is implemented as per BESIX Watpac Onsite Induction March 2023_St George Rev 12 (slide 5). Nearest Car Park (map).</p> <ul style="list-style-type: none"> • No parking on site • There is no parking permitted on site or within 200m from the hospital campus. • There is no parking in the St George Hospital visitor car park permitted. 		Compliant

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
				<ul style="list-style-type: none"> Any workers parking within the 200m exclusion zone will be refused entry to site. 		
2.21.	B	B21	Soil and Water Prior to the commencement of construction, the Applicant must: <ol style="list-style-type: none"> install erosion and sediment controls on the site to manage wet weather events; and 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
2.22.	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
2.23.	B	B23	Operational Noise – Design of Mechanical Plant and Equipment Prior to installation of mechanical plant and equipment: <ol style="list-style-type: none"> 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 evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under (a) have been incorporated into the design to ensure the development will not exceed the project noise trigger levels identified in the Noise and Vibration Impact Assessment prepared by JHA and dated 25 August 2022. 	Design Statement Acoustic BY Acoustic Logic for B23, dated 19 March 2023. Document provided – Acoustic addendum to tender specification – doc ref: 20230367.7/1441A/R1/WY. Letter sighted from HVAC, dated 9 April 2024. Re: St George hospital – letter of intent – da design requirements. certification for B9, B10 and B23. Item B23 – acoustic expert will provide a detailed report of any mitigation measures require – refer to acoustic logic. Acoustic Logic have conducted a review of the acoustic specification. Sighted addendum letter “Acoustic Addendum to Tender Specification”, dated 17 May 2024. No mitigation measures identified.		Compliant

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
				Acoustic logic will certify final designs at end of project.		
2.24.	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
2.25.	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 CC4. Reference Council correspondence under A8.		Not Triggered
2.26.	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
2.27.	B	B27	Crime Prevention Through Environmental Design Prior to the commencement of any construction, unless otherwise agreed by the Planning Secretary, the Applicant	Incorporated within Construction Certificate CC1, certification by Jacobs 21/04/2023 ref IA 256500 Crime Prevention through Environmental Design included.		Compliant

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			must demonstrate to the Certifier that the recommendations within the Crime Prevention Through Environmental Design report prepared by Ethos Urban, dated 21 July 2022 have been incorporated into the development.	Crime Prevention considerations were addressed in Mod-2 design drawings.		
3.	PART C		DURING CONSTRUCTION			
3.1.	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
3.2.	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: Sighted records for Telehandler 25491-8, dated 21 May 2024 and inducted on 15 May 2024. Sighted logbook and prestart up till 6 June 2024. Also sighted maintenance service book – last serviced on 2 May 2024. Presented record for telehandler operator, dated 28 February 2024, includes all licenses, certificates and training.		Compliant
3.3.	C	C3	Demolition	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		Compliant

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B12.	Demolition 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)		
3.4.	C	C4	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: c) between 7am and 6pm, Mondays to Fridays inclusive; and d) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	On 2 August 2023 the NSW EPA received a noise complaint at 1:42am regarding alleged noisy construction activities at the site. The complaint was referred to DPHI for investigation on 4 August 2023. In March 2024 the project was advised of the investigation by DPHI. On 29 May 2024 DPHI issued Watpac an Advisory Letter in relation to the outcome of the investigation of the noise complaint. The complaint was entered into the project's complaint register on 29 May 2024. It is understood that construction activities were undertaken outside of standard construction hours for the delivery and installation of B-class hoarding, including the use of noisy equipment. The Advisory Letter stated that the ROL and hoarding installation approval which were obtained for the works are not approvals to undertake construction works outside of the construction hours listed under CoA C4(a). Further, CoA C6(a) only applies to the delivery of the hoarding, not the installation. The Advisory Letter confirmed that DPHI would not take enforcement action after considering a number of matters including the project's strong performance to date. The auditor understands that the event occurred during the previous audit period, however it has only come to the project's attention during the current audit period.	Non-compliance SGH-03_NC-02 Construction activities were undertaken outside of construction hours without appropriate approvals in place. It is recommended that project should seek a variation to standard construction hours from the Planning Secretary in accordance with CoA C6(e) for any additional out of hours construction works.	Non-compliant
3.5.	C	C5	Notwithstanding condition C4, provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours:	Out of Hours Work not carried out under this condition during the audit period.		Not Triggered

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			a) between 6pm and 7pm, Mondays to Fridays inclusive; and b) between 1pm and 5pm, Saturdays.			
3.6.	C	C6	Construction activities may be undertaken outside of the hours in condition C4 and C5 if required: a) by the Police or a public authority for the delivery of vehicles, plant or materials; or b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or c) where the works are inaudible at the nearest sensitive receivers; or d) for the delivery, set-up and removal of construction cranes, where notice of the crane- related works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or e) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works.	No out-of-hours work undertaken during the audit period.		Not Triggered
3.7.	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.	None required during the audit period		Not Triggered
3.8.	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.	No high noise activities undertaken during the audit period.		Not Triggered
3.9.	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-8534 dated 6 June 2024. Details include environmental section – one positive observation OBS-6276 for attended noise monitoring – noise level acceptable. Photo evidence of CABAC Noise Monitor – 		Compliant

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
				<p>T325. Sighted calibration certificate – serial no. 23030065.</p> <ul style="list-style-type: none"> Inspection ISP-8369 dated 4 June 2024. One observation OBS-6075 for Wideform Subcontractor to clean up loose items – L2 scaffold. Action was medium – 3 days. Inspection ISP-8171 dated 30 May 2024. One observation OBS-5914 for level 1 – steelage in access way. Action was assigned to steel contractor. Action was medium – 3 days. <p>Attended noise monitoring is included in weekly environmental inspections.</p> <p>Observations may be raised at any time. Observations are assigned to sub-contractor. 4 overdue actions around about 1 week overdue.</p> <p>Aconex correspondence for Safety walk sighted – overdue actions are reminded to the subbies, dated 4 June 2024. Mail no. BWTP-GCOR-013710.</p>		
3.10.	C	C10	Construction Traffic All construction vehicles (excluding site personnel vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.	<p>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.</p> <p>Refer to photos included under Appendix F.</p> <p>Presented Work zone permit from 7/8/2023 to 31/10/2024, app no. APP2023/0161.</p> <p>Work zone payment receipt sighted from Georges River Council; receipt no. 2120689 dated 15 August 2023.</p>		Compliant
3.11.	C	C11	Hoarding Requirements The following hoarding requirements must be complied with:	<p>Hoarding as verified during site inspection. Mesh with HI branding.</p> <ul style="list-style-type: none"> a) No third-party advertising was present; b) No graffiti to date. 		Compliant

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			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.	Refer to photos, Appendix F. Note: last portion of hoarding still to be completed.		
3.12.	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
3.13.	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.	Attended noise monitoring reports are available on website. Sighted Noise monitoring reports from January 2024 to May 2024. No exceedances to date. Attended noise monitoring is included in weekly environmental inspections.		Compliant
3.14.	C	C14	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C4.	CTMP section "Construction Vehicles Movement/Work Zones" states that BESIX Watpac will ensure that no vehicle shall make deliveries outside Council's approved DA site hours with the exception of oversized loads approved by relevant authorities. BESIX Watpac Onsite Induction presented to all contractors. Working hours as per Project Details slide 5. Includes note: construction vehicles (including concrete agitator trucks) must not arrive at the site or surrounding residential precincts outside of the construction hours of work. No complaints have been received due to vehicles arrival outside construction hours during the audit period		Compliant

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
3.15.	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.	Squawkers not currently utilised on site. No plant using tonal alarms identified.		Compliant
3.16.	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).	Vibration monitoring ceased with the completion of CC1. No vibration activities undertaken during the audit period. This condition will be triggered for CC4.		Not Triggered
3.17.	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 to date.		Not Triggered
3.18.	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.	This condition will be triggered for CC4.		Not Triggered
3.19.	C	C19	Air Quality The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	No dust monitoring undertaken during the audit period. Current works are not dust generating activities. Future cutting enclosures may be utilised to prevent dust. No evidence of dust during site inspection.		Compliant
3.20.	C	C20	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;	The following were verified during the site inspection: a) Current works are not dust generating activities. Future cutting enclosures may be utilised to prevent dust.; b) trucks leaving with loads covered is a legal requirement;		Compliant

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			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.	c) No mud tracking observed; d) Roads adjacent to the site were clean e) Stabilisation works carried out as necessary.		
3.21.	C	C21	Soil and Water All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.	An onsite stormwater is located at a low point and may be impacted by sediments during rainfall. While environmental controls were in place (geofabric lining), it was observed that an additional layer of control (i.e., coir logs or sand bags) would be beneficial.	Refer to ISS-01	Compliant
3.22.	C	C22	Imported Fill The Applicant must: a) ensure that only VENM, ENM, or other material that meets the requirements of a relevant order and exemption issued by the EPA, is brought onto the site; b) keep accurate records of the volume and type of fill to be used; and c) make these records available to the Certifier and/or the Planning Secretary within seven days upon request.	No imported material during the audit period.		Not Triggered
3.23.	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 is being pumped into holding tank below basement 2. The capacity of the tank is 16KL. Council Approval to be obtained for discharge to the council Storm Water system. No active discharge required to this stage.		Compliant

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
3.24.	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) The Vanguard Safety Manager App is used, with notifications to all workers onsite if any emergency event occurs. Presented Project Emergency Response Plan Version 12, dated 27 May 2024. The recent updates were regarding Emergency Response Review / Drill schedule and Jumpform Rescue Procedure.		Compliant
3.25.	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. Stormwater design has been further developed. Stormwater designs are being revised in response to Council feedback. Will be completed prior to CC4. A temporary measure needs to be determined with Council in between Stage 1 and Stage 2. OSD construction falls under Stage 2.		Compliant
3.26.	C	C26	Aboriginal Cultural Heritage Construction must be undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by ecological Australia dated 25 August 2022.	Process as identified within the Project Environmental Management Plan. No unexpected finds to date.		Compliant

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
3.27.	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
3.28.	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;	There have been no unexpected finds of historic heritage so far for this project.		Not Triggered

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			<p>b) depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area as determined in consultation with Heritage NSW; and</p> <p>c) works may only recommence with the written approval of the Planning Secretary.</p>			
3.29.	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 January 2024 to May 2024, with waste classified, e.g. various types of recycling and landfill.</p>		Compliant
3.30.	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>Bingo manage the waste onsite. No demolition waste has been incurred during the audit period.</p>		Compliant
3.31.	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 washout activities are managed through the use of the sub-contractor "Pump-a-dump" service to collect the concrete waste in a vehicle for immediate offsite removal, reducing the risk for onsite spills.</p>		Compliant
3.32.	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>Bingo Reports are used to record the quantities for waste type, proposed reuse and recycling</p> <ul style="list-style-type: none"> – Sighted Bingo report for April 2024 – total recycled waste 94.04%. – Sighted Bingo report for May 2024 – total recycled waster 93.08%. 		Compliant

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
3.33.	C	C33	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	No hazardous materials encountered to date. An unexpected finds checklist (S08-04-70.02) has been developed and will be included in the updated management plan. Notes OH/LAA: Occupational Hygienist / Licensed Asbestos Assessor to be contacted.		Not Triggered
3.34.	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.	Not yet constructed – this will be triggered under CC4		Not Triggered
3.35.	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: 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	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, and obtain classification. 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. No additional investigation required during the audit period.		Compliant

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			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.			
3.36.	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
3.37.	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.	This is the third independent environmental audit, carried out in accordance with the IAPAR 2020, within 6-months of the second audit (January 2024), as notified to DPHI.		Compliant
3.38.	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, Housing and Infrastructure (DPHI) – Ref: SSD-39170713-PA-19, dated 26/05/2024. Approval for auditors has been confirmed until end of project.		Compliant
3.39.	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
3.40.	C	C40	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must:	Presented letter from HI to DPHI "Re: SSD-39170713 - St George Hospital Redevelopment Stage 3" with the audit report and response to findings dated 29/02/2024.		Compliant

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			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.	Sighted APP report for the second audit, dated 2/02/2024. Audit report and response to findings were found in the Project website.		
3.41.	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 DPHI on 29/02/2024, which is within 2 months of the audit, carried out on 11/01/2024.		Compliant
3.42.	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
4.	APPENDIX 1		ADVISORY NOTES			
4.1.	APPX 1	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	Noted examples of permits, approvals for the development, e.g. Presented Work zone permit from 7/8/2023 to 31/10/2024, app no. APP2023/0161. Work zone payment receipt sighted from		Compliant

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	Georges River Council; receipt no. 2120689 dated 15 August 2023.		
4.2.	APPX 1	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. 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
4.3.	APPX 1	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
4.4.	APPX 1	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.	Disabled access & egress – design statement – construction certificate by iAccess consultants, dated 1 May 2024. This statement is prepared by qualified person – Richard Seidman.		Compliant
4.5.	APPX 1	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.	ASP is engaged to design the new substation. ASP submitted the Design to Ausgrid. Ausgrid approved designs. Aconex correspondence from ASP dated 17 November 2023 – mail no. DEPCONS-CADV-000035 confirming the design has been accepted by Ausgrid.		Compliant
4.6.	APPX 1	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	Consultation with the telecommunications providers for the new connections is still in process.		Compliant

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	Sighted email from Ausgrid for the planned critical dates, dated 16 February 2024. Sighted conversation with the NBN Co. for the new connection agreement, last email dated 7 May 2024.		
4.7.	APPX 1	AN7	Road Design and Traffic Facilities All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.	A new drop off zone on Kensington Street to be designed and constructed in the future, islands predicted to be included under Crown Certificate CC4.		Not Triggered
4.8.	APPX 1	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.	No Road Occupancy License required during the audit period.		Not Triggered
4.9.	APPX 1	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. SafeWork attended site 5/06/24 – no comments received.		Compliant
4.10.	APPX 1	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. Sighted application for B-class hoardings dated 15 May 2024. from 17 June 2024 to 21 June 2024 – Time: 7am to 5pm.		Compliant

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
4.11.	APPX 1	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
4.12.	APPX 1	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
5.	APPENDIX 2	WRITTEN INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS				
5.1.	APPX 2	1.	Written Incident Notification Requirements A written incident notification addressing the requirements set out below must be emailed to the Planning Secretary through the major projects portal within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A25 or, having given such notification, subsequently forms the view that an incident has not occurred.	No notifiable incidents have occurred to date.		Not Triggered
5.2.	APPX 2	2.	Written notification of an incident must: (a) identify the development and application number; (b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); (c) identify how the incident was detected;	No notifiable incidents have occurred to date.		Not Triggered

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			<ul style="list-style-type: none"> (d) identify when the applicant became aware of the incident; (e) identify any actual or potential non-compliance with conditions of consent; (f) describe what immediate steps were taken in relation to the incident; (g) identify further action(s) that will be taken in relation to the incident; and (h) identify a project contact for further communication regarding the incident. 			
5.3.	APPX 2	3.	Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.	No notifiable incidents have occurred to date.		Not Triggered
5.4.	APPX 2	4.	<p>The Incident Report must include:</p> <ul style="list-style-type: none"> (a) a summary of the incident; (b) outcomes of an incident investigation, including identification of the cause of the incident; (c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and (d) details of any communication with other stakeholders regarding the incident 	No notifiable incidents have occurred to date.		Not Triggered

Appendix F – Consultation

Consultation with the Department of Planning, Housing and Infrastructure:

From: [Barbara Pater](#)
To: [DPE PSVC Compliance Mailbox](#)
Cc: [Hanna Yazdj](#); [Dylan Jones](#)
Subject: Independent Environmental Audit - St George Hospital Redevelopment (Stage 3) - SSD-39170713
Date: Tuesday, 21 May 2024 10:33:54 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

Dear Sir/Madam,

I am writing to advise that The APP Group – HSEQ Systems and Auditing (APP) is scheduled to conduct the next Independent Environmental Audit of the St George Hospital Redevelopment Stage 3 project, as a requirement of Consent Conditions SSD-39170713. We note that the Department's approval of auditors is currently in progress.

The audit is planned for the 6 June 2024 and will review compliance in accordance with SSD-39170713 Schedule 2: Parts A, B, C, and appendices, as applicable.

In line with the consultation requirements of the *Independent Audit Post Approval Requirements 2020, Section 3.2*, APP seeks your input into the scope of the audit and advice on any particular areas where you would like us to focus on.

Please also advise if you wish for any stakeholders to be contacted to obtain their input into the scope of this audit.

Regards,

Barbara Pater
Exemplar Global Lead Environmental Auditor | Consultant – HSEQ Systems and Auditing



0415 764 785 | app.com.au
Gadigal Country | Level 14, 10 Spring Street, Sydney, NSW 2000



The APP Group acknowledges Aboriginal and Torres Strait Islander Peoples as the Traditional Custodians of the Land, Rivers and Sea. We acknowledge and pay our respects to Elders past, present and emerging.

This email and any files transmitted with it are confidential and intended solely for the use of the individual to whom it is addressed. If you have received this email in error, please inform the postmaster@app.com.au or the sender.
APP Corporation Pty Limited, ABN 29 003 764 770.

Appendix G – Audit Photos

Audit Photos – 6 June 2024 – St George Hospital Redevelopment (Stage 3)

Audit Photos – 6 June 2024



Main site entrance on Kensington Street.



Secured site entrance via turnstiles.

Audit Photos – 6 June 2024



Site compound with company policies displayed.



Site compound kept generally neat and tidy.

Audit Photos – 6 June 2024



General site activities in progress. Note the progression of various jumpformwork.



Onsite waste bins within capacity.

Audit Photos – 6 June 2024



Spill kits present and free of litter.



Dangerous good stored on dedicated spill trays.

Audit Photos – 6 June 2024



Stormwater drains protected with geofabric lining throughout the site.



Traffic control on Kensington Street showing delivery via crane in progress.

Audit Photos – 6 June 2024



ISS-01 – It was recommended that an additional layer of controls i.e. sand bags or coirlogs be implemented to protect this stormwater drain due to it being at a low point with nearby exposed surfaces.



ISS-02 - it was observed that construction materials were leaning against the heritage listed brick wall of the adjacent fire station, which forms part of the project boundary. All items should be moved away from the heritage wall and consideration given to the use of protection measures to avoid potential impact and damage occurring.



The APP Group

app.com.au