

Prepared for Health Infrastructure and Hindmarsh Constructions

Independent Audit Report

Sutherland Hospital SSD-11099584

Sutherland, NSW

October 2023

Project Number: A2100949

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Executive summary

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

Natascha Arens and Olivia Merrick of NGH Pty Ltd were engaged to undertake this fourth construction independent audit of the project.

The objectives of the audit were to conduct an independent review of compliance with the Conditions of Approval SSD-11099584, issued by the Minister for Planning and Public Spaces. Approval was received on the 21 October 2021, with a Modification (Mod 1) approved on the 8 June 2023. The audit was conducted in accordance with the requirements of the Independent Audit Post Approval Requirements, May 2020 (DPIE 2020).

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

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

This audit found four (4) non-compliances with conditions, out of a total of 148 conditions of approval.

1. Introduction

1.1. Background

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

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

The project is subject to a State Significant Development (SSD-11099584). The project approval was obtained from the then New South Wales (NSW) Minister for Planning and Public Spaces on the 21 October 2021 and subsequent modification 1 approved on the 8 June 2023.

The project is in the final stages of construction with only final fit out, parking areas, external lighting, landscaping and wayfinding signage yet to be completed.

1.2. Audit Team

The audit was undertaken by Natascha Arens, Exemplar Global Certified Principal Environmental Auditor, supported by Olivia Merrick. Natascha has around 25 years' experience as an environmental professional and 20 years of auditing experience. Notification of changes to the audit team was provided to DPE on the 14 September 2023. Natascha Arens remains as the lead auditor with Olivia Merrick supporting her. This change to the audit team was approved by the Department of Planning and Environment in a letter dated 26 September 2023 (**Appendix B**).

1.3. Objectives

The objectives of the audit were to conduct an independent review of compliance with the Conditions of Approval SSD-11099584 and Mod 1 issued by the Minister for Planning and Public Spaces on the 21 October 2021 and the 8 June 2023 respectively. The audit was conducted in accordance with the requirements of the Independent Audit Post Approval Requirements, May 2020 (DPIE 2020).

1.4. Audit Scope

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

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

1.5. Audit Period

The audit period for this audit was from the finalisation of the third audit report 14 April 2023 to the site inspection component, undertaken on the 15 September 2023. The audit program required the fourth audit to occur within 26 weeks of the third audit (on or before Friday 13 October 2023).

2. Audit Methodology

2.1. Selection and endorsement of audit team

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

DPE were notified that Olivia Merrick would be undertaking the site component of the audit for this fourth audit. Natascha Arens continued as the lead auditor and primary author of this report.

2.2. Scope Development

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

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

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

2.3. Compliance evaluation

Document review was undertaken from the 20 September to the 4 October 2023, in addition to a site visit on 15 September 2023. The document review included a review of the Conditions of Approval, all management plans and sub plans and available desktop information to determine evidence of compliance.

An Opening Meeting was held on 15 September 2023 at 9.30am on site. Present at the opening meeting were:

- Olivia Merrick (NGH – Independent Auditor)

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

The final audit report was issued to Hindmarsh, CBRE and HI on the 9 October 2023.

2.4. Site interviews

Site interviews occurred with the following staff:

- Gavin Statham (Turner & Townsend Project Manager (HI representative)
- Aivy Le (Hindmarsh Construction contractor - Site Engineer)

2.5. Site Inspection

A site inspection was conducted at 10am on 15 September 2023. The purpose of site visit was to undertake an inspection of works on site, view the site and access arrangements and gain an understanding of the current scope of the works.

2.6. Consultation

Given the contained nature of the project to the hospital grounds and given that there are no road works associated with the project, consultation with agencies such as council or Transport for NSW was not considered necessary. Consultation was undertaken with DPE during the audit process. DPE requested the following be addressed during the audit:

- Please assess whether required information is provided on the project website, including but not limited to, the project's response to audit recommendations (**RAR**) and an up-to-date complaints register.

This has been addressed via the compliance table – note there are non conformances in relation to these items refer Section 3.4 below.

NSW Planning also requested that the following information is included in the IEA report:

- A description of the stage of works, including commencement notifications to NSW Planning; and
- The roles of management and construction contractors.

A description of the stage of works is provided in Section 1.1 and the project team are included in Section 2.4.

2.7. Compliance Status Descriptors

The compliance descriptors used in this report are:

- | | |
|----------------------|---|
| Compliant | Requirement has been met |
| Non-Compliant | Requirement has not been met |
| Not Triggered | Requirement not relevant to the current stage of work |

3. Audit Findings

3.1. Approval and Document List

The list below includes all documentation reviewed to check compliance. The text in **Bold** are documents reviewed during the preparation of the second audit, text in **Bold underline** were additional documents provided for the third audit, with text in **Bold underline italics** denoting documents provide for this fourth audit.

Environmental Impact Statement (EIS) and Planning Consent documentation:

- Development Consent SD-11099584
- Environmental Impact Statement – The Sutherland Hospital Operating Theatre Upgrade (Architectus April 2021)
- **Mod 1 – consolidated consent approved 8 June 2023**

Plans, sub plans and reports including:

- **Independent Audit Report (NGH April 2023)**
- **Environmental Management & Sustainability Plan(EMP) Prepared by Hindmarsh 3/01/2023**
- **DWP (Noble works construction 14/3/2023)**
- **Final Remediation Action Plan (JK environments Dec 2022)**
- **Phreatic Consulting Site Auditor Report (20 January 2023)**
- **Tim Chambers Site auditor statement 20 January 2023**
- **Operational Plant and Equipment Certifier Compliance January 2023**
- **NBRS Letter dated 22 June 2022 re compliance statement with A19, B4, and D2**
- **Extended working hours acoustic assessment (Pulse White Noise Acoustics April 2022)**
- **Extended working hours compliance assessment (Pulse White Noise Acoustics June 2022)**
- **Independent Audit Report (NGH March 2022)**
- **Arcadia Landscape plans Issue 3 dated 11 April 2022**
- Phreatic Consulting: Interim Advice 1, AUDIT Sutherland Hospital Part A - Operating Theatre Complex: Review of Remedial Action Plan 1/2/2022
- Phreatic Consulting Interim Advice 2, AUDIT Sutherland Hospital Part A - Operating Theatre Complex: Review of Site Assessment 9/2/2022
- Acor consultants Structural engineering certificate for early works 15/12/2021
- Acor consultants Structural engineering certificate for Main building works and refurbishment of the existing Level 3 Theatre 4/3/2022
- Construction staging report prepared by Health Infrastructure November 2021
- Project Solutions Pty Limited: Kareena Road, Caringbah The Sutherland Hospital Dilapidation Report 20/10/2021
- Demolition work plans Noble Works Australia Pty Ltd 25/11/2021
- Environmental Management & Sustainability Plan(EMP) Prepared by Hindmarsh 14/10/2021
- Soil and Erosion Sediment Control plan – CV-DG-50001 issued 4.2.2021
- Construction Traffic and Pedestrian Management Plan The Sutherland Hospital Operating Theatre Complex –Rev04 (Prepared by Emma Clohessy on behalf of Hindmarsh)

- The Sutherland Hospital, Operating Theatre Upgrade – Construction Noise and Vibration Management Sub-Plan 20/10/2021 Prepared by Pulse White Noise Acoustics
- Soil and Erosion Sediment Control plan – CV-DG-50001 issued 4.2.2021
- Plant Schedule prepared by Arcadia 13/4/2021
- Arcadia L-401 to 405 landscape plans
- JHA Consulting Engineers ESD Services Certificate of Design for CC#2 28/2/2022
- Project Management Plan
- EIG005 Atmospheric Emissions
- EMP - EIG012-Heritage \Culture Management \Disturbance
- Emma Clohessy Licence number 0052225057 exp 27/11/22
- JEC Air conditioning Design Certificate- Mechanical Services
- Driver code of conduct
- JK Environments letter report 10/1/2022
- JK environment report 17/12/2021
- Asbestos removal control plan 25/11/2021 prepared by Serve Group PTY LTD – asbestos licence holder
- JK Environments report on revised remediation Action Plan March 2022

Correspondence including:

- **Approval of changes to the audit team (correspondence dated 14 and 26 September 2023)**
- **Notice of determination for Mod 1 (letter dated 22 June 2023)**
- **Post approval documentation dated 17/4/2023 DPE – HI re A27 & A28**
- **Aconex correspondence with the certifier re with lighting design statement 3/10/2023 re B11**
- **Email to DPE dated 14/9/2023 re C39 Audit team**
- **DPE response to audit team dated 28 Sept 2023 re C 39 Audit team**
- **DPE RFI email dated Friday, 29 September 2023.**
- **DPE Warning Letter regarding C 39 (11 May 2022)**
- **Email receipt dated 7/4/2022 regarding receipt of Audit report 1 and notification of non compliances**
- Arcadia Landscape Architecture letter re B23 21/3/2022
- Council correspondence: Email dated 6/10/2021
- Return email from Council dated 19/1/2021
- TFNSW Correspondence 30/11/2021 & 1/12/2021
- NBRS architecture letter dated 11/2/2022
- Email correspondence with Council – 1/11/2021
- Letter to residents Dated 15/11/2021 and CVNMP
- DPIE Submission via planning portal dated 06/12/2021
- DPIE post approval forms 6/12/2021, 31/1/2022
- Council correspondence: Email dated 6/10/2021
- Return email from Council dated 19/1/2021
- TFNSW Correspondence 30/11/2021 & 1/12/2021
- DPIE communication dated 06/12/2021

- Aconex correspondence and letter to certifier dated 1/12/2021
- CBRE correspondence dated 15/12/2021

Other documentation

- **Emergency Drill 30/5/2023**
- **EIG Tree protection dated 9/8/2023**
- **Weekly SQE inspections records:**
 - **20/07/2023**
 - **27/07/2023**
 - **3/08/2023**
 - **10/08/2023**
 - **17/08/2023**
 - **24/08/2023**
 - **31/08/2023**
 - **7/09/2023**
 - **14/09/2023**
 - **29/12/2023**
 - **22/12/2023**
 - **15/12/2023**
 - **8/12/2023**
- **Waste & recycling report Kamliaroi June July and August 2023.**
- **Inspection records 28/3/2023 – Manitou (telehandler) – 250 hour service check**
- **Inspection records - Onsite repair record 21/2/2023**
- **Inspection record EWP – onsite form 22/02/2023 – 24/3//2002 – no inspection required**
- **Inspection record - Crane 12 January 2023- service history record noted**
- **Weekly SQE inspections records:**
 - **4/2/2023**
 - **23/3/2023**
 - **16/3/2023**
 - **9/3/2023**
- **Soil erosion Environmental and Sustainability checklist – 27/2/2023**
- **Noise emission E&S Checklist – 25/1/2023**
- **EIF social impact (checks traffic management, community impacts – mud dust and noise) Checklist 28/11/2023**
- **Emergency drill 26 November 2022.**
- **Waste & recycling report Kamliaroi October 2022, Nov 2022, Dec 2022, Jan 2023, Feb 2023**
- **Crown Certificate 1 Blakett Maguire and Goldsmith 22 December 2021**
- **Crown Certificate 2 Blakett Maguire and Goldsmith 10 March 2022**
- **Crown Certificate 2 Blakett Maguire and Goldsmith 28 July 2022**
- **Waste & recycling report Kamliaroi reports (April, June, July August 2022)**
- **JEC air conditioning Services 14 June 2022**
- **Inspection checklists for 17/9/2022, 10/08/2022, 22/07/2022, 30/5/2022, and 24/3/2022**
- **Waste & recycling report Kamliaroi March, April, June July and August 2022.**
- **Sydney Water section 73 certificate 7 July 2022**
- **Independent Audit Plan March 2022 Email dated 6/2/2022**

- https://www.hinfra.health.nsw.gov.au/WWW_Hinfra/media/SitelImages/Team%20Profiles/A2-Approved-Plans.pdf
- https://www.hinfra.health.nsw.gov.au/WWW_Hinfra/media/SitelImages/Team%20Profiles/SSD-11099584-Development-Consent.pdf
- <https://www.hinfra.health.nsw.gov.au/projects/project-search/sutherland-hospital-operating-theatre-complex>
- <https://www.hinfra.health.nsw.gov.au/contact/contact>
- Notification letter to DPIE dated 17 December 2021
- Acor Construction Certificate (CC)1 15/12/2021
- Disruption Notice 1 issued 13 October
- Aconex documentation providing evidence of submission to Health Infrastructure (Asset owner) 1/11/2021
- Raston Group design statement 9/11/2021, Submitted to certifier 15/11/2021
- Evidence of submission to the certifier Blackett Maguire and Goldsmith dated 28/11/2021
- Swept Path analysis Kontro 5/10/21
- Blackett Maguire, Goldsmith (Certifier) letter 1/12/2021
- Plant verification register
- Clear safe Asbestos clearance certificate 10/12/2021
- EIG Checklist 23/12, 23/1 24/2
- Weekly SQE inspection 1/2, 8/2, 15/2, 22/2, 1/3, 8/3 and 15/3
- Noise and Vibration monitoring register
- Noise and Vibration monitoring register
- Imported material register
- Acor CC2 documentation dated 2/3/2022
- Tipping docketts 18/1/2022
- Waste & recycling report Kamliaroi February 2022 report

3.2. Compliance Performance

This audit found four (4) non compliances, that the Project was compliant with 90 Conditions, and that 54 conditions were not triggered, out of a total of 148 conditions of approval (Table 3-1).

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

Table 3-1 Summary of Compliance

	Part A	Part B	Part C	Part D	Part E
Total Conditions of Approval	34	26	44	29	15
Number of Non-compliances	3	0	1	0	0
Number of compliances	17	24	34	15	
Number Not Triggered	14	2	9	14	15

3.3. Notices, Orders or Prosecutions

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

3.4. Non-Compliances

This audit has raised four (4) non compliances for the audit period.

No	Condition	Finding & recommendation
A2	<p>Terms of Consent</p> <p>The development may only be carried out in compliance with the conditions of this consent;</p>	<p>The audit found that the project is largely being carried out in compliance with the conditions of consent. Three other non compliances were raised in this audit and therefore the project is not in compliance with all conditions of the consent.</p>
A23	<p>Access to Information</p> <p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(i) all current statutory approvals for the development;</p> <p>(ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;</p>	<p>In relation to all current approvals, there is no reference to Modification 1 on the project website. Reporting on the performance of the project is via the audit report.</p> <p>At the commencement of the document review for this fourth audit, Audit # 3 was available on the project website but the response document was not available. This was subsequently updated at the time of writing the fourth audit report.</p> <p>It is further noted that the naming of the documents on the website is not clear. The link labelled Independent Audit Report #4 links to the proponents response to audit #2. The link labelled Independent Audit Report #5, links to the proponents response to Audit #3.</p>
A30	<p>Revision of Strategies, Plans and Programs</p> <p>Within three months of:</p> <p>(c) the submission of an Independent Audit under condition C42 or C43;</p> <p>(d) the approval of any modification of the conditions of this consent; or 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>The IAR #3 was finalised on the 14 April 2023, therefore this part of the condition was triggered in July 2023. There was no evidence provided that a review of plans or strategies occurred in this time frame in response to Audit #3.</p> <p>The approval to the modification was issued on the 8 June 2023, therefore notification should have been sent to Planning of the revision of strategies prior to 8 Sept 2023. This has not occurred.</p>

No	Condition	Finding & recommendation
C42	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: (c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.	It was noted during the 4th audit that the response document to audit #3 was not available on the project website. It is further noted that this has since been updated and provided on the website (refer also to A23 regarding issues with linked document naming)

3.5. Previous Audit

The previous audit raised five (5) non-compliance (audit three).

No	Condition	Status
A2	Terms of Consent The audit found that the project is largely being carried out in compliance with the conditions of consent. However 4 other non compliances were raised in this audit and there fore the project is not in compliance with all conditions of the consent.	Closed
A23	Access to Information Reporting on the performance of the project is via the audit report. The March 2022 audit report was available on the website but the Second audit report (October 2022) was not on the website at the time of the audit. It is noted that this was subsequently updated during the preparation of this third audit report and it is now available.	The third audit is now available on the website, however it is noted that the link for the response document for the third audit is incorrectly labelled Independent Audit #4.
C42	It was noted at time of the third audit that the October 2023 Audit report was not available on the website. It is noted that this was subsequently updated during the preparation	As above

No	Condition	Status
	of this third audit report and it is now available.	
C43	The October 2022 (second) audit report was provided to the DPE but not within the two month time frame. It is noted that this was subsequently updated during the preparation of the third audit report and it is now available	Closed
D9	<p>Fire Safety Certification</p> <p>Individual safety certificates have been issued for components of work, however a Fire Safety Certificate is yet to be issued as the LHD has undertaken their annually fire safety check and therefore a certificate cannot be issued. A fire safety certificate was therefore available for the new and modified areas, but not the existing areas of the hospital.</p> <p>The non conformance is around the fact that the Fire Safety Certificate hasn't been submitted to Council or relevant agency nor was it displayed at the time of the audit, despite this part of the building being occupied.</p> <p>It is noted that this was subsequently finalised during the preparation of Audit Report #3.</p>	Closed

3.6. Environmental Management Plans, sub plans and post approval documents

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

The EMP includes the following standalone sub plans:

- Construction Noise and Vibration Management Plan
- Construction Traffic and Pedestrian Management plan

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

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

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

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

- Weekly Safety Environment and Quality (SQE) inspections records:
 - 20/07/2023
 - 27/07/2023
 - 3/08/2023
 - 10/08/2023
 - 17/08/2023
 - 24/08/2023
 - 31/08/2023
 - 7/09/2023
 - 14/09/2023
 - 29/12/2023
 - 22/12/2023
 - 15/12/2023
 - 8/12/2023
- EIG Tree Protection 9/8/2023
- EIF social impact (checks traffic management, community impacts – mud dust and noise) Checklist 28/08/2023
- Waste register – 31/07/2023.

3.7. Environmental Management System

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

3.8. Environmental performance

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

No other relevant regulatory requirements apply to the project.

3.9. Complaints

There have been no complaints to date.

3.10. Incidents

There have been no incidents reported to date.

3.11. Actual vs Predicted Impacts

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

Vegetation

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

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

Aboriginal Heritage

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

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

Non Aboriginal Heritage

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

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

Landscaping

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

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

The site visit noted that some landscaping works were underway in September 2023, but are not yet completed. Modification 1 (approved in June 2023) includes the planting of an additional tree and accordingly landscape plans were updated.

Environmental Amenity

The EIS covered amenity aspects of the development such as:

- Solar access
- Overshadowing
- View loss

These impacts were considered in the design.

The audit noted that there has been one modification to the design (Modification 1 June 2023). Construction has followed the approved plans.

Transport and accessibility

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

The audit noted that the requirements of the preliminary CTPMP have been wholly carried over to the final CTPMP and all requirements are being implemented.

Modification 1 included an amendment of Condition B25 so as to apply only to the portion of the hospital carpark that forms part of the approved development.

ESD

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

Noise and Vibration

The noise associated with the construction work was expected to exceed the highly noise affected level from the Interim Construction Noise Guideline (ICNG) at the nearest affected residential receivers, with no acoustic screening. Accordingly, a Construction Noise and Vibration Management Plan (CNVMP) was prepared by Pulse White Noise Acoustics (October, 2021).

The CNVMP sets noise management levels for the Project. Noise and vibration monitoring occurred for the Project in February 2022 and confirmed that the noise management levels have been met.

There has been no further noise monitoring since February 2022 as works have not involved high noise generating activities. Furthermore, there have been no complaints regarding noise to date.

Contamination

An Environmental Site Assessment (ESA) was prepared for the Project by JK Environments. The ESA recommended the preparation of a Remediation Action Plan (RAP). The RAP was subsequently reviewed by JK Environments, who recommended a revised Remediation Action Plan (March 2022).

The revised RAP noted lesser levels of contamination on site that originally anticipated. As required by the RAP and the conditions of consent, a contamination Site Auditor was engaged to undertake ongoing advice as the works progress. This advice is evident through Phreatic Consulting: Interim Advice 1, AUDIT Sutherland Hospital Part A - Operating Theatre Complex: Review of Remedial Action Plan 1/2/2022; and Phreatic Consulting Interim Advice 2, AUDIT Sutherland Hospital Part A - Operating Theatre Complex: Review of Site Assessment 9/2/2022.

The Interim Advice 2 noted that an updated RAP had been prepared by JK Environments (JK Environment 5 April 2022). It was also noted that prior to final sign off from the Site Auditor there were an additional four (4) sampling sites required to be tested. The sampling sites had not been tested due to access issues.

The final four (4) sampling sites were completed in the third independent audit period (October 2022 to April 2023). The Final RAP was prepared and the Site Auditor (approved by the Environment Protection Authority) prepared the Site Audit Report and issued a Site Auditor statement on the 20 January 2023, confirming that the site is fit for its intended use.

Waste

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

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

Soil and Water

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

3.12. Site Inspection

A site inspection was undertaken on the 15 September 2023. The inspection covered the entire perimeter of the site, the hoarding, waste collection areas, draining and erosion and sediment control, and the underneath of the newly constructed MRI building.

All structural work is now completed and internal fit out is nearing completion.

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

Sufficient types of bins available for the different waste streams, however the 4th audit found overall housekeeping could be improved:

- Concrete waste bins at capacity and therefore concrete waste being stockpiled in a designated area on the ground
- Construction waste materials (broken wooden pallets and timber, gravel material, traffic cones) were comingled on the ground
- Ladders, old boxes and poly-pipes comingled on the ground

.Refer Appendix E for site photographs.

3.13. Site Interviews

Site interviews occurred with the following staff:

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

3.14. Actions from Previous Annual Review and Compliance Reports

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

3.15. Continual Improvement Opportunities

It is noted that the project website is at:

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

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

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

This opportunity for improvement was also raised in the second and third audits.

It is also noted that while there have been no complaints raised to date, the complaints register is dated May 2022. This should be updated monthly to reflect the current date.

3.16. Key Strengths

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

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

4. Recommendations

4.1. Recommended Actions

Four (4) non-compliances were identified during this audit. Three of the four non-compliances were regarding submission or display of the independent audit report. It is recommended that a system is implemented that tracks the timing around submission and uploading the audit report to the website so that these timeframes are not missed.

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

No	Condition	Finding & recommendation
A2	<p>Terms of Consent</p> <p>The development may only be carried out: in compliance with the conditions of this consent;</p>	<p>The audit found that the Project is largely being carried out in compliance with the conditions of consent. Three other non-compliances were raised in this audit and therefore the project is not in compliance with all conditions of the consent.</p>
A23	<p>Access to Information</p> <p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p> <p>(i) all current statutory approvals for the development;</p> <p>(ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;</p>	<p>In relation to all current approvals, there is no reference to Modification 1 on the project website. Reporting on the performance of the project is via the audit report.</p> <p>At the commencement of the document review for this fourth audit, Audit # 3 was available on the project website but the response document was not available. This was subsequently updated at the time of writing the audit report.</p> <p>It is further noted that the naming of the documents on the website is not clear. The link labelled Independent Audit Report #4 links to the proponents response to Audit #2. The link labelled Independent Audit Report #5, links to the proponents response to Audit #3.</p> <p>It was noted during the preparation of this audit report that changes to the above report naming was underway.</p>
A30	<p>Revision of Strategies, Plans and Programs</p> <p>Within three months of:</p> <p>(c) the submission of an Independent Audit under condition C42 or C43;</p> <p>(d) the approval of any modification of the conditions of this consent; or</p> <p>the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.</p>	<p>The IAR #3 was finalised on the 14 April 2023, therefore this part of the condition was triggered in July 2023. There was no evidence provided that a review of plans or strategies occurred in this time frame in response to Audit #3.</p> <p>The approval to the modification was issued on the 8 June 2023, therefore notification should have been sent to planning of the revision of strategies prior to 8 Sept 2023. This has not occurred.</p>

No	Condition	Finding & recommendation
C42	<p>In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must:</p> <p>(c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.</p>	<p>It was noted during the 4th audit that the response document to Audit #3 was not available on the project website. It is further noted that this has since been updated and provided on the website (refer also to A23 regarding issues with linked document naming)</p>

4.2. Opportunities for Improvement.

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

As identified in the non-conformance table above, some of the links on the project website are incorrectly labelled and should be amended, specifically the link labelled Independent Audit Report #4 links to the proponents response to Audit #2. The link labelled Independent Audit Report #5, links to the proponents response to Audit #3.

It is also noted that while there have been no complaints raised to date, the complaints register is dated May 2022. This should be updated monthly to reflect the current date.

It was noted during the site visit, that housekeeping and demarcation could be improved, with broken pallets also representing a potential safety hazard. Refer Appendix E for site photographs.

Appendix A: **Audit table**

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
PART A ADMINISTRATIVE CONDITIONS							
A1	<p>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>	Document review and site visit	The audit found that the project is being managed to prevent material harm to the environment.	C	C	C	C
A2	<p>Terms of Consent</p> <p>The development may only be carried out:</p> <p>(a) in compliance with the conditions of this consent;</p>	Document review and site visit	The audit found that the project is largely being carried out in compliance with the conditions of consent. However three other non compliances have been raised for this audit report therefore the project is not in compliance with the conditions of this consent.	C	C	NC	NC
	<p>(b) in accordance with all written directions of the Planning Secretary;</p>	<p>Document review and site visit</p> <p>DPE RFI email dated Friday, 29 September</p>	One warning letter (DPE 11 May 2022) has been issued regarding a non-compliance with Condition C39. This was in relation to the first audit being undertaken prior to written endorsement of the independent	NT	NT	NT	NT

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
		2023.	audit. This has subsequently occurred. During the preparation of this audit one RFI was issued from DPE regarding a finding in the third audit. .				
	(c) generally in accordance with the EIS and Response to Submissions;	Document review and site visit	The audit found that the project is largely being carried out in compliance with the EIS and response to submissions	C	C	C	C
	(d) generally in accordance with the section 4.55 modification application (SSD-11099584-Mod-1) document titled Sutherland 230517_s4.55(1A) Modification_Sutherland Hospital Mod_Updated with Tree Addition Final, prepared by Architectus and dated 17 May	Mod 1 – consolidated consent approved 8 June 2023					C
	(e) in accordance with the approved plans in the table below:	Document review and site visit	The audit found that the all the plans below are being used to undertake construction of the project	C	C	C	C

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L-403	4	Softworks Plan	17/03/23																																																																																																																																																																				
L-404	1	Softworks Plan	23/02/21																																																																																																																																																																				
L-405	1	Softworks Plan	23/02/21																																																																																																																																																																				
L-501	4	Section 01	17/03/23																																																																																																																																																																				
L-502	1	Section 02	23/02/21																																																																																																																																																																				
L-600	1	Paving Details	23/02/21																																																																																																																																																																				
L-610	1	Wall + Fence Details	23/02/21																																																																																																																																																																				
L-620	1	Step + Handrail Details	23/02/21																																																																																																																																																																				
L-630	1	Furniture	23/02/21																																																																																																																																																																				
L-631	1	Furniture	23/02/21																																																																																																																																																																				
L-650	1	Softworks Details	23/02/21																																																																																																																																																																				
Civil plans prepared by Acor Consultants																																																																																																																																																																							
Dwg No.	Rev	Name of Plan	Date																																																																																																																																																																				
CV-DG-1001	B	Cover Sheet, Drawing Index and Legend	July 2020																																																																																																																																																																				
CV-DG-1002	B	Notes	July 2020																																																																																																																																																																				
CV-DG-1005	B	Details Sheet 1	July 2020																																																																																																																																																																				
CV-DG-1006	B	Details Sheet 2	July 2020																																																																																																																																																																				
CV-DG-1007	B	Details Sheet 3	July 2020																																																																																																																																																																				
CV-DG-3001	C	Civil Works Plan	July 2020																																																																																																																																																																				
CV-DG-3100	A	Stormwater Management Plan	July 2020																																																																																																																																																																				
CV-DG-5001	B	Soil Erosion and Sediment Control Plan	July 2020																																																																																																																																																																				
A3	Consistent with the requirements in this consent, the Planning Secretary may make writtendirections to the Applicant in relation to:																																																																																																																																																																						
	(a) the content of any strategy, study, system, plan, program,		A written warning (DPE 11 May 2022) was received regarding a non compliance in relation to condition C39 and the	NT	C	C	C																																																																																																																																																																

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	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;		requirement for the independent auditor to be agreed to in writing by the secretary (DPE) prior to commencement of any independent audit. There was no further action required by DPE regarding the warning as the auditor had subsequently been agreed to.				
	(b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and		Nil to date	NT	NT	NT	NT
	(c) the implementation of any actions or measures contained in any such document referred to in (a) above.		Refer to A3 a) above	NT	NT	C	NT
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition <u>A2(c)</u> . In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition		No conflict	NT	NT	NT	NT

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	<u>A2(c)</u> , the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.						
A5	Limits of Consent This consent lapses five years after the date of consent unless work is physically commenced.		Noted	NT	NT	NT	NT
A6	Prescribed Conditions The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	CC1 CC2 and CC3	It is noted that there is no Part 6, Division 8A of the EP&A Regulation however that this condition is likely referring to Part 6 Division 8 clause 98 which relates to compliance with the Building Code of Australia. The Certifier for the project is undertaking progressive assessment of the works for compliance with the BCA as evidenced in CC1 CC2 and CC3.	C	C	C	C
A7	Planning Secretary as Moderator In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.		No disputes to date	NT	NT	NT	NT
A8	Evidence of Consultation Where conditions of this consent require consultation with an identified party, the	Council correspondence: Email dated 6/10/2021	Email evidence showed that TfNSW & council were consulted and that Hindmarsh addressed comments regarding the Pedestrian and Traffic Management Plan	C	C	C	C

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	<p>Applicant must:</p> <p>(a) consult with the relevant party prior to submitting the subject document for information or approval; and</p> <p>(b) provide details of the consultation undertaken including:</p> <p>(i) the outcome of that consultation, matters resolved and unresolved; and</p> <p>(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</p>	<p>Return email from Council dated 19/1/2021 TFNSW Correspondence 30/11/2021 & 1/12/2021</p>					
A9	<p>Staging</p> <p>The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month before the commencement of operation of the first of the proposed stages of operation).</p>	<p>Construction staging report prepared by Health Infrastructure November 2021</p>	<p>DPE evidence that the report was lodged on the 22/11/2021. Works commenced on the 4/1/2022 therefore the plan was prepared more than one month prior.</p>	C	C	C	C

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
A10	A Staging Report prepared in accordance with condition A9 must:	Construction staging report prepared by Health Infrastructure November 2021	The construction staging report addresses all requirements of this condition. No change to the staging report – for Audit 3	C	C	C	C
	(a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;	Construction staging report Section 1.2		C	C	C	C
	(b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);	Construction staging report Section 2		C	C	C	C
	(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and	Construction staging report Section 3		C	C	C	C

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	(d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	Construction staging report Section 4		C	C	C	C
A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary.	CC1 dated 22 December 2021 CC2 10 March 2022 and CC3 28 July 2022	Construction Certificate (CC) 1, CC2 and CC3 show that staging is occurring in accordance with the staging report.	C	C	C	C
A12	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.		Noted	C	C	C	C
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	Construction staging report prepared by Health Infrastructure November 2021	The staging report was prepared concurrently with other plans therefore no updates have been required. Staging is being managed through staged construction certificates as follows: <ul style="list-style-type: none"> • CC1 Early works (22 December 2021) • CC2 Structural works (10 March 2022) 	NT	NT	NT	NT

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	<p>a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan(including management plan, architectural or design plan) or program);</p> <p>b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and</p> <p>c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including</p>		<ul style="list-style-type: none"> CC3 remainder of works and fit out (28 July 2022) 				

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	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).						
A14	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.		Noted	NT	NT	NT	NT
A15	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.		Noted	NT	NT	NT	NT
A16	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.		Noted	NT	NT	NT	NT

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
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>Notes:</p> <ul style="list-style-type: none"> Part 8 of the EP&A Regulation sets out the requirements for the certification of the development. 	<p>Acor consultants Structural engineering certificate for early works 15/12/2021</p> <p>Acor consultants Structural engineering certificate for Main building works and refurbishment of the existing Level 3 Theatre 4/3/2022</p>	<p>Accor have certified that the structural elements of the project for the Early works including bulk earthworks, in ground services, new in-ground structure, new ground floor slab and Main building works and refurbishment of the existing Level 3 Theatre comply with the relevant Australian Standards.</p> <p>No further structural certificates have been required at audit 3</p>	C	C	C	C
A18	<p>The External Walls and Cladding</p> <p>The external walls of all buildings including additions to existing buildings must comply with therelevant requirements of the BCA.</p>	<p>NBRS architecture letter dated 11/2/2022</p>	<p>NBRS Architecture confirm that the alterations and extensions to the South Wing building met the requirements of design of the above has been undertaken to meet the requirements of the Building Code of Australia (BCA 2019)</p>	C	C	C	C
A19	<p>External Materials</p> <p>The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in condition <u>A2</u>. Any minor changes to the colour and finish of approved externalmaterials may be approved by the Certifier provided:</p> <ol style="list-style-type: none"> the alternative colour/material is of a similar tone/shade and finish to the approved externalcolours/building materials the quality and durability of any 	<p>NBRS architecture letter dated 11/2/2022 & 22/06/2022</p>	<p>NBRS Architecture confirm that the external colours, materials and finishes of the alterations and extensions to the South Wing building are consistent with the approved SSDA.</p> <p>Refer to D3.</p>	C	C	C	C

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	<p>alternative material is the same standard as the approved external building materials; and</p> <p>c) a copy of any approved changes to the external colours and/or building materials is provided to the Planning Secretary for information.</p>						
A20	<p>Applicability of Guidelines</p> <p>References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.</p>		Noted	C	C	C	C
A21	<p>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.</p>		Nil to date	NT	NT	NT	NT
A22	<p>Monitoring and Environmental Audits</p> <p>Any condition of this consent that</p>	<p>Independent Audit Plan March 2022 Extended working</p>	<p>Independent Audit Plan prepared and submitted to DPIE on 4/3/2022. The out of hours works undertaken in June</p>	C	C	C	C

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	<p>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.</p> <p><i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i></p>	<p>hours acoustic assessment (Pulse White Noise Acoustics April 2022) Extended working hours compliance assessment (Pulse White Noise Acoustics June 2022)</p>	<p>2022 required attended noise monitoring to be undertaken. The monitoring was undertaken by a qualified acoustic consultant and all data was recorded in the June 2022 PWNA report. No further noise monitoring has occurred – no further out of works has occurred.</p>				
A23	<p>Access to Information At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p>	<p>Email dated 6/12/2022</p>	<p>Email dated 6/12/2022 confirming that the website was live and all documents were uploaded. Construction commenced on the 4 January 2022 so information was uploaded well before the 48 hours.</p>	C	C	C	C

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	(a) make the following information and documents (as they are obtained or approved) publicly available on its website:						
	(i) the documents referred to in condition A2 of this consent;	https://www.hinfra.health.nsw.gov.au/WW_Hinfra/media/Sitelimages/Team%20Profiles/A2-Approved-Plans.pdf	All documents were available at the time of the audits.	C	C	C	C
	(ii) all current statutory approvals for the development;	https://www.hinfra.health.nsw.gov.au/WW_Hinfra/media/Sitelimages/Team%20Profiles/SSD-11099584-Development-Consent.pdf	The SSD consent is available. It is noted that there is no reference to Modification 1 on the project website.	C	C	C	NC
	(iii) all approved strategies, plans and programs required under the conditions of this consent;	https://www.hinfra.health.nsw.gov.au/projects/project-search/sutherland-hospital-operating-theatre-complex	The Environmental Management Plan, Noise and Vibration Management Plan, Construction Traffic and Pedestrian Management Plan, Demolition Work Plan and Staging report are all available on the website.	C	C	C	C
	(iv) regular reporting on the environmental	https://www.hinfra.health.nsw.gov.au/projects/project-	Reporting on the performance of the project is via the audit report. The March 2022 audit report was available on the	NT	C	NC	C

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent;	search/sutherland-hospital-operating-theatre-complex https://www.hinfra.health.nsw.gov.au/WW_Hinfra/media/Sitelimages/PDF/Children's%20Hospital%20at%20Westmead/21-949-Sutherland-Hospital-audit-2-Final.pdf	website but the Second audit report (October 2022) was not on the website at the time of the audit. It is noted that this was subsequently updated during the preparation of this third audit report and it is now available. A complaints register is also provided on the website, although it is noted that there have been no complaints to date. Also provided on the website is the Out of hours work approval (refer to C6)				
	(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;	https://www.hinfra.health.nsw.gov.au/projects/project-search/sutherland-hospital-operating-theatre-complex	There is no monitoring specifically required as part of the consent. However it is noted that the PWNA (April 2022) Extended Working Hours Acoustic Assessment is provided on the website, as is the complaints register and the first audit and second audit reports and proponents response. It is noted that all audit reports and the proponents response are now on the website (however they weren't during the initial stages of the document review for this audit). Refer to A23 ix	C	C	NC	C
	(vi) a summary of the current stage and progress of the development	https://www.hinfra.health.nsw.gov.au/news/latest/latest/sutherland-hospital-operating-theatre-complex-react	It is noted that although there is a project updated that occurred in July 2022, and another in September 2022 this is not linked to the main project website for this project. This has been identified as an	C	C	C	C

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
			opportunity for improvement. There have been no further update documents of the project website. This has been again raised as an opportunity for improvement				
	(vii) contact details to enquire about the development or to make a complaint;	https://www.hinfra.health.nsw.gov.au/contact/contact https://www.hinfra.health.nsw.gov.au/news/latest/latest/sutherland-hospital%E2%80%99s-new-mri-machine-arrives-on-s	There is a generic contacts tab on the website	C	C	C	C
	(viii) a complaints register, updated monthly	https://www.hinfra.health.nsw.gov.au/WWW_Hinfra/media/Sitelimages/Content/220510-Complaints-Register-Draft.pdf	<p>There is a complaints register on the project website. There have been no complaints in this reporting period.</p> <p>Although the complaints register is on the website – it has not been updated Since May last year. It is however noted that there have been no complaints during this period. It would be useful if the complaints register I was redated each month so that this is clear. This has been raised as an opportunity for improvement.</p>	NT	C	C	C

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	(ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;	https://www.hinfra.health.nsw.gov.au/WWW_Hinfra/media/Sitelma ges/Content/21-949-Sutherland-Hospital-Independent-Audit-Report.pdf	<p>The March 2022 audit report was available on the website, however the second audit report undertaken in September 2022 was not available on the website at the time of the audit. It is noted that this has been subsequently provided on the website during the preparation of this audit report.</p> <p>Audit #4 noted that although the audit #3 report was available on the website. The response document was not available and therefore this has been raised as an NC. It is however noted that during the preparation of this audit report that the response document was subsequently uploaded. However, the link to this document is incorrectly labelled as Independent Audit report #5.</p> <p>It is further noted that the naming of the documents on the website is not clear. The link labelled Independent Audit report #4 links to the proponents response to audit #2.</p>	NT	C	NC	NC
	(x) any other matter required by the Planning Secretary; and		Noted	NT	NT	NT	NT
	(b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the		Noted	NT	NT	C	C

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	commencement of operations.						
A24	<p>Compliance</p> <p>The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.</p>	Site induction – slide 19 of the induction	Site induction references the conditions of consent and also indicates where conditions can be viewed. Conditions are issued to contractors and subcontractors in the contract.	C	C	C	C
A25	<p>Incident Notification, Reporting and Response</p> <p>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.</p>	Site interview Nil reportable incidents for April- Sept audit period	No notifiable incidents to date	NT	NT	NT	NT
A26	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2 .			NT	NT	NT	NT
A27	<p>Non-Compliance Notification</p> <p>The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes</p>	Email dated 7/4/2022 and DPE major projects receipt re non compliances	Non compliances were raised in the first audit in the 31 March 2022. Email evidence was sighted showing that DPE were notified within 7 days as required by this condition	NT	C	C	C

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.	Post approval documentation dated 17/4/2023 DPE - HI	There were no non compliance raised in the second audit report and no other non compliances have been raised in the second reporting period reporting period. Notification of the non compliances raised in Audit #3 were provided to DPE within the 7 day period.				
A28	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	Email dated 7/4/2022 and DPE major projects receipt re non Post approval documentation dated 17/4/2023 DPE - HI compliances	Non compliances were raised in the first audit in the 31 March 2022. The notification included the information required by this condition There were no non compliance raised in the second audit report. Non compliances were raised in the third audit and notification was appropriately provided to DPE>	NT	C	NT	C
A29	A non-compliance which has been notified as an incident does not need to also be notified as anon-compliance.		C	NT	C	C	C
A30	Revision of Strategies, Plans and Programs Within three months of:						
	(a) the submission of a compliance report under condition <u>A33</u> ;		No Compliance reports have been required to date.	NT	NT	NT	NT
	(b) the submission of an incident report under condition <u>A26</u> ;		There have been no incidents to date	NT	NT	NT	NT

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	(c) the submission of an Independent Audit under condition <u>C42</u> or <u>C43</u> ;		The IAR was finalised on the 14 April 2023, therefore this part of the condition was triggered in July 2023. There was no evidence provided that a review of plans or strategies occurred in this time frame in response to Audit #3. It was noted during the preparation of this audit report that this has subsequently occurred.	NT	C	C	NC
	(d) the approval of any modification of the conditions of this consent; or		There is one modification – Approved 8 June 2023 The approval to the modification was issued on the 8 June 2023, therefore notification should have been sent to planning of the revision of strategies prior to 8 Sept 2023. This has not occurred in the required timeframe. It was noted during the preparation of this audit report that this has subsequently occurred.	NT	NT	NT	NC
	(e) the issue of a direction of the Planning Secretary under condition <u>A2</u> which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.		Nil to date	NT	NT	NT	NT

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
A31	<p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.</p> <p><i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</i></p>		Nil to date	NT	C	C	NT
A32	<p>Compliance Reporting</p> <p>Compliance Reports of the project must be carried out in accordance with the Compliance Reporting Post Approval Requirements.</p>		The Compliance Reporting Post Approval Requirements minimum requirements are for the first compliance report to be undertaken within 52 weeks of operation.	NT	NT	NT	NT

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
A33	Compliance Reports must be submitted to the Department in accordance with the timeframes setout in the Compliance Reporting Post Approval Requirements, unless otherwise agreed by the Planning Secretary.		Nil to date	NT	NT	NT	NT
A34	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.		Nil to date	NT	NT	NT	NT
A35	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.		Noted	NT	NT	NT	NT
PART B- DURING CONSTRUCTION							
B1	Notification of Commencement The Applicant must notify the Planning	Notification letter to DPIE dated 17 December 2021	Construction commencement was on the 4/1/2022, the fore notification was more than 48hr prior.	C	C	C	C

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.						
B2	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	Notification letter to DPIE dated 17 December 2021	Construction commencement was on the 4/1/2022, therefore notification was more than 48hr prior.	C	C	C	C
B3	Certified Drawings Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent	Acor Construction Certificate (CC)1 15/12/2021 Acor Construction Certificate 2 15/12/2021	CC 1 issued by Acor confirms submission of the structural drawings for Main building works and refurbishment of the existing Level 3 theatres as part of the Sutherland Hospital, Operating Theatre Upgrade. CC2 confirms submission of the structural drawings for Early works including bulk earthworks, in ground services, new in-ground structure, new ground floor slab as part of the Sutherland Hospital, Operating Theatre Upgrade.	C	C	C	C
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	NBRE Letter dated 17 June 2022 re A 19 and B4 NBRE Letter dated 22 June 2022	NBRE have confirmed in draft documentation the external walls and cladding have external colours, materials and finishes that are consistent with the approved SSDA and comply with the requirements of the BCA.	NT	NT	C	C

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	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.						
B5	Pre-Construction Dilapidation Report – Protection of Public Infrastructure Prior to the commencement of construction, the Applicant must:						
	(a) consult with the relevant owner and provider of services and Infrastructure that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;	Disruption Notice 1 issued 13 October	DN01 showed evidence of consultation regarding access to the hospital	C	C	C	C
	(b) prepare a Pre-Construction Dilapidation Report identifying the condition of all public (non-residential) infrastructure and assets in the vicinity of the site	Project Solutions Pty Limited Kingsway & Kareena Road, Caringbah The Sutherland Hospital Dilapidation Report 20/9/2021	A pre construction dilapidation report was prepared for the hospital and for the adjacent public domain areas on Kareena Road. The report was submitted to Council on the 1/11/2021	C	C	C	C

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	(including roads, gutters and footpaths) that have potential to be affected;	Project Solutions Pty Limited Kareena Road, Caringbah The Sutherland Hospital Dilapidation Report 20/10/2021					
	(c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and	Email correspondence with Council – 1/11/2021 Aconex documentation providing evidence of submission to Health Infrastructure (Asset owner) 1/11/2021	The report was submitted to Council and HI on the 1/11/2021	C	C	C	C
	(d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary when requested	Noted		NT	NT	NT	NT
B6	Pre-Construction Survey – Residential Properties Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of residential buildings that are likely to be impacted by the development.	Letter to residents Dated 15/11/2021 and CVNMP	The construction noise and vibration management plan prepared by Pulse White Acoustics states that Vibration – Based on the proximity of the surrounding receivers to the works attended vibration measurements of typical ground works and construction activities are expected to comply with all vibration criteria detailed in this report without additional treatments or mitigations and therefore ongoing vibration	C	C	C	C

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
			measurements or monitoring is not recommended. Based on this information it was determined that there are no residential buildings that are likely to be impacted by the development.				
B7	Where the offer for a pre-construction survey is accepted (as required by condition B6), the Applicant must arrange for a survey to be undertaken by a suitably qualified and experienced expert prior to the commencement of vibration generating works that could impact on the identified buildings.		Noted	NT	NT	NT	NT
B8	Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition B7, the Applicant must:		No buildings are anticipated to be impacted by vibration.	NT	NT	NT	NT
	(a) provide a copy of the relevant survey to the owner of each residential building surveyed in the form of a Pre-Construction Survey Report;		Letter has been provided but it notes that no vibration impacts are expected as a result of the works	NT	NT	NT	NT
	(b) submit a copy of the Pre-Construction Survey Report to the Certifier; and			NT	NT	NT	NT

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	(c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary when requested.			NT	NT	NT	
B9	<p>Ecologically Sustainable Development</p> <p>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 ESDreport (<i>'The Sutherland Hospital Operating Theatre Upgrade Project (TSHOTUP) ESD SEARS Report (Revision 01)'</i> prepared by Steensen Varming and dated 18 January 2021) have been incorporated into the design of the development.</p>	JHA Consulting Engineers ESD Services Certificate of DesignforCC#2 28/2/2022	JHA have confirmed that the design is compliant with this condition.	C	C	C	C
B10	The project is to achieve compliance with the Health Infrastructure Engineering Services Guidelines (including Design Guidance Note No. 058) by attaining a minimum of 60 points in accordance with the ESD Evaluation	JHA Consulting Engineers ESD Services Certificate of DesignforCC#2 28/2/2022	C	C	C	C	C

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	Tool.						
B11	<p>Outdoor Lighting</p> <p>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.</p>	<p>Raston Group design statement 9/11/2021 Submitted to certifier 15/11/2021 Zoro consulting engineers 16 June 2022</p> <p>Acconex correspondence with the certifier re with lighting design statement 3/10/2023</p>	<p>Raston Group have confirmed that lighting has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.</p>	NT	NT	NT	C
B12	<p>Demolition</p> <p>Prior to the commencement of construction, demolition work plans required by AS 2601-2001 <i>The demolition of structures</i> (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the</p>	<p>Demolition work plans Noble Works Australia Pty Ltd 25/11/2021 Evidence of submission to the certifier Blackett MacGuire and Goldsmith dated 28/11/2021 DPIE Submission via planning portal dated 06/12/2021</p>	<p>Demolition work plans completed and provided to the certifier & DPIE.</p>	C	C	C	C

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	Certifier and Planning Secretary.						
B13	<p>Environmental Management Plan Requirements</p> <p>Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the <i>Environmental Management Plan Guideline: Guideline for Infrastructure Projects</i> (DPIE April 2020).</p> <p>Note:</p> <ul style="list-style-type: none"> The <i>Environmental Management Plan Guideline</i> is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans. 	EMP	The EMP broadly complies with this guideline.	C	C	C	C
B14	<p>Construction Environmental Management Plan</p> <p>Prior to the commencement of construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and provide a copy to the</p>	Environmental Management & Sustainability Plan(EMP) Prepared by Hindmarsh 14/10/2021 DPIE post approval forms 6/12/2021,	Plans have been submitted to the certifier and DPIE	C	C	C	C

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	<p>Planning Secretary for information. The CEMP must include, but not be limited to, the following:</p> <p>(a) Details of:</p>	31/1/2022					
	(i) hours of work;	Project management plan	Hours of work are included in the Project management plan, page 4. The CEMP includes a reference to the Project Management Plan. Contact details and hours of work are also on the site notice, facing the street at the front of the building.	C	C	C	C
	(ii) 24-hour contact details of site manager;	Project Management Plan	24hour contact details are included in the Project management plan, page 4. The CEMP includes a reference to the Project Management Plan. Contact details and hours of work are also on the site notice, facing the street at the front of the building.	C	C	C	C
	(iii) management of dust and odour to protect the amenity of the neighbourhood;	EIG005 Atmospheric Emissions	Environmental Instruction Guidelines (EIG) are referenced in the EMP. The EIGs include specific management measures to address that particular risk.	C	C	C	C
	(iv) stormwater control and discharge;	Soil and Erosion Sediment Control plan – CV-DG-50001 issued 4.2.2021	All water management controls are detailed in the Soil and Erosion Sediment Control plan	C	C	C	C
	(v) measures to ensure that sediment and other materials	EMP & CTPMSP	Appendix A of the construction management plan has a delivery drive code of conduct which references mud tracking. Appendix A of the EMP has a check in the	C	C	C	C

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	are not tracked onto the roadway by vehicles leaving the site;		checklist for mud tracking				
	(vi) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;		There are no night works planned at this stage, therefore no external lighting is being used in construction at this stage.	NT	C	C	C
	(b) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;	EMP - EIG012-Heritage \Culture Management \Disturbance	The unexpected finds protocol is noted in EIG012-Heritage \Culture Management \Disturbance	C	C	C	C
	(c) Construction Traffic and Pedestrian Management Sub-Plan (see condition <u>B15</u>);	B15	Refer B15	C	C	C	C
	(d) Construction Noise and Vibration Management Sub-Plan (see condition <u>B16</u>);	B16	Refer B16	C	C	C	C
	(e) Construction Waste Management Sub-Plan (see condition <u>B17</u>);	B17	Refer B17	C	C	C	C

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
B15	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:	Construction Traffic and Pedestrian Management Plan The Sutherland Hospital Operating Theatre Complex – Rev04 (Prepared by Emma Clohessy on behalf of Hindmarsh)				C	C
	(a) be prepared by a suitably qualified and experienced person(s);	Emma Clohessy Licence number 0052225057 exp 27/11/21	Plan prepared by Emma Clohessy Licenced Traffic controller and design of TMPs	C	C	C	C
	(b) be prepared in consultation with Council and TfNSW;	Council correspondence: Email dated 6/10/2021 Return email from Council dated 19/1/2021 TFNSW Correspondence 30/11/2021 & 1/12/2021	Email evidence showed that TfNSW & council were consulted and that Hindmarsh addressed comments	C	C	C	C
	(c) detail the measures that are to be implemented to ensure road safety and	Section 2 CTPMSP	Section 2 of the plan covers all these aspects	C	C	C	C

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; and						
	(d) detail heavy vehicle routes, access and parking arrangements.	Appendix D CTPMSP	Appendix D of the CTPMSP displays the routes taken from all approach directions and details access arrangements.	C	C	C	C
B16	The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:	The Sutherland Hospital, Operating Theatre Upgrade – Construction Noise and Vibration Management Sub-Plan 20/10/2021 Prepared by Pulse White Noise Acoustics		C	C	C	C
	(a) be prepared by a suitably qualified and experienced noise expert;		The plan was prepared by Pulse White Noise Acoustics Pty Ltd	C	C	C	C
	(b) describe procedures for achieving the noise management levels		Details of the assessment for the proposed construction activities are included in Section 8 of the report	C	C	C	C

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	in EPA's <i>Interim Construction Noise Guideline</i> (DECC, 2009);						
	(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;		Included in Section 8.11 of the plan	C	C	C	C
	(d) include strategies that have been developed with the community for managing high noisegenerating works;	CNVMSPP Section 9	Included in CNVMSPP Section 9	C	C	C	C
	(e) describe the community consultation undertaken to develop the strategies in condition <u>B16(d)</u> ;	CNVMSPP Section 9	Included in CNVMSPP Section 9	C	C	C	C
	(f) include a complaints management system that would be implemented for the duration of the construction; and	CNVMSPP Section 9.1 & 9.2	Included in CNVMSPP Section 9.1 & 9.2	C	C	C	C

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	(g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition <u>B13</u> .	CNVMS Section 7	Included in CNVMS Section 7	C	C	C	C
B17	The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the procedures for the management of waste including the following:	Environmental Management & Sustainability Plan (EMP) Prepared by Hindmarsh 14/10/2021	The EMP addresses waste management in Section 16.10	C	C	C	C
	(a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use; and	Monthly waste reports (April, June, July August 2022) Waste register July 2023	Section 16.10 of the EMP identifies the expected streams of waste, Waste generated during construction is recorded via tipping dockets and waste reports from Kamliaroi.	C	C	C	C
	(b) information regarding the recycling and disposal locations.		Section 16.10 of the EMP identifies the waste facility location for the project.	C	C	C	C

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
B18	A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:	CTPMP Section 2.15 &– Appendix A Induction material Aconex records of management plans issued to sub contractors.	Induction material includes components of code. CTPMP is issued to subcontractors.	C	C	C	C
	(a) minimise the impacts of earthworks and construction on the local and regional roadnetwork;	Section 2.15		C	C	C	C
	(b) minimise conflicts with other road users;	Section 2.15		C	C	C	C
	(c) minimise road traffic noise; and	Section 2.15		C		C	C
	(d) ensure truck drivers use specified routes.	Appendix D		C	C	C	C
B19	Construction Parking Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers	CTMP Section 2.4, 2.5 and 2.6 DPIE communication dated 06/12/2021	The CTMP addresses these requirements in Section 2. A copy was provided to DPIE on 06/12/2021	C	C	C	C

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	in order to minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be provided to the Planning Secretary for information.						
B20	Soil and Water Prior to the commencement of construction, the Applicant must:						
	(a) install erosion and sediment controls on the site to manage wet weather events;	Site inspection 15/009/2023 Site visit and Soil and Erosion Sediment Control plan – CV-DG-50001 issued 4.2.2021	The site visit noted that erosion controls were installed in accordance with the Erosion Sediment Control plan	C	C	C	C
	(b) divert existing clean surface water around operational areas of the site;	Site inspection 15/009/2023 Site visit and Soil and Erosion Sediment Control plan – CV-DG-50001 issued 4.2.2021	The site visit noted that erosion controls were installed in accordance with the Erosion Sediment Control plan.	C	C	C	C
B21	Prior to the commencement of construction, erosion and sediment controls must be installed and maintained, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4 th edition, Landcom 2004) commonly referred to as the 'Blue Book'.	Site inspection 15/09/2023 Site visit and Soil and Erosion Sediment Control plan – CV-DG-50001 issued 4.2.2021	The site visit noted that erosion controls were installed in accordance with the Erosion Sediment Control plan	C	C	C	C

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
B22	<p>Operational Noise – Design of Mechanical Plant and Equipment</p> <p>Prior to installation of mechanical plant and equipment:</p>	JEC Air conditioning Design Certificate-Mechanical Services					
	<p>(a) a detailed assessment of mechanical plant and equipment with compliance with the relevant project noise trigger levels as recommended in the 'Noise & Vibration Impact Assessment for SSDA (SSD-11099584) (Revision G)' dated 10 August 2021 and prepared by JHA Services must be undertaken by a suitably qualified person; and</p>	<p>JEC air conditioning Services 14 June 2022</p> <p>PWNA (14 December 2022) Operational Noise Compliance testing</p> <p>JEC Air conditioning Services installation certificate 8/12/2022</p>	<p>Mechanical plant and equipment had not been installed at the time of the second audit, however the assessment of mechanical plant and equipment with compliance with the relevant project noise trigger levels as recommended in the 'Noise & Vibration Impact Assessment for SSDA (SSD-11099584) (Revision G)' has been completed in the JEC report prepared in June 2022.</p> <p>The (dec 2022) report notes that the project is compliant with the condition D8 and includes reference to the JHA (August 2021) report</p> <p>In December 2022 JEC issued an installation certificate stating that mechanical plant and equipment has been installed to meet these requirements.</p>	NT	C	C	C
	<p>(b) evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under (a) have</p>	<p>CC3 PWNA (14 December 2022) Operational Noise Compliance testing</p>	<p>The JEC report was incorporated and certified in CC3.</p> <p>A further assessment of operational noise has been undertaken (PWNA Dec 2022) and submitted to the certifier (Blackett</p>	NT	C	C	C

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	been incorporated into the design to ensure the development will not exceed the recommended operational noise levels identified in the 'Noise & Vibration Impact Assessment for SSDA (SSD-1099584) (Revision G)' dated 10 August 2021 and prepared by JHA Services.	Certifier Compliance 19 January 2023.	McGuire Goldsmith) 19 January				
B23	Landscaping Prior to the commencement of construction, the Applicant must prepare a revised Landscape Plan to manage the revegetation and landscaping works on-site, to the satisfaction to the Certifier. The plan must:	Plant Schedule prepared by Arcadia 13/4/2021 Arcadia L-401 to 405 landscape plans		C	C	C	C
	(a) provide for the planting of 19 trees on-site;	Plant Schedule prepared by Arcadia 13/4/2021 Arcadia L-401 to 405 landscape plans	Planting schedule includes 19 trees	C	C	C	C
	(b) detail the location, species, maturity and height at maturity of plants to be planted on-site;	Plant Schedule prepared by Arcadia 13/4/2021 Arcadia L-401 to 405 landscape plans	The associated landscape design drawings include the location and the Plant schedule includes species, maturity and height at maturity	C	C	C	C
	(c) include species (trees, shrubs and groundcovers) indigenous to the local	Plant Schedule prepared by Arcadia 13/4/2021	Planting Schedule includes these species. Landscaping has not commenced	C	C	C	C

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	area, including: <i>Eucalyptus paniculata</i> (Grey Ironbark), <i>Eucalyptus globoidea</i> (White Stringybark), <i>Eucalyptus racemosa</i> (Narrow Leaved Scribbly), <i>Syncarpia glomulifera</i> (Turpentine) and <i>Backhousia myrtifolia</i> (Grey Myrtle);						
	(d) include the planting of trees with a pot container of 100 litres or greater;		Pot sizes are included in the planting Schedule	C	C	C	C
	(e) provide details of any landscape retaining walls and planter boxes, which must be constructed in masonry, stone or gabions; and	Arcadia L-401 to 405 landscape plans	Included in the design drawings L-401 - 405	C	C	C	C
	(f) include the provision of nest boxes suitable to native fauna likely to use the site. <i>Note: Street tree planting must be in accordance with the "Street Tree Planting Specifications" which are located on Council's website through 'search'. These specifications include</i>	Arcadia Landscape Architecture letter re B23 21/3/2022 Arcadia Landscape plans Issue 3 dated 11 April 2022	The first audit noted that the Landscape architect notes that the planted vegetation once mature will provide a nesting resource for native fauna. This is not the intent of the condition. The condition clearly states that the design should include the provision of nest boxes. If this is deemed unnecessary by an ecologist	NC	C	C	C

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	<i>the provision of a timber border, tree cage, staked with star pickets and mulching of the trees.</i>		then DPIE should be contacted to discuss options, including modifying the condition. It was noted during the second audit that the plans included the provision of four nest boxes in Section 3.10 of the plan.				
B24	Construction Access Arrangements Prior to the commencement of construction, evidence of compliance of construction parking and access arrangements with the following requirements must be submitted to the Certifier	Construction Traffic and Pedestrian Management Plan Rev 4 CTPMP		C	C	C	C
	(a) all vehicles must enter and leave the Site in a forward direction;	Section 2.11 CTPMP	This requirement is included in the CTPMP.	C	C	C	C
	(b) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, is in accordance with the latest version of AS 2890.2; and	Swept Path analysis Kontro 5/10/21	Swept path analysis has been undertaken by Kontro	C	C	C	C

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	(c) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, has been addressed, applying best practice in road design and traffic management as considered in Austroads, Transport for NSW Guidelines and the Australian Standards.	Section 2.7 CTPMP	This requirement is included in the CTPMP.	C	C	C	C
B25	Operational Access, Car Parking and Service Vehicle Arrangements Prior to the commencement of construction of operational parking and access facilities, evidence must be submitted to the Certifier that demonstrates the proposed 25 parking spaces associated with the alterations and extensions to the South Wing Building are designed and achieve compliance with the latest version of AS2890.1	Aconex correspondence and letter to certifier dated 1/12/2021 Blackett Maguire, Goldsmith (Certifier) letter 1/12/2021 Swept Path analysis Kontro 5/10/21	CC1 documentation confirms that the car park is design in accordance with the latest versions of AS 2890.1 and AS 2890.6.	C	C	C	C
B26A	Prior to the commencement of construction of operational parking and access facilities, evidence of a minimum 841 on-site car parking spaces for use during operation of the development must be submitted to the Certifier	CC1	CC1 documentation confirms that the car park is design for 841 spaces				C

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
B26	<p>Site Contamination</p> <p>Prior to the commencement of construction, the Applicant must engage a NSW EPA-accredited Site Auditor to provide advice throughout the duration of works to ensure that any work required in relation to soil or groundwater contamination is appropriately managed.</p>	CBRE correspondence dated 15/12/2021	Phreac consulting engaged as the EPA accredited site auditor in December 2021, prior to commencement of construction in January 2022	C	C	C	C
PART C DURING CONSTRUCTION							
C1	<p>Site Notice</p> <p>A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements:</p>	Site Visit	The site visit confirmed that the site notice is compliant with this condition.	C	C	C	C
	<p>(a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size;</p>	Site Visit	The site visit confirmed that the site notice is compliant with this condition.	C	C	C	C
	<p>(b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period;</p>	Site Visit	The site visit confirmed that the site notice is compliant with this condition.	C	C	C	C

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	(c) the approved hours of work, the name of the builder, Certifier, structural engineer, site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice(s); and	Site Visit	The site visit confirmed that the site notice is complaint with this condition.	C	C	C	C
	(d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.	Site Visit	The site visit confirmed that the site notice is complaint with this condition.	C	C	C	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.	Onsite verification system Plant verification register Telehandler inspection records for the 21/9/2022	Hindmarsh uses a tracking system and App called 'teletrack'. The system requires that prior to plat start up a pre start inspection is undertaken. The system actively tracks the equipment. Each piece of equipment has a QR code and each operator has a unique login/identifier. The Manitou telehandler is the only piece of plant on site at the moment	C	C	C	C

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
		<p>Inspection records 28/3/2023 – Manitou (telehandler) – 250 hour service check</p> <p>Onsite repair record 21/2/2023</p> <p>EWP – onsite form 22/02/2023 – 24/3/2002 – no inspection required</p> <p>Crane 12 January 2023- service history record noted</p>					
C3	<p>Demolition</p> <p>Demolition work must comply with the demolition work plans required by <i>Australian Standard AS2601-2001 The demolition of structures</i> (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition <u>B12</u>.</p>	<p>Demolition work plans (DWP) Noble Works Australia Pty Ltd 25/11/2021</p> <p>Clear safe Asbestos clearance certificate 10/12/2021</p> <p>DWP (Noble works construction 14/3/2023)</p>	<p>Noble works prepared the DWP – Clearsafe confirmed that asbestos work was undertaken in accordance with all requirements and a clearance certificate issued. This shows that this component of the works was undertaken in accordance with the DWP.</p> <p>The March 2023 DWP is for Milestone 2 internal refurbishment of Level 3 of the existing hospital. This work commenced in April 2023.</p>	C	C	C	C
C4	<p>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>Induction</p> <p>Working hours on site notices</p>	<p>Site notice board, there are lockable gates that prevent out of hours access. Working hours are included in the induction</p> <p>Out of hours works were undertaken as approved by DPE – refer to C6 – March – October 2022 audit reporting period but there have been no OOH works in the this 3 audit reporting period.</p>	C	C	C	C

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	No work may be carried out on Sundays or public holidays.						
C5	Notwithstanding condition <u>C4</u> , provided noise levels do not exceed the existing background noiselevel plus 5dB, works may also be undertaken during the following hours: (a) between 6pm and 7pm, Mondays to Fridays inclusive; and (b) between 1pm and 4pm, Saturdays.		There were no out of hours works during the first audit period Out of hours work occurred on the 25- 26 May 2022. Refer C6 below There have been no OOH works in the this 3rd audit reporting period.	NT	C	C	C
C6	Construction activities may be undertaken outside of the hours in condition <u>C4</u> and <u>C5</u> if required: a. by the Police or a public authority for 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	OOHW documentation with DPIE on 3 May 2022 Pulse White Noise Acoustics (June 2022) Interview (GS): No OOHW for the April – Sept 2023 audit period	There were no out of hours works during the first audit period DPE approved a request for variation of hours on the 3 May 2022, for out of hours works on the 25- 26 May 2022 (6pm – 6am). The works ended up being delayed until the 8 June 2022. The out of hours works were for a Mobile crane set up for the installation of a Mechanical cooling tower on the roof of the existing hospital. Pulse White Noise Acoustics (June 2022) were engaged to undertake a compliance assessment to ensure noise levels due to the out of hours work (Crane assembling	NT	C	NT	C

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	Secretary or his nominee if appropriate justification is provided for the works.		and Operation) on Wednesday 8 th June complied with the relevant criteria outlined in the document 220143 -Sutherland Hospital, Operating Theatre Upgrade – Extended Working Hours Acoustic Assessment –R2 prepared by Pulse White Noise Acoustics. Attended noise monitoring at two sites 99 Kareena Road Miranda and 431 Kingsway Caringbah, found that the out of hours work noise levels complied with the Noise criteria for evening works. There have been no OOH works in the 3 rd or 4 th audit reporting period.				
C7	Notification of such construction activities as referenced in condition <u>C6</u> must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Aconnex record re letter box drop 27 May 2022.	There were no out of normal hours works during the first audit period. Stakeholders were notified of the out of hours works in June 2022 via a letter box drop.	NT	C	NT	NT
C8	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: (a) 9am to 12pm, Monday to Friday; (b) 2pm to 5pm Monday to		None of these activities have occurred to date.	NT	NT	NT	NT

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	Friday; and (c) 9am to 12pm, Saturday.						
C9	<p>Implementation of Management Plans</p> <p>The Applicant must carry out the construction of the development in accordance with the most recent version of the approved CEMP (including Sub-Plans).</p>	<p>EIG Checklist 23/12, 23/1 24/2 Weekly SQE inspection 1/2, 8/2, 15/2, 22/2, 1/3, 8/3 and 15/3</p> <p>Inspection checklists for 17/9/2022, 10/08/2022, 22/07/2022, 30/5/2022, And 24/3/2022</p> <p>Weekly SEQ for the 3rd audit period includes: 4/2/2023 23/3/2023 16/3/2023 9/3/2023 29/12/2023 22/12/2023 15/12/2023 8/12/2023 Weekly inspections for the 4th audit 20/07/2023 27/07/2023</p>	<p>EIGS (environmental) inspections are undertaken monthly and completed checklist show that these are occurring. The SQE inspections cover waste, mud tracking, erosion and sediment controls and spills. The audit found that these are being completed weekly. Issues raised in the checks are raised as hazards. A review of raised hazards shows that they are being closed out in the required time frame.</p> <p>The second audit reviewed the following environmental inspection checklists:</p> <ul style="list-style-type: none"> 17/09/22 (three housekeeping items, no environmental issues) and closed out on the day 10/8/22 (two issues raised and closed out the same day), 22/07/22, no issues noted. <p>Environmental & sustainability checklists are undertaken monthly. The audit reviewed the checklists for the following date:</p> <ul style="list-style-type: none"> 30/08/22 (No environmental issues noted) <p>The checklist for EIG099 Social impact for the following dates:</p>	C	C	C	C

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
		3/08/2023 10/08/2023 17/08/2023 24/08/2023 31/08/2023 7/09/2023 14/09/2023	<ul style="list-style-type: none"> 30/05/2022 no issues were raised. 24/3/2022 (weed maintenance noted this day and completed) <p>In addition CBRE do an external inspection of safety (WHS) weekly.</p> <p>Monthly EIG (environmental impact guides) inspections are undertaken for each of the EIGs. The third audit checked that regular inspections are being undertaken in line with the requirements of the Management plan and found that these are occurring including: 31/3/2023 – Tree protection EIG checklist</p> <p>Soil erosion Environmental and Sustainability checklist – 27/2/2023 Noise emission E&S – 25/1/2023 EIF social impact (checks traffic management, community impacts – mud dust and noise) 28/11/2023</p> <p>No environmental issues were raised in any of the EIGs for this reporting period. Some minor issues were raised in the SQE – eg: rubbish.</p> <p>The site visit for the 4th audit reviewed the close out of actions in weekly inspections and confirmed that all actions raised had been closed out in a timely fashion</p>				

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
C10	<p>Construction Traffic</p> <p>All construction vehicles (excluding site personnel vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping unless directed by traffic control.</p>	Code of conduct Site visit CTPMP	The site visit found that all construction vehicles (excluding site personnel vehicles) were contained wholly within the site.	C	C	C	C
C11	<p>Hoarding Requirements</p> <p>The following hoarding requirements must be complied with:</p> <p>(a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and</p>	Site Visit	The site visit noted that the hoarding was compliant with this aspect of the condition.	C	C	C	C
	<p>(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.</p>	Site Visit	The site visit noted that the hoarding was compliant with this aspect of the condition	C	C	C	C

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
C12	<p>No Obstruction of Public Way</p> <p>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.</p>	Site Visit	There was no evidence of any obstruction of Public Ways	C	C	C	C
C13	<p>Construction Noise Limits</p> <p>The development must be constructed to achieve the construction noise management levels detailed in <i>the Interim Construction Noise Guideline</i> (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.</p>	Noise and Vibration monitoring register	<p>A review of noise monitoring undertaken on the 9/2/2022 and 14/02/2022 found that the noise levels were within the noise management levels (70dBA for day works) defined in the CNVMP.</p> <p>Aside from the monitoring undertaken for the out of hours works undertaken in June 2022 (refer C6) no further noise monitoring has been undertaken in this audit period.</p> <p>No noisy works occurred in the 3rd audit period and therefore noise monitoring was not undertaken to test compliance in this reporting period.</p>	C	C	C	C
C14	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition <u>C4</u> unless allowed by condition <u>C5</u> .	Induction Driver code of conduct	Gates are locked prior to approved working hours. This is noted in the driver code of conduct	C	C	C	C

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
C15	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.	Site visit	Quackers were noted to be in use during the site visit.	C	C	C	C
C16	<p>Vibration Criteria</p> <p>Vibration caused by construction at any residence or structure outside the site must be limited to:</p> <p>(a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration -Effects of vibration on structures (German Institute for Standardisation, 1999); and</p> <p>(b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).</p>	Noise and Vibration monitoring register	<p>A review of vibration monitoring undertaken on the 9/2/2022 and 14/02/2022 found that the vibration levels were well below this criteria and the criteria set in the Noise and Vibration Management Plan. No further vibration monitoring has occurred in the second audit period.</p> <p>No vibratory activities were undertaken in the 3rd or 4th audit reporting period and therefore no monitoring was required to test compliance.</p>	C	C	C	C
C17	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition <u>C16</u> .		There are no works within 30m of residential buildings	NT	NT	NT	NT

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
C18	The limits in conditions <u>C16</u> and <u>C17</u> apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition <u>B16</u> of this consent.		Noted	NT	NT	NT	NT
C19	<p>Tree Protection</p> <p>For the duration of the construction works:</p> <p>(a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;</p>	<p>Photos and Site visit</p> <p>EIG – tree protection 31/3/2023.</p> <p>EIG Tree protection dated 9/8/2023</p>	<p>There is no evidence that trees have been trimmed.</p> <p>The site inspection noted that the exclusion fencing is intact.</p> <p>EIG inspection of tree protection occurred on the 31/3/2023 and 9/8/2023 and found no breaches in protection areas</p>	C	C	C	C
	<p>(b) all street trees immediately adjacent to the property boundary must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction</p>	<p>Photos and Site visit</p>	<p>Fencing is in place to protect trees</p>	C	C	C	C

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	of Council;						
	(c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the ' <i>Aboricultural Impact Assessment Report (Reference: D4222.1)</i> ' prepared by Allied Tree Consultancy and dated January 2021; and	Photos and Site visit	Fencing is in place to protect trees	C	C	C	C
	(d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to		The audit found no evidence that these areas had been accessed.	NT	NT	N	NT

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.						
C20	Air Quality The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Site visit Site inspection 15 th September (hosing minor earthworks down during site visit)	The first audit noted that the concrete slab was left while preliminary works are underway limit exposed surfaces. The second audit noted that Hindmarsh have a water cart full time on site. The third audit noted that there was very little exposed surface that could generate dust.	C	C	C	C
C21	During construction, the Applicant must ensure that: (a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust;	Site visit and presence of water cart Site inspection 15 th no mud tracking evident	The first audit noted that the concrete slab was left while preliminary works are underway limit exposed surfaces. The second audit noted that Hindmarsh have a water cart full time on site. The works in this 3 rd audit reporting period were around construction and fit out. Dust was not an issue as surfaces are mostly sealed.	C	C	C	C
	(b) all trucks entering or leaving the site with loads have their loads covered;	Code of conduct	Included in the code of conduct and observed on site	C	C	C	C
	(c) trucks associated with the development do not track dirt onto the public road network;	Site visit	There was no evidence of mud tracking. There is a small street sweeper on site.	C	C	C	C

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	(d) public roads used by these trucks are kept clean; and	Site visit	Street sweeper on site through Urban Sweepers	C	C	C	C
	(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Site visit	The site is very small but the audit noted progressive stabilisation of surface.	C	C	C	C
C22	Imported Fill The Applicant must:						
	(a) ensure that only VENM, ENM, or other material considered suitable for beneficial reuse via a general or specific resource recovery exemption issued by NSW EPA is brought onto the site;	JK Environments letter report 10/1/2022	JK Environments were commissioned to undertake a contamination screening of imported material sourced from Albion Park Quarry, East West Link, Albion Park Rail, NSW and imported onto Sutherland Hospital. The report found that the Blue metal screening material imported to the site is considered to be suitable for placement as backfill in service trenches at the site. No VENM or ENM has been brought to site in this audit period	C	C	C	C

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	(b) keep accurate records of the volume and type of fill to be used; and	Imported material register	All material is tracked in the imported materials register. No fill was imported in the 3 rd or 4 th reporting period	C	C	C	C
	(c) make these records available to the Certifier upon request.	Imported material register	Noted	NT	NT	NT	NT
C23	Disposal of Seepage and Stormwater Adequate provisions must be made to collect and discharge stormwater drainage during construction to the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	Site visit and ESCP	No discharge of stormwater from the site. Much of the site is still surfaced with concrete. Pits are covered with geofabric material. Stormwater is contained wholly within the site and filtered through sediment fences.	C	C	C	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.	Assembly point notice Toolbox Induction – slide 4 Emergency drill 26 November 2022. Emergency Drill 30/5/2023	Notices are provided around the site. Emergency information including assembly points and evacuation routes are in the induction. An emergency drill occurred in Nov 2022, the alarm was manually triggered and staff were required to move to the assembly points Another emergency Drill occurred on the 30 May 2023, the drill involved manually triggering the alarm. Staff acted in accordance with the plan and no issues raised.	C	C	C	C

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
C25	<p>Stormwater Management System</p> <p>Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must:</p> <p>(a) be designed by a suitably qualified and experienced person(s);</p> <p>(b) be generally in accordance with the conceptual design in the 'Civil Engineering (Document number: ACR-CV-RPT-003, Revision B)' report prepared by ACOR Consultants and dated 18 January 2021;</p> <p>(c) be in accordance with applicable Australian Standards;</p> <p>(d) be in accordance with Sutherland Shire Specification – Stormwater Management (Sutherland Shire Council, 2009); and</p> <p>(e) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.</p>	<p>Acor CC2 documentation dated 2/3/2022</p> <p>Soil and Erosion Sediment Control plan – CV-DG-50001 issued 4.2.2021</p>	<p>The Operational stormwater management system has been designed in compliance with this condition and certified in CC2.</p> <p>The soil and erosion plan includes all stormwater infrastructure for both construction and operation.</p>	C	C	C	C
C26	<p>Unexpected Finds Protocol – Aboriginal Heritage</p> <p>In the event that surface disturbance identifies a new Aboriginal object:</p> <p>(a) all works must halt in the immediate</p>		There have been no unexpected finds	NT	NT	NT	NT

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	<p>area to prevent any further impacts to the object(s);</p> <p>(b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects</p> <p>(c) the site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW under Department of Premier and Cabinet and the management outcome for the site included in the information provided to AHIMS</p> <p>(d) the Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites; and</p> <p>(e) works shall only recommence with the written approval of the Planning Secretary.</p>						
C27	<p>Unexpected Finds Protocol – Historic Heritage</p> <p>If any unexpected archaeological relics are uncovered during the work, then:</p> <p>(a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary;</p> <p>(b) depending on the possible significance of</p>		There have been no unexpected finds	NT	NT	NT	NT

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	the relics, an archaeological assessment and management strategy may be required before further works can continue in that area as determined in consultation with Heritage NSW; and (c) works may only recommence with the written approval of the Planning Secretary						
C28	Waste Storage and Processing All waste generated during construction must be secured and maintained within designated wastestorage areas at all times and must not leave the site onto neighbouring public or private properties.	Site Visit	Skip bins are provided Sufficient types of bins available for the different waste streams, however the 4 th audit found overall housekeeping could be improved: <ul style="list-style-type: none"> - Concrete waste bins at capacity and therefore concrete waste being stockpiled in a designated area on the ground - Construction waste materials (broken wooden pallets and timber, gravel material, traffic cones) were comingled on the ground - Ladders, old boxes and poly-pipes comingled on the ground This has been raised as an opportunity for improvement.	C	C	C	C
C29	All waste generated during construction must be assess, classified and managed in accordancewith the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	JK environment report 17/12/2021 Waste register July 2023	JK environment undertake testing of material to conform waste classification prior to material leaving the site. There have been no finds of any material that would require further testing or classification to meet the requirements of this condition in the 3 rd or 4 th audit	C	C	C	C

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
			reporting periods.				
C30	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	Site visit	The fourth audit found that concrete waste bins at capacity and therefore concrete waste being stockpiled in a designated area on the ground This has been noted as an opportunity for improvement	C	C	C	C
C31	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	Tipping docket 18/1/2022 Waste & recycling report Kamliaroi February 2022 report Waste & recycling report Kamliaroi March, April, June July and August 2022. Audit 3: October 2022 Nov 2022 Dece 2022 Jan 2023 Feb 2023 Audit 4 June 2023 July 2023 August 2023	Tipping docket are used to record the volume and type of waste and where they are disposed/reused. The Kamliaroi report records the type of all waste removed from site, by weight or volume and gives summaries on reuse/recycling	C	C	C	C
C32	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the	Asbestos removal control plan 25/11/2021 prepared by Serve Group PTY	The only hazardous material to date that has been removed from site to date is asbestos and ACM in two Telstra pits. The asbestos removed by a licenced contractor	C	C	C	C

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	LTD – asbestos licence holder	<p>– Serve group in accordance with all requirements.</p> <p>There have been no hazardous materials identified in this reporting period (October 2022 – March 2023)</p>				
C33	<p>Outdoor Lighting</p> <p>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.</p>	Ratson group electrical Certificate 8/12/22	Ratson Group electrical contractors confirm that lighting has been designed to comply with AS 4282-2019 -Installation is yet to be completed.	NT	NT	NT	NT
C34	<p>Site Contamination</p> <p>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:</p>	JK Environments report on revised remediation Action Plan March 2022	<p>Site investigations have been undertaken by JK Environment have prepared an updated RAP and undertaken site investigations. The work has been undertaken by an approved site auditor.</p> <p>There have been no changes required to the RAP in this 4th audit reporting period.</p>	C	C	C	C
	(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 <i>Contaminated Land Management Act 1997</i> ;		Site investigations have been undertaken by JK Environment have prepared an updated RAP and undertaken site investigations. The work has been undertaken by an approved site auditor.	C	C	C	C

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	(b) the reports must be prepared, or reviewed and approved, by consultants certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme; and		The report has been reviewed and signed off by Brendan Page CEnvP SC (No. SC40059)	C	C	C	C
	(c) the recommendations of the 'Remediation Action Plan' prepared by JK Environments and dated 8 February 2021.		The report considers and updates the requirements of this report.	C	C	C	C
C35	The unexpected finds procedure within the 'Remediation Action Plan' prepared by JK Environments and dated 8 February 2021 must be updated following results of further site investigations undertaken in accordance with condition C34 and implemented throughout duration of project	JK Environment report on revised Remediation Action Plan March 2022 Final RAP (dec 2022)	JK Environment report on revised Remediation Action Plan (March 2022) Section 8.1 includes an updated unexpected finds procedure. Final RAP (dec 2022)	C	C	C	C

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	work.						
C36	Remediation of the site must be carried out in accordance with the 'Remediation Action Plan' prepared by JK Environments and dated 8 February 2021 and any variations to the Remediation Action Plan approved by an NSW EPA-accredited Site Auditor.	<p>Phreatic Consulting :Interim Advice 1, AUDIT Sutherland Hospital Part A - Operating Theatre Complex: Review of Remedial Action Plan 1/2/2022</p> <p>Phreatic Consulting Interim Advice 2, AUDIT Sutherland Hospital Part A - Operating Theatre Complex: Review of Site Assessment 9/2/2022</p> <p>A Revised RAP was completed by JK Environments on 5/4/2022.</p>	<p>Interim advice 2 notes that one location (BH3) was found to contain unacceptably high concentration of PAH compounds and requires remediation. No other contamination was reported in the site soils at concentrations in excess of the screening criteria, but vertical and lateral delineation of fill quality was not able to be completed due to the extent of services present and the presence of site structures. Accordingly, sampling locations are not evenly distributed across the site and relatively large potential hotspots may be present in under-sampled areas. Impacts in fill are notoriously heterogeneous and are not necessarily consistent across the site. This uncertainty is enhanced by limited quality control data available from the original assessment, which is relied on in determining the extent of contamination present. Accordingly, the Auditor will require validation of remaining site soils at the completion of excavation, and where such soils are exposed during the redevelopment.</p> <p>The report further notes that given the commercial and fully paved use of the site only human health based criteria are required to drive remediation, and the Auditor is satisfied that soils with</p>	C	C	C	C

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
			<p>contaminants present at concentrations exceeding ESLs do not require remediation.</p> <p>Audit 2 notes that there are 4 sites remaining that require test pitting, these are yet to occur due to access issues.</p> <p>Audit 3 notes that the Final RAP (JK environments Dec 2022) has been issued and that the 4 remaining test pits occurred and found that all remaining samples were under the Site Assessment Criteria (SAC). The final report concludes that site has been remediated and is suitable to future untended use and that there is no further requirement for a long term environmental management plan.</p>				
C37	Where remediation is carried out / completed in stages, a NSW EPA-accredited Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s).	Phreatic Consulting SAR (20 January 2023) Site auditor statement 20 January 2023	<p>Tim Chambers (Phreatic Consultant) is a NSW EPA Accredited Site Auditor (#10) and is undertaking ongoing advice at the site</p> <p>Following the issue of the final RAP – the EPA accredited site auditor Tim Chambers has confirmed in the Site auditor report (SAR) dated 20 January 2023 that the site has been remediated (via removal of material offsite) and that the site is suitable for the proposed use.</p>	C	C	C	C
C38	The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-existing	Phreatic Consulting SAR (20 January 2023) Site auditor statement	Phreatic Consulting have been engaged to provide ongoing advice and actions regarding updated contamination risks in line with the RAP.	C	C	C	C

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	contamination on the site that would result in significant contamination.	20 January 2023	Tim Chambers has confirmed in the Site auditor report (SAR) dated 20 January 2023 that the site has been remediated (via removal of material offsite) and that the site is suitable for the proposed use.				
C39	Independent Environmental Audit Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	DPE notice dated 22 April 2022 Email to DPE dated 14/9/2023 DPE response to audit team dated 28 Sept 2023	The nomination of the proposed auditor was provided to DPE on the 4 March 2022. At the time of writing the first audit report DPE had not provided a written response with endorsement. Notification of minor changes to the audit team was provided to DPE on the 14 Sept 2023.	NC	C	C	C
C40	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.		This audit has been conducted in accordance with the Independent Audit Post Approval Requirement (DPIE 2020)	C	C	C	C
C41	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those agreed to above, upon giving at least 4 week's notice to the Applicant of the date or timing upon which the audit must be commenced.		Noted	NT	NT	NT	NT
C42	In accordance with the specific requirements in the Independent Audit Post Approval						

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	Requirements, the Applicant must:						
	(a) review and respond to each Independent Audit Report prepared under condition <u>C40</u> of this consent, or condition <u>C41</u> where notice is given;	Post approval for dated 7 April 2022 Post approval form dated 17/4/2023	The audit and response document was provided to the DPE on the 7 April 2022. The second audit did not raise any non conformances. Audit	NT	C	C	C
	(b) submit the response to the Planning Secretary; and	Post approval for dated 7 April 2022 Post approval documentation dated 17 April 2023.	The audit and response document was provided to the DPE on the 7 April 2022. There was no response document provided as there were no non conformances for the second audit. The response document for audit #3 was provided on the 17 April 2023	NT	C	C	C
	(c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.	https://www.hinfra.health.nsw.gov.au/WWW_Hinfra/media/Sitelimages/Content/21-949-Sutherland-Hospital-Independent-Audit-Report.pdf	The March 2022 audit report was made publicly available in April 2022. It was noted at time of the third audit that the October 2022 Audit report was not available on the website. It was noted during the 4 th audit that the response document to audit 3 was not available on the project website. It is further noted that this has since been updated and provided on the website.	NT	C	NC	NC

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
C43	Independent Audit Reports and the applicant/proponent's response to audit findings must be submitted to the Planning Secretary within two months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	<p>Post approval form dated 7 April 2022</p> <p>Post approval form 21/1/2023</p> <p>Post approval form dated 11 April 2023</p> <p>Post approval form dated 17/4/2023</p>	<p>This is the first audit and therefore this requirement was not triggered at the time of the audit.</p> <p>The first audit and the proponents responses were provided to DPE in this timeframe.</p> <p>The October 2022 (second) audit report was provided to the DPE but not within the two month time frame. The third audit was provided to DPE well within the timeframe.</p>	NT	C	NC	C
C44	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.			NT	NT	NT	NT
Part D Prior to commencement of operation							

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
D1	<p>Notification of Occupation</p> <p>At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing atleast one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.</p>	Letter dated 17 March 2023 – Milestone 1 Pathology and Disposal	Notification of Milestone 1 occurred on the 17 March 2023.	NT	NT	C	C
D2	<p>External Walls and Cladding</p> <p>Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.</p>	NBRE Letter dated 17 June 2022 re A 19 and B4 NBRE Letter dated 22 June 2022	NBRE have confirmed in draft documentation the external walls and cladding have external colours, materials and finishes that are consistent with the approved SSDA and comply with the requirements of the BCA.	NT	NT	C	C
D3	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.			NT	NT	NT	NT

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
D4	<p>Works as Executed Plans</p> <p>Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.</p>	WAE plans dated 21.12.2022	WAE drawings submitted to the certifier on the 15/12/2022	NT	NT	C	C
D5	<p>Warm Water Systems and Cooling Systems</p> <p>The installation of warm water systems and water cooling systems (as defined under the <i>Public Health Act 2010</i>) must comply with the <i>Public Health Act 2010</i>, Public Health Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of <i>AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance</i> and the NSW Health Code of Practice for the Control of Legionnaires' Disease.</p>	JEC Installation certificate 8/12/2023 for Milestone 1	The JEC installation certificate confirms compliance with D5 and D7.	NT	NT	C	C
D6	<p>Outdoor Lighting</p> <p>Prior to the commencement of operation, the Applicant must submit evidence from a</p>	Ratson group electrical Certificate 8/12/22	Ratson Group electrical contractors confirm that lighting has been designed to comply with AS 4282-2019 – Installation is not yet completed.	NT	NT	NT	NT

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:						
	(a) complies with the latest version of AS 4282-2019 - <i>Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997); and			NT	NT	NT	C
	(b) has been mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.			NT	NT	NT	C
D7	Mechanical Ventilation Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems	JEC Installation certificate 8/12/2023 for Milestone 1	The JEC installation certificate confirms compliance with D5 and D7.	NT	NT	C	C

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	complieswith:						
	(a) AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation inbuildings and other relevant codes; and			NT	NT	C	C
	(b) any dispensation granted by Fire and Rescue NSW.			NT	NT	NT	NT
D8	Operational Noise – Design of Mechanical Plant and Equipment Prior to the commencement of operation, the Applicant must submit evidence to the Certifier thatthe noise mitigation recommendations in the assessment undertaken under condition <u>B22</u> have been incorporated into the design of mechanical plant and equipment to ensure the developmentwill not exceed the project noise trigger levels identified in the ‘Noise & Vibration Impact Assessment for SSDA (SSD-11099584) (Revision G)’ prepared by JHA Consulting Engineers and dated 10 August 2021.	PWNA (14 December 2022) Operational Noise Compliance testing Certifier Compliance 19 January 2023.	An assessment of operational noise has been undertaken (PWNA Dec 2022) and submitted to the certifier (Blackett McGuire Goldsmith) 19 January 2023.	NT	NT	C	C
D9	Fire Safety Certification Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all	Fire safety Certificate Raston – electrical 8/12/222 Assa Abloy –	Individual safety certificates have been issued for components of work, however a Fire safety Certificate is yet to be issued as the LHD has undertaken their annually fire	NT	NT	NC	C

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.	autodoors – 9/12/2022 Bright ceilings – partitions 7/12/2022 Glazing – JD eleven – 9/12/2022 Hydraulic Hytec – 8/12/22 Mechanical JEC – 8/12/22 NEDF – doors – 9/12/22 Signage – pacific signage 8/12/22 Summit Fire services 7/12/22	safety check and therefore a certificate cannot be issued. A fire safety certificate for the new and modified areas, but not the existing areas of the hospital. The non conformance is around the fact that the they haven't been submitted to Council or relevant agency nor was it displayed at the time of the audit. It is noted that this has been subsequently completed during the preparation of this audit report.				
D10	Structural Inspection Certificate Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:	Structural inspection certificate issued by Acor consultants 6 March 2023 During construction Structural inspection report ACOR dated 29/9/2022. Email notification to the certifier dated 6 March 2023. Submitted to council 24 January 2023 and again in March 2023 with the final certificate	Structural have been ongoing during construction. The final certificate dated 6 March 2023, closes out this condition.	NT	NT	C	C

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	(a) the site has been periodically inspected and the Certifier is satisfied that the structuralworks is deemed to comply with the final design drawings; and				NT	C	C
	(b) the drawings listed on the Inspection Certificate have been checked with those listed on thefinal Design Certificate/s.			NT	NT	C	C
D11	Post-Construction Dilapidation Report – Protection of Public Infrastructure Prior to the commencement of operation, the Applicant must engage a suitably qualified andexperienced expert to prepare a Post-Construction Dilapidation Report. This Report must:		This condition is not applicable as works are ongoing (ie milestone 2 refurbishment f Level 3) is yet to commence.	NT	NT	NT	NT
	(a) ascertain whether the construction works created any structural damage to public infrastructure by comparing the results of the Post-Construction Dilapidation Report withthe Pre-Construction			NT	NT	NT	NT

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	Dilapidation Report required by condition B5 of this consent;						
	(b) have, if it is decided that there is no structural damage to public infrastructure, the written confirmation from the relevant public authority that there is no adverse structural damage to their infrastructure (including roads).			NT	NT	NT	NT
	(c) be submitted to the Certifier;			NT	NT	NT	NT
	(d) be forwarded to Council for information; and			NT	NT	NT	NT
	(e) be provided to the Planning Secretary when requested.			NT	NT	NT	NT
D12	Repair of Public Infrastructure Unless the Applicant and the relevant public authority agree otherwise, the Applicant must:			NT	NT	NT	NT
	(a) repair, or pay the full costs associated with repairing, any public			NT	NT	NT	NT

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	infrastructure that is damaged by carrying out the construction works; and/or						
	(b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development; and/or			NT	NT	NT	NT
	(c) pay compensation for the damage as agreed with the owner of the public infrastructure. <i>Note: This condition does not apply to any damage to roads caused as a result of general road usage or otherwise addressed by contributions of this consent.</i>			NT	NT	NT	NT
D13	Road Damage Prior to the commencement of operation, the cost of repairing any damage caused to Council or other Public Authority's assets in the vicinity of the Subject Site as a result of construction works associated with the approved development must be met in full by the Applicant.			NT	NT	NT	NT
D14	Post-Construction Survey – Residential Properties Where a pre-construction survey has been undertaken in accordance with condition B7,		A pre construction survey was not required.	NT	NT	NT	NT

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	prior to the commencement of operation the Applicant must engage a suitably qualified and experienced expert to undertake a post-construction survey and prepare a Post-Construction Survey Report. This Report must:						
	(a) document the results of the post-construction survey and compare it with the pre- construction survey to ascertain whether the construction works caused any damage to buildings surveyed in accordance with condition B7;			NT	NT	NT	NT
	(b) be provided to the owner of the relevant buildings surveyed;			NT	NT	NT	NT
	(c) be provided to the Certifier; and			NT	NT	NT	NT
	(d) be provided to the Planning Secretary when requested.			NT	NT	NT	NT
D15	Where the Post-Construction Survey Report determines that damage to the identified property occurred as a result of the construction works, the Applicant must repair,			NT	NT	NT	NT

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	or pay the full costs associated with repairing the damaged buildings, within an agreed timeline between the owner of the identified property and the Planning Secretary. Alternatively, the Applicant may pay compensation for the damage as agreed with the property owner.						
D16	Bicycle Parking and End-of-Trip Facilities Prior to the commencement of operation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier:			NT	NT	NT	NT
	(a) the provision of a minimum 11 additional bicycle parking spaces;			NT	NT	NT	NT
	(b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 <i>Parking facilities - Bicycle parking</i> , and be located in easy to access, well-lit areas that incorporate passive surveillance;			NT	NT	NT	NT
	(c) the provision of end-of-trip facilities for staff; and			NT	NT	NT	NT

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	<p>(d) appropriate pedestrian and cyclist advisory signs are to be provided.</p> <p><i>Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.</i></p>			NT	NT	NT	NT
D17	<p>Green Travel Plan</p> <p>Prior to the commencement of operation, a Green Travel Plan (GTP), must be submitted to the Certifier to promote the use of active and sustainable transport modes and a copy be provided to the Planning Secretary for information. The plan must:</p>	GTP (Stantec 9/6/2022)	A Green Travel plan has been submitted to the certifier and to DPE.	NT	NT	C	C
	(a) be prepared by a suitably qualified traffic consultant in consultation with TfNSW;	Stantec	Stantec are traffic specialists	NT	NT	C	C
	(b) incorporate data from available sources including surveys of staff and visitors;	Section 2 of the GTP		NT	NT	C	C
	(c) include objectives and aspirational, achievable and specific modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP	Section 4 of the GTP		NT	NT	C	C

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	(d) include specific tools and actions to help achieve the objectives and mode share targets	Section 4.2		NT	NT	C	C
	(e) address potential to reduce and manage car parking spaces for staff with the ability to travel to the site by public and active transport, and prioritising car parking for the use of patients and visitors	Section 5.5 Section 2.1.2		NT	NT	C	C
	(f) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP	Section 5		NT	NT	C	C
	(g) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development; and	Section 6		NT	NT	C	C

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	(h) identifies an appropriate mechanism for the transfer and delivery of ongoing actions from Health Infrastructure to the Local Health District, post occupancy	Section 5 and 6	Section 5 and 6 of the plan require the appointment of a dedicated travel co-ordinator	NT	NT	C	C
D18	Utilities and Services Prior to commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the <i>Sydney Water Act 1994</i> .	Sydney Water section 73 certificate 7 July 2022	A compliance certificate under Section 73 of the Sydney Water Act has been received.	NT	C	C	C
D19	Stormwater Operation and Maintenance Prior to commencement of operation, a Works-As-Executed drawing (WAED) of the stormwater drainage system must be prepared by a Registered Surveyor and an original colour copy must be submitted to Council. The drawing must detail the alignment of pipelines, pits, the rainwater tanks and the detention facilities.	WAE plans dated 21.12.2022 Email dated 30/3/23 noting submission to council	WAE drawings submitted to certifier on the 15/12/2022 and council on the 30/3/23	NT	NT	C	C
D20	Prior to the commencement of operation, a letter of certification for the WAED required by condition <u>D19</u> , must be submitted to Council. The letter must be certified by the supervising engineer to demonstrate that the stormwater drainage works, rainwater	Acor letter of certification dated 22/12/22 Email dated 30/3/23 noting submission to council	The letter from ACOR details compliance with this condition	NT	NT	C	C

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	harvesting facility and rainwater reuse systems were constructed to their satisfaction and in accordance with the operational stormwater management system approved under condition C25 and Sutherland Shire Public Domain Technical Manual (Sutherland Shire Council, 2017).						
D21	Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the Certifier. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following:		Landscaping is not completed therefore the SOMP has not been submitted to the certifier.	NT	NT	NT	NT
	(a) maintenance schedule of all stormwater quality treatment devices;			NT	NT	NT	NT
	(b) record and reporting details;			NT	NT	NT	NT
	(c) relevant contact information; and			NT	NT	NT	NT
	(d) Work Health and Safety requirements.			NT	NT	NT	NT

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
D22	Signage Signage must be installed in accordance with the specifications of the signage drawings listed at condition <u>A2</u> .		This will not be triggered until Milestone 2 the refurbishment of level 3 is completed	NT	NT	NT	NT
D23	Prior to the commencement of operation, way-finding signage must be installed.		This will not be triggered until Milestone 2 the refurbishment of level 3 is completed	NT	NT	NT	NT
D24	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to designated bicycle parking areas.		This will not be triggered until Milestone 2 the refurbishment of level 3 is completed	NT	NT	NT	NT
D25	Operational Waste Management Plan Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:	Riccardo (25/2/2021) Waste Management Input for Environmental Impact Statement (EIS) The Sutherland Hospital Operating Theatre Upgrade Project	This will not be triggered until Milestone 2 the refurbishment of level 3 is completed Riccardo (25/2/2021) prepared a Waste management plan during the preparation of the EIS – this needs to be updated to specifically address the requirements of this condition.	NT	NT	NT	NT
	(a) detail the type and quantity of waste to be generated during operation of the development;			NT	NT	NT	NT
	(b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the <i>Protection of the</i>			NT	NT	NT	NT

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	<i>Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline(Department of Environment, Climate Change and Water, 2009);</i>						
	(c) detail the materials to be reused or recycled, either on or off site; and			NT	NT	NT	NT
	(d) include the Management and Mitigation Measures included in 'Waste Management Input for Environmental Impact Statement (Issue number 3)' prepared by Ricardo Energy Environment and Planning and dated 25 February 2021			NT	NT	NT	NT
D26	Site Contamination Prior to the commencement of operation, the Applicant must submit a Section A1 Site Audit Statement or a Section A2 Site Audit Statement accompanied by an Environmental Management Plan prepared by a NSW EPA accredited Site Auditor. The Section A1 or A2 Site Audit Statement must verify the relevant part of the site is suitable for the intended land use and be provided, along with any	Phreatic Consulting SAR (20 January 2023) Site auditor statement 20 January 2023	Phreatic Consulting have been engaged to provide ongoing advice and actions regarding updated contamination risks in line with the RAP. Tim Chambers has confirmed in the Site auditor report (SAR) dated 20 January 2023 that the site has been remediated (via removal of material offsite) and that the site is suitable for the proposed use.	NT	NT	C	C

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	Environmental Management Plan to the Planning Secretary and the Certifier.						
D27	Landscaping Prior to the commencement of operation, landscaping of the site must be completed in accordance with landscape plan(s) approved under condition <u>B23</u> .		Landscaping has commenced but is not yet completed as Level 3 fitout is yet to commence	NT	NT	NT	NT
D28	Prior to the commencement of operation, the Applicant is required to enter into a Deed of Agreement with Council for the planting of 64 off-site trees. <i>Note: The costs for off-site planting under the Deed of Agreement are outlined in Council's Schedule of Fees and Charges. Deed of Agreement forms can be downloaded from Council's website at: www.sutherlandshire.nsw.gov.au/Development/Development-Applications/Off-Site-TreeReplacement-and-Deed-of-Agreement</i>			NT	NT	NT	NT
D29	Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping on-site and submit it to the Certifier. The plan must describe the ongoing monitoring and			NT	NT	NT	NT

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	maintenance measures to manage revegetation and landscaping.						
PART E POST OCCUPATION							
E1	<p>Operation of Plant and Equipment</p> <p>All plant and equipment used on site must be maintained in a proper and efficient conditionoperated in a proper and efficient manner.</p>			NT	NT	NT	NT
E2	<p>Warm Water Systems and Cooling Systems</p> <p>The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires’ Disease.</p>			NT	NT	NT	NT

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
E3	<p>Environmental Management Plan</p> <p>Upon completion of remediation works, the Applicant must manage the site in accordance with the Environmental Management Plan approved by the Site Auditor (if any) under condition <u>D26</u> and any on-going maintenance of remediation notice issued by EPA under <i>the Contaminated Land Management Act 1997</i>.</p>			NT	NT	NT	NT
E4	<p>Operational Noise Limits</p> <p>The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the '<i>Noise & Vibration Impact Assessment for SSDA (SSD-11099584)(Revision G)</i>' dated 10 August 2021 and prepared by JHA Services.</p>			NT	NT	NT	NT
E5	<p>The Applicant must undertake short term noise monitoring in accordance with the <i>Noise Policy for Industry</i> where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of</p>			NT	NT	NT	NT

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	<p>commencement use of each stage of the development or other timeframe agreed to by the Planning Secretary to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in the '<i>Noise & Vibration Impact Assessment for SSDA (SSD-11099584) (Revision G)</i>' dated 10 August 2021 and prepared by JHA Services. Should the noise monitoring program identify any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.</p>						
NTE6	<p>Unobstructed Driveways and Parking Areas</p> <p>All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used</p>			NT	NT	NT	NT

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.						
E7	<p>Green Travel Plan</p> <p>The Green Travel Plan required by condition <u>D17</u> of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.</p>			NT	NT	NT	NT
E8	<p>Ecologically Sustainable Development</p> <p>Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation the Certifier and Planning Secretary are to be provided with a report from the Applicant by a suitably qualified and experienced expert demonstrating that the project attains the minimum number of ESD points as required by condition <u>B10</u> of this consent.</p>			NT	NT	NT	NT
E9	<p>Outdoor Lighting</p> <p>Notwithstanding condition <u>D6</u>, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in</p>			NT	NT	NT	NT

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
	consultation with affected landowners to reduce the impacts to an acceptable level.						
E10	<p>Landscaping</p> <p>The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition <u>D29</u> for the duration of occupation of the development.</p>			NT	NT	NT	NT
E11	<p>Hazards and Risk</p> <p>The Applicant must store all chemicals, fuels and oils used on-site in accordance with:</p>			NT	NT	NT	NT
	(a) the requirements of all relevant Australian Standards; and			NT	NT	NT	
	(b) the EPA's <i>Storing and Handling of Liquids: Environmental Protection – Participants Manual</i> if the chemicals are liquids.			NT	NT	NT	

Cond	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2	Finding Audit #3	Finding Audit #4
E12	In the event of an inconsistency between the requirements of condition <u>E11(a)</u> and <u>E11(b)</u> , the most stringent requirement must prevail to the extent of the inconsistency.			NT	NT	NT	
E13	Dangerous Goods The quantities of dangerous goods stored and handled and transported at the site must be below the threshold quantities listed in the Department of Planning's <i>Hazardous and Offensive Development Application Guidelines – Applying SEPP 33</i> at all times.			NT	NT	NT	NT
E14	Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with all relevant Australian Standards.			NT	NT	NT	NT
E15	Discharge Limits The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters.			NT	NT	NT	NT

Appendix B: Planning secretary audit team agreement

Our ref: SSD-11099584 -PA-35

Kathryn Saunders
Senior Town Planning Advisor
Health Infrastructure
ABN 89600377397
1 Reserve Road
St Leonards NSW 2065

26/09/2023

Subject: Sutherland Hospital Operating Theatre Upgrade SSD-11099584 - C39 - Independent Auditor Nomination - Sep 2023

Dear Ms Saunders

I refer to your post approval matter, SSD-11099584-PA-33, request for the Planning Secretary's approval of suitably qualified, experienced, and independent person to conduct an Independent Audit of Sutherland Hospital Operating Theatre Upgrade, and post approval matter, SSD-11099584-PA-35, amending the original audit team submitted to NSW Department of Planning and Environment (**NSW Planning**) on 14 September 2023.

NSW Planning has reviewed the independent auditor nominations and based on the information you have provided is satisfied that the proposed Lead Auditor, Natascha Arens, is suitably qualified, experienced, and independent.

NSW Planning is satisfied that the proposed Assistant Auditor, Olivia Merrick, is independent. However, does not have the qualifications and experience required by the NSW Planning *Independent Audit Post Approval Requirements (2020)*. Therefore, Olivia Merrick is approved to assist only and in the event that the report is solely prepared by Olivia it will not be accepted.

In accordance with Schedule 3, Condition C39 of SSD-11099584 as modified (the **consent**) and the NSW Planning, *Independent Audit Post Approval Requirements (2020)*, as nominee of the Planning Secretary, I endorse the following independent audit team:

- Natascha Arens, Lead Auditor
- Olivia Merrick, Assistant Auditor

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

Department of Planning and Environment



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

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

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

Should you wish to discuss the matter further, please contact Brigitte Healey, Compliance Officer on 02 8229 2936 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 - Metro
Compliance

As nominee of the Planning Secretary

Appendix C: Consultation

Good morning Natascha,

Thank you for the opportunity to provide input into the Independent Environmental Audit (IEA) for the Sutherland Hospital Operating Theatre Upgrade (SSD-11099584).

Department of Planning and Environment's (NSW Planning) Independent Audit Post Approval Requirements (2020) (IA PAR).

As part of the audit, please assess whether required information is provided on the project website, including but not limited to, the project's response to audit recommendations (RAR) and an up-to-date complaints register.

NSW Planning also requests that the following information is included in the IEA report:

1. A description of the stage of works, including commencement notifications to NSW Planning; and
2. The roles of management and construction contractors.

Should you wish to discuss the matter further, please contact Brigitte Healey, Compliance Officer on 02 8229 2936 or email compliance@planning.nsw.gov.au. Please ensure that the audit is conducted in accordance with SSD-11099584 (the Consent) and the NSW

Kind regards,

Brigitte Healey

Compliance Officer – Metro

NSW Planning | Department of Planning and Environment

T 02 8229 2936 | E brigitte.healey@dpie.nsw.gov.au

Locked Bag 5022 | PARRAMATTA NSW 2124

www.dpie.nsw.gov.au



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

From: natascha.a@nghconsulting.com.au>

Sent: Wednesday, 20 September 2023 7:53 PM

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

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

Hello Ania

We are once again in the process of undertaking the audit for Sutherland Hospital Operating theatre. The audit will be undertaken in accordance with the Independent Audit Post Approval Requirements. The project is in the final stages and nearing completion. Is there any aspect you would like us to focus on?

Kind regards

Natascha

Natascha Arens

Systems Manager

m: [REDACTED]
e. natascha.a@nghconsulting.com.au
a. Unit 17, level 3, 21 Mary Street, Surry Hills, NSW 2010
w. nghconsulting.com.au | [Our commitment to reconciliation](#)

Appendix D: **Declaration of independence**

Independent Audit Report Declaration Form

Project Name: Sutherland Hospital Operating Theatre

Consent Number: 110990584

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

Project Address: Kareena Rd, Caringbah NSW 2229

Proponent: Health Infrastructure

Title of Audit: Sutherland Hospital Independent Audit 3

Date: 20 September 2023

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

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

Notes:

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

Name of Auditor: Natascha Arens



Signature

Qualification: BApp Sc MEBM, Exemplar Global Lead Auditor

Independent Audit Report

Sutherland Hospital SSD-11099584

Company: NGH Pty Ltd

Company Address: 17/21 Mary Street Surry Hills

Appendix E: **Site photos**



General waste skip bin being utilised to remove waste from site



Site works (laydown area with general waste skip bin available)



Concrete waste, surplus contained to designated area awaiting concrete waste bin servicing (emptying)



Minor earthworks, dust suppression with handheld hose



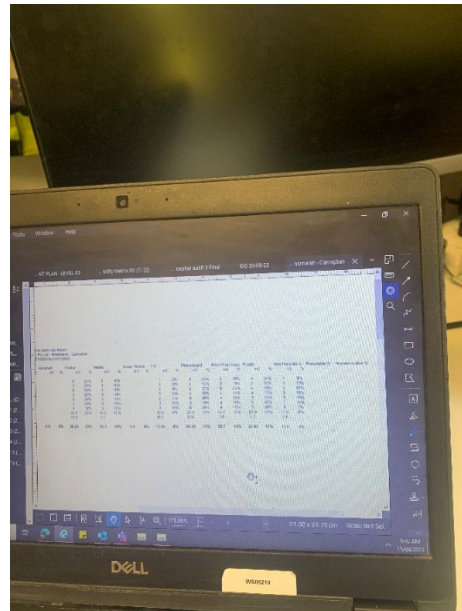
Poor housekeeping, materials stockpiled in front of bins, bin waste streams not evident, discarded materials (poly-pipe) with equipment (ladders)



Site works, area watered down to reduce dust suppression



Materials stockpile, Dangerous Goods cabinet and fire extinguisher in place



Waste register viewed in Hindmarsh's online database

ID	Activity Type	Date Opened	Date Closed	Completed By	Details	Status	Created By	Date Created
136911	Environmental Impact Guide	30-Aug-23	30-Aug-23	Reijo Parata	EIG #0-08-23	OK	Reijo Parata	30-Aug-23 15:51
136598	Environmental Impact Guide	25-Aug-23	25-Aug-23	Reijo Parata	Environmental Impact Guide 30.08.23	OK	System	25-Aug-23 09:00
134301	Environmental Impact Guide	25-Jul-23	25-Jul-23	Tina Sarave	EIG006 - Storage, Handling Hazardous/ Dangerous Substances - TS reloaded EIG with correct Signages	OK	System	25-Jul-23 09:00
132348	Environmental Impact Guide	25-Jun-23	25-Jun-23	Tina Sarave	Environmental Impact Guide Submitted - Energy and Water Consumption	OK	System	25-Jun-23 09:00
130340	Environmental Impact Guide	25-May-23	25-May-23	Tina Sarave	Environmental Impact Guide Completed on 25/05/2023	OK	System	25-May-23 09:00
128258	Environmental Impact Guide	25-Apr-23	25-Apr-23	Tina Sarave	EIG Completed	OK	System	25-Apr-23 09:00
129557	Environmental Impact Guide	25-Mar-23	25-Mar-23	Alvy Lie		OK	System	25-Mar-23 09:00
124623	Environmental Impact Guide	25-Feb-23	25-Feb-23	Raj Shrivastava	Environment Check- EIG001, Soil Erosion- 27/02/2023	OK	System	25-Feb-23 09:00
123417	Environmental Impact Guide	25-Jan-23	25-Jan-23	Matt Doel	EIG004 - Noise Emissions	OK	System	25-Jan-23 09:00

Environmental Impact Guide (EIG) register

ID	Activity Type	Date Opened	Date Closed	Completed By	Details	Status	Created By	Date Created
138111	Weekly SQE Inspection	13-Sep-23	13-Sep-23	Craig Young	Weekly SQE inspection completed as part of internal audit.	OK	Craig Young	13-Sep-23 11:08
137517	Weekly SQE Inspection	07-Sep-23	07-Sep-23	Tina Sarave	Weekly SQE Completed	OK	System	07-Sep-23 06:00
136943	Weekly SQE Inspection	31-Aug-23	31-Aug-23	Tina Sarave		OK	System	31-Aug-23 06:00
136458	Weekly SQE Inspection	24-Aug-23	24-Aug-23	Tina Sarave	Weekly SQE -	OK	System	24-Aug-23 06:00
135987	Weekly SQE Inspection	17-Aug-23	17-Aug-23	Tina Sarave	Weekly SQE -	OK	System	17-Aug-23 06:00
135403	Weekly SQE Inspection	10-Aug-23	10-Aug-23	Tina Sarave	Weekly SQE -	OK	System	10-Aug-23 06:00
134996	Weekly SQE Inspection	03-Aug-23	03-Aug-23	Raj Shrivastava		OK	System	03-Aug-23 06:00
134436	Weekly SQE Inspection	27-Jul-23	27-Jul-23	Tina Sarave	Weekly SQE Completed by Tina Sarave	OK	System	27-Jul-23 09:00
134069	Weekly SQE Inspection	20-Jul-23	20-Jul-23	Tina Sarave	Weekly SQE Completed. Please see attached supporting pics.	OK	System	20-Jul-23 06:00

Safety, Quality and Environment (SQE) weekly inspection register

NGH Pty Ltd

NSW • ACT • QLD • VIC

ABN 31 124 444 622 ACN 124 444 622

E: ngh@nghconsulting.com.au

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(PO Box 424 West Burleigh QLD 4219)

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Surry Hills NSW 2010

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

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