

Ref: SSD-39170713 (St George Hospital)
7 January 2025

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

Re: SSD-39170713 - St George Hospital Redevelopment Stage 3 - Condition C40 & C41 – Independent Environmental Audit and Proponent Review and Response

Dear Ms Fishburn,

In accordance with the requirements of Conditions C40 and C41 of the above-mentioned consent, please see the submitted Independent Environmental Audit Report #4 prepared by APP Group, dated 18 December 2024 and the Proponent Review and Response document.

The Independent Environmental Audit Report #4 identified no non-compliances, and three (3) opportunities for improvement. All matters are responded to in the attached Proponent Review and Response document.

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

Should you have any queries regarding the above, please do not hesitate to contact the undersigned on mobile no. 0455 116 555 or via email on Hamish.wood1@health.nsw.gov.au

Yours sincerely,

Hamish Wood

Hamish Wood
Planning Advisor, Town Planning (Post Approval & Compliance)

List of Attachments:

Attachment 1 - SSD-39170713 Independent Audit Report #4

Attachment 2 - SSD-39170713 Proponent Review and Response to Independent Audit Report #4

HEALTH INFRASTRUCTURE

Independent Audit – Proponent review and response

SSD-39170713 St George Hospital Stage 3 Redevelopment

6 January 2025

Declaration

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

Declaration	
Author:	Hanna Yazdi
Position:	Senior Project Manager
Company:	Johnstaff
Date:	2/07/2024

Document Management, Tracking, and Revision History

Version	Date	Author	Description	Reviewed by	Approved by
Final	6/01/2025	Hanna Yazdi	Independent Audit – Proponent review and response	Marc Carneiro	Tim Shoolman

Introduction

Project Application Number and Project Name

SSD-39170713, St. George Hospital Stage 3 Redevelopment

Site Address

16 Kensington Street, Kogarah, NSW 2217

Project Contact Details

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

Independent Auditor

The APP Group (Barbara Pater)

Independent Audit Date

5 December 2024

Proponent response

The Independent Audit Report prepared by The APP Group dated 18 December 2024 has been reviewed and the response to the audit findings are listed in the below table. No non-compliance was reported. In relation to observations and opportunities identified for improvement, the actions are also set out or the reason for not implementing any measures in response.

Condition of Consent	Requirement (exact wording)	Independent Audit Findings	Independent Audit Recommendations	Proponent's Proposed Action/Action taken/Response	Unique Identification on Noncompliance - \$#
C6: Opportunity for Improvement SGH-03_OFI-01	C6: Construction activities may be undertaken outside of the hours in condition C4 and C5 if required: a) by the Police or a public authority for the delivery of vehicles, plant or materials; or b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or c) where the works are inaudible at the nearest sensitive receivers; or d) for the delivery, set-up and removal of construction cranes, where notice of the crane- related works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or where a variation is approved in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works.	<p>The wording contained with the Department OOHW approval letter for point No. 5: <i>"Providing affected residents the contact details including phone number of the Site Manager so that potential safety and/or environmental concerns, if any, can be lodged, investigated, and responded to promptly"</i> did not appear to be actioned.</p> <p>Although the Site Manager details are available on the Site Notice, the letter distributed to the affected residents did not include the Site Manager details.</p>	It is recommended to review any instructions from the Department to ensure all requests are addressed and met.	Proposed action: Any instructions from the Department will be reviewed as required, including OOHW requirements for notifications to residents. BESIX Watpac to update the template letter for OOHW resident notification to include "the contact details including phone number of the Site Manager".	N/A
C9: Opportunity for Improvement SGH-03_OFI-02	C9: Implementation of Management Plans The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	Completion of the Hammertech environmental inspection forms was inconsistent at times, with varied responses to the same questions (i.e. Yes, No and N/A).	It is recommended to action training or a toolbox on consistent completion of the inspection checklists.	Action taken: BESIX Watpac rolled out toolbox talk to relevant personnel on 18/12/2024 (evidence attached).	N/A
C21: Opportunity for Improvement SGH-03_OFI-03	C21: Soil and Water All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.	A register has been developed to monitor test results of water prior to discharging as per approved criteria for pH and NTU, however, it did not include any checks for oil or grease being visible.	It is recommended to include a line item to verify the presence of any oil or grease within the water testing results register to align to the Site Dewatering Procedure.	Action taken: BESIX Watpac added a new line item in water testing results register: "Any visible presence of oil or grease? (Yes/No)" on 18/12/2024 (evidence attached).	N/A

Evidence for SGH-S3-04_OFI-02

WAT-NSMS

[illegible]

REV: 01

UNCONTROLLED WHEN PRINTED

Page 1 of 2

WAT-NSMS

[illegible]

REV: 01

UNCONTROLLED WHEN PRINTED

Page 2 of 2

Evidence for SGH-S3-04_OFI-03

(screenshot from water testing results register)

KEY	
Weekend/Public Holiday	Yellow
BOM Rainfall (mm)	
Collected Vol. (m3)	
Meter Read (m3)	
Turbidity Units (NTU)	
pH Test	
Read time	
Any visible presence of oil or grease? (Yes/No)	



St George Hospital Stage 3 Redevelopment

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

Audit Reference:	SGH-04
Audit Organisation:	BESIX Watpac (Contractor) Johnstaff (Project Manager) Health Infrastructure (Proponent)
Auditors:	Barbara Pater, APP (Lead Auditor)
Date of Audit:	5 December 2024
Draft Report Submitted:	16 December 2024
Final Report Submitted:	18 December 2024



Distribution and Authorisation Record

Revision No.	Date	Issued to	Comments
Draft V1	16 December 2024	Hanna Yazdi, Johnstaff	Initial draft for review
Final V0	18 December 2024	Hanna Yazdi, Johnstaff	Final for issue following client comments

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

This report has been prepared by:

Barbara Pater

Lead Environmental Auditor

Date: 13 December 2024

Reviewed by:

Grant Brown

Alternate Lead Environmental Auditor

Date: 16 December 2024

Finalised and issued by:

Barbara Pater

Lead Environmental Auditor

Date: 18 December 2024

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1. Executive Summary

The St George Hospital Redevelopment – Stage 3 will bring a new Ambulatory Care Precinct to meet the growing needs of the St George and Sutherland communities. Health Infrastructure has appointed BESIX Watpac (Watpac) as the head contractor for the construction of this redevelopment, which involves the demolition of the existing Prince William Wing and construction and operation of a new nine storey integrated Ambulatory Care Building, with basement parking for 154 vehicles, pick-up and drop-off bays along Kensington Street, landscaping and public domain works.

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

The audit was conducted by APP on 5 December 2024 with review of Schedule 2 Parts A, B, C and Advisory Notes of the SSD-39170713 consent conditions within six-months of the previous construction audit (6 June 2024). The audit period is therefore defined as June to December 2024.

Construction works have progressed in accordance with the Staging Report developed by Watpac. Civil works were completed under construction certificate (CC1) in Q1 2024 with works progressing under Phase 1. Structural works and in-ground services (CC2) commenced in Q1 2024 and facade, services and fit out works under CC3 are still in progress. The main construction activities observed during the audit included internal fit out, including internal walls and services, and facade installation. All works were observed as being contained within the site boundary, with an approved work zone on Kensington Street occupied by the project.

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

- ▶ Robust Class B hoarding at construction boundary on Kensington Street in good condition with no graffiti and space retained for the existing pedestrian walkway.
- ▶ Comprehensive compliance tracking register continues to be in place to record status of conditions, documentation requirements, and submission timeframes as aligned to the project staging report
- ▶ Records were presented efficiently and appeared well organised.
- ▶ The Hammertech system continues to be utilised to a high standard, recording inspections, tasks for action, plant and equipment records, toolbox trainings, and personnel onboarding.
- ▶ Good collaboration between the Watpac and Johnstaff teams.
- ▶ No issues or observations for action identified during the site inspection.
- ▶ Site appeared tidy and well managed.

The independent environmental audit assessed a total of 117 conditions of consent comprising the review of documents and records, interviews with key personnel and a site inspection.

Site inspection

During the audit, a site inspection was undertaken to review environmental controls in place. No observations were raised during the site inspection. Refer to [Section 6.4](#) for further details with photos included under [Appendix G](#).

Findings

There were no non-compliances identified during the audit or self-reported during the audit period. Three (3) Opportunities for Improvement (OFI) were raised as follows.

Finding No.	Condition of Consent	Audit Finding Details
SGH-S3-04_OFI-01	<p>C6: Construction activities may be undertaken outside of the hours in condition C4 and C5 if required:</p> <ul style="list-style-type: none"> a) by the Police or a public authority for the delivery of vehicles, plant or materials; or b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or c) where the works are inaudible at the nearest sensitive receivers; or d) for the delivery, set-up and removal of construction cranes, where notice of the crane- related works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or e) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works. 	<p>The wording contained with the Department OOHW approval letter for point No. 5: <i>“Providing affected residents the contact details including phone number of the Site Manager so that potential safety and/or environmental concerns, if any, can be lodged, investigated, and responded to promptly”</i> did not appear to be actioned.</p> <p>Although the Site Manager details are available on the Site Notice, the letter distributed to the affected residents did not include the Site Manager details.</p> <p>It is recommended to review any instructions from the Department to ensure all requests are addressed and met.</p>
SGH-S3-04_OFI-02	<p>C9: Implementation of Management Plans The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).</p>	<p>Completion of the Hammertech environmental inspection forms was inconsistent at times, with varied responses to the same questions (i.e. Yes, No and N/A).</p> <p>It is recommended to action training or a toolbox on consistent completion of the inspection checklists.</p>
SGH-S3-04_OFI-03	<p>C21: Soil and Water All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the ‘Blue Book’.</p>	<p>A register has been developed to monitor test results of water prior to discharging as per approved criteria for pH and NTU, however it did not include any checks for oil or grease being visible.</p> <p>It is recommended to include a line item to verify the presence of any oil or grease within the water testing results register to align to the Site Dewatering Procedure.</p>

Details of these findings are included [Section 6.8](#) and [Appendix D](#) of this report.

2. Introduction

2.1 Background

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

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

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

The project is expected to be completed in 2026.

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

Johnstaff, on behalf of the Proponent, engaged The APP Group – Systems and Auditing (APP) to undertake an independent environmental audit on 5 December 2024. The audit was conducted in compliance with Condition C37 of the Development Consent SSD-39170713, which states:

Condition C37: *Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements (2020).*

2.2 Project Details

Project Name	St George Hospital – Stage 3
Project Application No.:	SSD-39170713
Project Address:	St George Hospital, Gray Street, Kogarah NSW
Project Phase:	Construction

Project Activity Summary:	<p>The following is a summary of the works that were in progress at the time of audit:</p> <ul style="list-style-type: none"> • Topping out achieved 4 December 2024 • Internal works including high level services up to level 3 complete • Brick works complete at east elevation • Brick works continuing at level 4 • Façade installation ongoing • Frame and lighting installation at level 5 • Internal walls continuing at level 2 • Ground floor sheeting and internal walls progressing • Stair and lift core jumpform removed under out-of-hours work approval.

Table 1- Project Details

2.3 Audit Team

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

Name	Company	Position	Certification
Barbara Pater	APP	Lead Environmental	Exemplar Global Lead Environmental Auditor – Certificate No. C-424613

Table 2- Audit Team

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

3. Audit Objectives and Scope

3.1 Audit Objectives

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

3.2 Audit Scope

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

Review of implementation of management plans, including:

- BESIX Watpac Project Environmental Management Plan (PEMP) NSW, St George Hospital Stage 3, V.05
- St George Hospital Stage 3, Construction Noise and Vibration Management Plan (CNVMP), Rev. 0
- Construction Traffic Management Plan (CTMP), St George Hospital Stage 3, Rev. 5

- Waste Management & Recycling Plan (WMRP), Nev 1.7
- Other Plans and documents – refer to [Section 4 – Document Review](#)
- ▶ Site inspection conducted on 5 December 2024
- ▶ Review the environmental performance of the project;
- ▶ Review of environmental records;
- ▶ Interviews with site personnel;
- ▶ Stakeholder Consultation.

3.3 Audit Period

This was the fourth independent environmental audit of the project carried out by APP covering the review of environmental documentation and records of the construction works for the six-month period between June to December 2024, as defined as the audit period.

It is noted that this report is based on the result of sampling and supplied documentation and records, as well as site activities sighted on the date of the audit on 5 December 2024.

4. Audit Methodology

4.1 Approval of Auditors

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

4.2 Audit Scope Development

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

4.3 Audit Process

4.3.1 Opening Meeting

An opening meeting was held with personnel from Johnstaff and Watpac as per the Audit Attendance Sheet ([Appendix B](#)) on 5 December 2024 at 9:30am.

Key items were discussed as follows:

- ▶ Confirmation of the purpose and scope of the audit
- ▶ Overview of the Project and status of the works
- ▶ Occurrence of environmental incidents and non-compliances, if applicable
- ▶ Overview of the audit process in accordance with the Schedule 2 Consent Conditions, Project Staging Report, and the *Independent Audit Post Approval Requirements* (IAPAR 2020).

4.3.2 Conduct of Audit

Audit activities included the following:

- Review of the project documentation (PEMP and sub-plans) to verify compliance with the SSD-39170713 Schedule 2 conditions,

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

4.3.3 Closing Meeting

The closing meeting was held on 5 December 2024 at 2:30pm with representatives of Johnstaff, Watpac and APP. General feedback and the audit findings were discussed during the closing meeting.

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

4.4 Interviewed Persons

Name and position of persons interviewed:

Name	Organisation	Position
Ruby Thompson	BESIX Watpac	Senior WHSE Advisor
Ben O'Connell	BESIX Watpac	Senior Project Engineer
Aurelie Bolle	BESIX Watpac	Project Manager
Marie Trarieux	BESIX Watpac	Project Engineer
Tyson Foley	BESIX Watpac	Site Manager
Hanna Yazdi	Johnstaff Projects	Senior Project Manager
Steven Watts	Johnstaff Projects	Project Manager
Daniel Cadilla	Johnstaff Projects	Project Engineer

Table 3- Personnel Interviewed

4.5 Site Inspection

A site inspection was carried out on 5 December 2024 at 9:45 am with representatives of Watpac, Johnstaff and the APP auditor. No observations were identified during the site inspection. Refer to details of the inspection in [Section 6.4](#) of this report and site photos included under [Appendix G](#).

4.6 Consultation

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

An email requesting feedback and input into the audit scope was sent to the Department on 15 November 2024. The Department responded 19 November 2024 and confirmed they had no additional issues for inclusion within the scope of the audit that are not already captured by the Consent and the Department's *Independent Audit Post Approval Requirements* (IAPAR 2020).

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

4.7 Audit Compliance Status Descriptors

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

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

Table 4- Audit Criteria

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

5. Document Review

- Project Environmental Management Plan (PEMP) St George Hospital Stage 3, Rev 05, dated 19 November 2024
- Construction Traffic Management Plan Rev 5, dated 10 March 2023
- Construction Noise and Vibration Management Subplan (Ref. 20230367.7/2104A/R0/WY), Rev 0, dated 21 April 2023
- Waste Management & Recycling Plan prepared by Bingo Industries, Rev 1.7, dated 21 July 2022
- Crown Certificate 3 (CC3) McKenzie Group – Cert. No. 222413/03 balance of works (Architectural, Structure and Services) excluding Public Domain and Landscaping, dated 20 May 2024
- Staging Report St George Hospital Stage 3 | SSD: 39170713, Rev. 01, dated 16 March 2023
- Portal Receipt SSD-39170713-PA-23, dated 5 July 2024
- Portal Receipt SSD-39170713-PA-24, dated 5 July 2024
- Work Zone payment receipt, dated 15 August 2023;
- Bingo Waste Report October 2024
- B-class Hoarding Application, dated 15 May 2024;
- Complaints Register
- Noise Monitoring Report by BESIX Watpac June 2024
- Noise Monitoring Report by BESIX Watpac July 2024
- Noise Monitoring Report by BESIX Watpac August 2024
- Noise Monitoring Report by BESIX Watpac September 2024
- Noise Monitoring Report by BESIX Watpac October 2024
- Noise Monitoring Report by BESIX Watpac November 2024
- DPHI letter ref: SSD-39170713-PA-26 “St George Hospital Redevelopment (SSD-39170713) Out-of-Hours Work (OOHW) Request, Condition C6(e)”, dated 5 September 2024
- Email correspondence to Georges River Council, 4 December 2024
- Hammertech ID: 303931, Access ID: 00064416 dated 4 October 2024
- Aconex Transmittal BWTP-TRANSMIT-003476 issued 28 November 2024
- McKenzie Group letter to DPHI dated 9 July 2024
- HI-Planning letter to DPHI “Re: SSD-39170713 - St George Hospital Redevelopment Stage 3, Conditions A27 & A28 – Non-Compliance Notification” dated 5 July 2024
- Record of Toolbox Meeting, S03-01-01, 19 May 2024
- Record of Toolbox Meeting, S03-01-01, 19 August 2024
- Record of Toolbox Meeting, S03-01-01, 19 November 2024
- Sustainability Report N225 Rev 1, October 2024
- Static Concrete Placing Tower Boom CP 6-257197/21/0, Make: Putzmeister; Model: MXR36, Serial No. 180200643; accepted date: 23 June 2024
- Traino Group Australia licence No. HRW113133, expires 1/10/2028
- EWP – Scissor Lift (Under 11m) 9918/33; Make: Snorkel; Model: S3219E; Serial No. 12-2212010208; accepted date: 19 September 2024
- Boone & Willard Plumbing licence No. YC13691519, expires 12/11/2029
- Hammertech environmental inspection ISP-15629 dated 3 September 2024
- Hammertech environmental inspection ISP-21240 dated 29 October 2024
- Hammertech environmental inspection ISP-22592 dated 13 November 2024

- Hammertech environmental inspection ISP-23516 on 21 November 2024
- Work Zone Permit dated 18 May 2023 APP Number APP2023/0151 – approved up until 18 March 2025
- Calibration Certificate presented for new monitor, CABAC Model No. T325, Serial No. 23030065, 29 May 2024 – next due 29 May 2025
- SGH3_Calibration Register – last updated 30 October 2024
- 241204 – Site Water MP – Pumping Record
- Rubicon Environmental, Site Dewatering Procedure, Revision 0, July 2024
- B&W – Imported Material Tracking Register
- Email from Watpac to Georges River Council 30 July 2024 with updated Site Dewatering Procedure by Rubicon
- Hammertech record MEET-8588 – Emergency Review and Test Record (S10-01-02), 16 October 2024
- Bingo Waste Report October 2024
- Traino Group – St George Hospital Kogarah Collections to date 5.12.2024
- DPHI letter ref: SSD-39170713-PA-27 “St George Hospital Redevelopment Stage 3 – Agreement to independent auditors” dated 31 October 2024
- HI letter “Re: SSD-39170713 - St George Hospital Redevelopment Stage 3 Condition C40 & C41 – Independent Environmental Audit” dated 5 July 2024
- Footpath closure permit required for sub-station - Quote15/7942 dated 8 November 2024
- Road Land and Footpath Closure Application B-Class Hoarding Install closure start 17 June to 21 June 2024 signed and dated 15 May 2024
- Disruption Works Notice DWN-064 dated 21 June 2024

6. Audit Findings

6.1 Assessment of Compliance

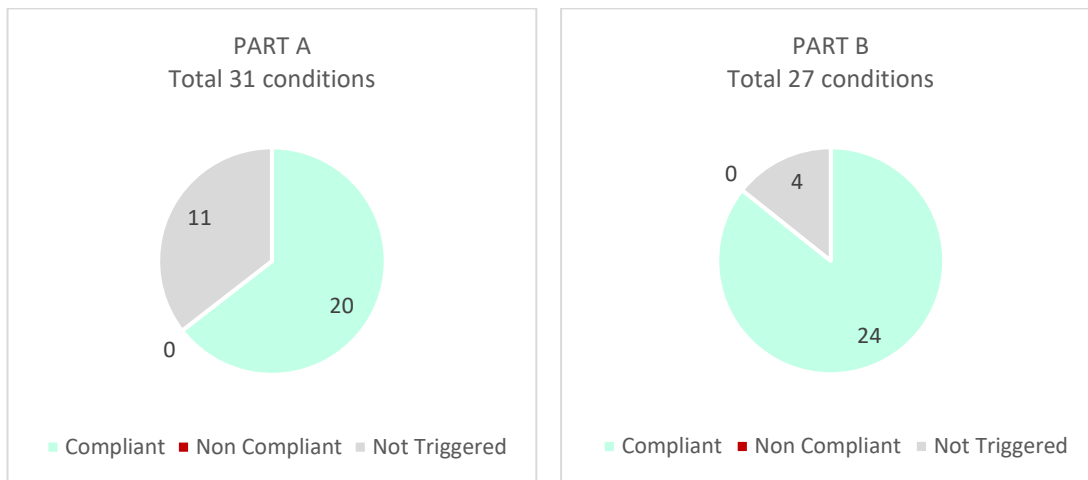
This audit was completed to assess the implementation of the Project Environmental Management Plan and sub-plans, as well as environmental controls established by Watpac for the Project, against Development Consent SSD-39170713, Schedule 2 (117 conditions).

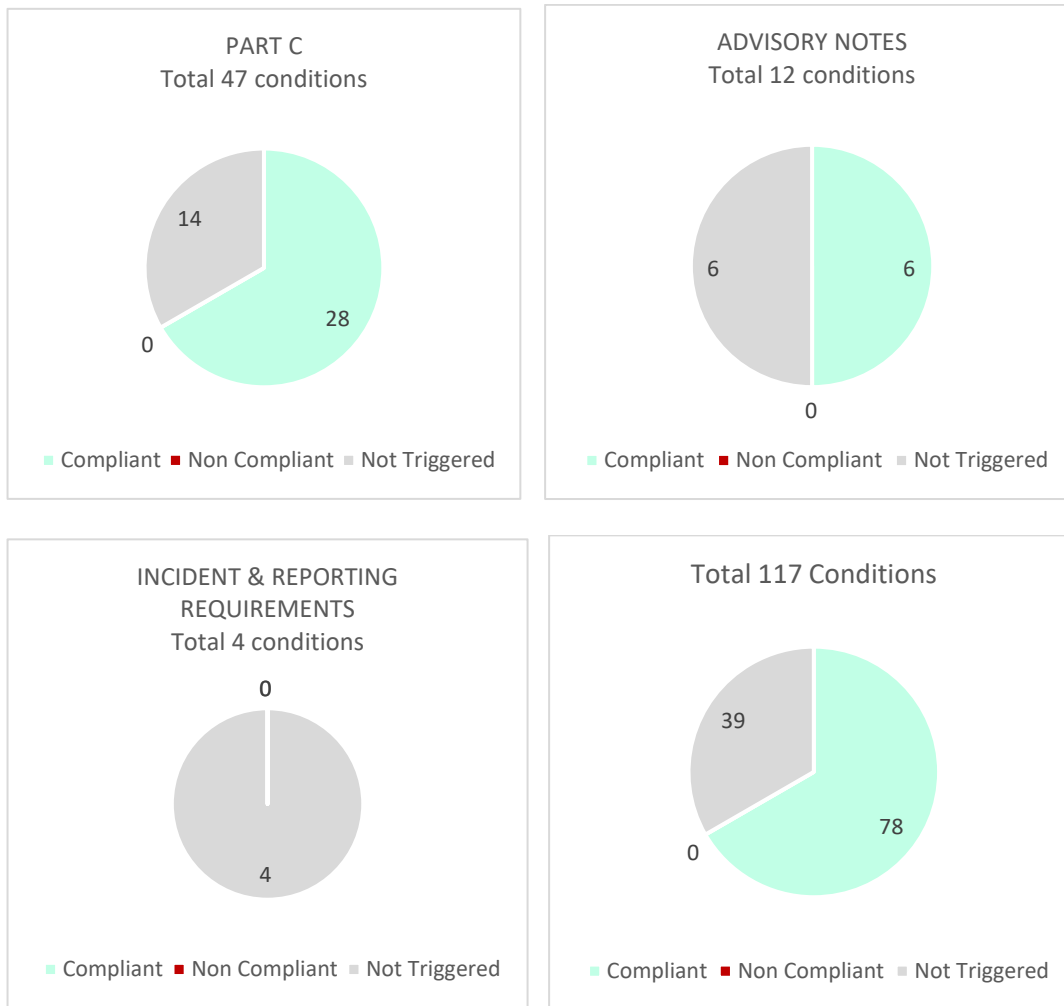
The following table summarises the audit findings by rating category:

Findings Rating	Findings
Compliant	78
Non-Compliant	0
Not Triggered	39
Total	117

Table 5- Summary of Findings

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





6.2 Notices, Incidents and Complaints

6.2.1 Notices and Incidents

No notices or formal advisory letters were issued by the Department during the audit period, with the previous breach regarding out of hours work approval now addressed.

No reportable incidents have occurred on the Project to date.

6.2.2 Complaints

A Complaints Register is in place where complaints details are recorded, including resolution reached and is published on the project website. One complaint was received during the audit period as follows:

Complaint received 17 July 2024 – phone call received from Redevelopment Manager, Breast Screening Mammography Clinic. Johnstaff visited the clinic and followed up with an email (18 July 2024) to re-communicate the expected works and dates. Complaint was addressed and is now closed.

6.2.3 Non-Compliances

Two (2) non-compliances were identified during the previous audit and addressed as per [Section 6.3](#) below. No non-compliances were identified this audit, with no self-reported non-compliances raised during the audit period.

6.3 Previous Audit Findings

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

Finding No.	Condition	Audit Findings / Recommendation	Status
Non-compliance SGH-03_NC-01	A2 Terms of Consent The development may only be carried out: in compliance with the conditions of this consent.	Considering the non-compliance raised against CoA C4, this triggers an additional non-compliance against CoA A2.	Based upon the close out of Condition C4, this non-compliance is now considered addressed. CLOSED
Non-compliance SGH-03_NC-02	C4 Construction Hours Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: a) between 7am and 6pm, Mondays to Fridays inclusive; and b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays	On 2 August 2023 the NSW EPA received a noise complaint at 1:42am regarding alleged noisy construction activities at the site. The complaint was referred to DPH for investigation on 4 August 2023. In March 2024 the project was advised of the investigation by DPHI. On 29 May 2024 DPHI issued Watpac an Advisory Letter in relation to the outcome of the investigation of the noise complaint. The complaint was entered into the project's complaint register on 29 May 2024. It is understood that construction activities were undertaken outside of standard construction hours for the delivery and installation of B-class hoarding, including the use of noisy equipment. The Advisory Letter stated that the ROL and hoarding installation approval which were obtained for the works are not approvals to undertake construction works outside of the construction hours listed under CoA C4(a). Further, CoA C6(a) only applies to the delivery of the hoarding, not the installation. The Advisory Letter confirmed that DPHI would not take enforcement action after considering a number of matters including the project's strong performance to date. The auditor understands that the event occurred during the previous audit period, however it has only come to the project's attention during the current audit period. Recommendation The project should seek a variation to standard construction hours from the Planning Secretary in accordance with CoA C6(e) for any additional out of hours construction works.	Approval received for out-of-hours works during audit period as follows: DPHI letter ref: SSD-39170713-PA-26 dated 5 September 2024 "St George Hospital Redevelopment (SSD-39170713) Out-of-Hours Work (OOHW) Request, Condition C6(e)" – approval for OOHW outside standard construction hours for stair and lift core jumpform removal on Sundays 8am-5pm. Based on the above, the project has demonstrated adherence to the condition requirements with this finding now considered addressed. CLOSED

Finding No.	Condition	Audit Findings / Recommendation	Status
Opportunity for Improvement SGH-03_OFI-01	<p>A30 Revision of Strategies, Plans and Programs Within three months of:</p> <ul style="list-style-type: none"> a) the submission of an incident report under condition A26; b) the submission of an Independent Audit under condition C37 or C39; c) the approval of any modification of the conditions of this consent; or d) the issue of a direction of the Planning Secretary under condition A3 which requires a review, <p>the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.</p>	<p>Previous Audit Finding: It was noted that, although the project management plans are regularly being reviewed, a specific record of the review was not always in place, within the plans or elsewhere, when the review did not result in material changes in the plans.</p> <p>Recommendation It is suggested to create a system to maintain record of periodic reviews of project plans carried out during the progress of the project, where updates in the plans are not made, e.g. a "Plan Reviews Tracking Sheet" or similar.</p> <p>Current Audit Finding: BESIX Watpac had addressed the previous OFI by recording document reviews manually on a hard copy 'Record of Toolbox Meeting – S03-01-01' form.</p> <p>Recommendation Should the project wish to adopt a manual record keeping process, it is recommended to create a specific form for 'Record of Management Plan Review' (or similar), with a specific document number. Alternatively, the project could utilise an online system i.e. Hammertech and utilise a consolidated table to record management plan reviews.</p>	<p>Monthly reviews undertaken as evidenced; revision table also added into the Project Environmental Management Plan (EMP). Sighted EMP Rev 05 dated 19 November 2024. Revision table now included with no changes triggered as noted in the revision table.</p> <p>CLOSED</p>
Opportunity for Improvement SGH-03_OFI-02	<p>A1 Obligation to Minimise Harm to the Environment In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.</p>	<p>During the site inspection construction materials were observed to be leaning against the heritage listed brick wall of the adjacent fire station, which forms part of the project boundary.</p> <p>Recommendation All items should be moved away from the heritage wall and consideration given to the use of protection measures to avoid potential impact and damage occurring to the heritage wall.</p>	<p>Items now removed from the Heritage wall with fencing in place to avoid impacts to the Heritage wall in future. No materials present during the audit.</p> <p>CLOSED</p>

Finding No.	Condition	Audit Findings / Recommendation	Status
Opportunity for Improvement SGH-03_OFI-03	<p>Condition A19 (External Materials) The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in condition A2. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided: (c) a copy of the documentation given to the Certifier is to be provided to the Planning Secretary within seven days after the Certifier accepts it.</p> <p>Condition B4 (External Walls and Cladding) Prior to the commencement of façade construction, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it</p>	<p>Construction Certificate 3 was issued on 20 May 2024 and included External Materials documentation relevant to CoA A19 and B4. The information was provided to DPHI from HI on 28 May 2024 – 8 days following acceptance by the Certifier. The Auditor understands that the information was initially provided to HI on 24 May 2024 for submission to DPHI, however a HI requested a written statement from the Certifier confirming that they were satisfied with the submission, resulting in exceeding the 7-day timeframe by 1 day.</p> <p>Recommendation The project team adopt the position in where the Certifier's 'acceptance' of information is taken to be the day of issuing the construction certificate and that HI to commit to the timely review and submission of documentation to DPHI to avoid potential further late submission of documents</p>	<p>The project has in place a live compliance tracker against the conditions of consent which is also used to monitor submissions and their timeframes. Implementation was demonstrated during submission of the previous IEA report whereby Johnstaff submitted the non-compliances, audit report and response to HI-Planning on the 4 July 2024, with the reminder to notify DPHI of the non-compliances within the 7-day timeframe. HI-Planning confirmed submission on 5 July 2024 and actioned within the 7-day timeframe.</p> <p>CLOSED</p>

Table 6- Summary of Previous Audit Findings

6.4 Audit Site Inspection

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

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

- ▶ Signage in place at Kensington Street with details of the project and contact numbers displayed
- ▶ Hoarding installed around the perimeter of the site with restricted site access
- ▶ Trucks parked at approved work zone on Kensington Street
- ▶ Traffic controls and signage in place
- ▶ Waste bins available onsite
- ▶ Coir logs and protection of pit drain at low point area of the site

- ▶ Workers onsite wearing adequate PPE
- ▶ No mud tracking observed on public roads
- ▶ Kensington Street footpath noted to be clean and clear
- ▶ Spill kits available at point of use and suitably stocked
- ▶ Dangerous goods stored within dedicated bunded areas
- ▶ Nurse calls, fire extinguishers, drinking water and staff facilities available at site compound
- ▶ Water at discharge point appeared low in turbidity.

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

6.5 Suitability of Plans and the Environmental Management System

Watpac has established and maintains an Environmental Management System as developed in accordance with the Standard AS/NZS ISO 14001: 2015 – Environmental Management Systems. As part of this framework a Project Environmental Management Plan (PEMP) has been prepared for the project which includes Standard Environmental Protocols (SEPs) for identified environmental risks including (but not limited to) air quality, noise and vibration, water quality, erosion and sedimentation controls, spill response, traffic, heritage, waste, and contamination. During the audit period, evidence of regularly reviews of the PEMP was actioned, with no changes required.

Sub-plans as developed with the assistance of industry experts, and in accordance with the consent conditions, continue to be in place. These include the Construction Traffic and Pedestrian Management Sub-Plan developed by Commercial TC Pty Ltd, the Construction Noise and Vibration Management Sub-Plan developed by Acoustic Logic, and the Construction Waste Management Sub-Plan developed by Bingo Industries. No updates to the sub-plans were required during the audit period.

Implementation of the Environmental Management Plan and sub-plans was verified during the review of records and as demonstrated during the site inspection. The BESIX Watpac Environmental Management Plan and sub-plans therefore continue to be suitable for the current stage of the works.

6.6 Actual vs Predicated Impacts

An assessment of actual impacts was undertaken via a review of documentation prior to and during the audit, and via observations made during the site inspection. Predicted impacts are described in the Environmental Impact Statement for the project, prepared by Ethos Urban, dated 9 September 2022 (EIS). Section 6 of the EIS contains a summary of the Assessment of Impacts (as requested in the SEARs) and includes categories for Built Form and Urban Design; Connecting with Country; Environmental Amenity; Biodiversity; Tree Removal; Aboriginal Cultural Heritage; Heritage; Historical Archaeology; Access and Transport; Noise and Vibration; Wind; Airspace Impact; Crime Prevention Through Environmental Design; Ecological Sustainable Development; Waste Management; Geotechnical; Contamination; Hazards and Risks; Water Cycle Management; BCA Compliance and Social Impact Assessment.

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

- ▶ the occurrence of environmental incidents
- ▶ compliance history against the conditions of consent and adherence to the approved management plan requirements
- ▶ results of environmental monitoring data (noise, vibration, air quality etc.) compared to predicted levels

- ▶ number of and frequency of internal actions raised during site inspections
- ▶ the nature and frequency of complaints
- ▶ regulatory notices
- ▶ consistency of designs with the EIS; and
- ▶ any planning approval modifications.

The Project is noted to have demonstrated a strong level of environmental performance during the audit period, with nil incidents, non-compliances, and environmental monitoring results within predicted levels. The Project continues to effectively implement the environmental management plans to mitigate impacts. In general, the Auditor considers that the Project's actual environmental impacts are consistent with the EIS predictions, with the following items to note as relevant during the audit period.

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

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

▶ **Noise and Vibration**

- Demolition works have been completed and will be upcoming under Stage 2.
- Attended noise monitoring is continuing on a weekly basis, with results reported in monthly reports as made available on the project website.
- There were no vibration related complaints during the audit period. One noise complaint was recorded in July 2024 with the Johnstaff team reaching out to the complainant to address concerns. The complaint was recorded and is now closed.
- Out of hours work was undertaken in November 2024 as approved by the Department for the removal of the jump form. No complaints were received during the works.
- Remaining construction works are undertaken during standard construction hours.

▶ **Traffic, Transport, and Parking**

- The Construction Traffic and Pedestrian Management Subplan continues to be in place. The plan considers working hours, vehicle movements, worker parking, impacts to public transport, pedestrians and cyclists, and property access.
- In order to minimise inevitable traffic impacts, construction vehicles are to be contained within the worksite or in an approved works zone. Traffic controllers were present on Kensington Street managing vehicle and materials movements in the works zone.
- No onsite parking is allowed for construction contractors, they are encouraged to use the public transport alternatives that are available in close proximity to the site;
- Nil traffic complaints or non-compliances have been raised.

▶ **Heritage**

- An unexpected finds procedure has been developed for the project. No heritage impacts or unexpected heritage finds have occurred to date.
- The previous audit site inspection observed construction materials leaning against the heritage listed brick wall of the adjacent fire station. This has since been mitigated with a fence placed adjacent to the

wall to aid in its preservation and prevent any objects coming in contact with the wall. There were no materials leaning against the wall during this audit.

► **Waste Management**

- Waste management is managed via the Construction Waste Management Plan with dedicated skip bins provided. The waste mitigation measures included in Appendix 3 of the EIS appeared to be generally implemented.

► **Other items**

- No contamination identified during the audit period.
- Stormwater was largely contained within the site, with the operational stormwater management system comprising on-site detention tanks (OSDs) under construction. Pollutant removal rates are designed to meet Figure 28 of the EIS.

Based on the outcome of the audit and controls observed during the site inspection, no significant changes or additional impacts were noted for the design and construction works as compared to the predicted impacts stated in the Environmental Impact Assessment. The mitigation measures included in Appendix C of the EIS were generally being appropriately implemented.

6.7 Key Strengths

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

- Robust Class B hoarding t construction boundary on Kensington Street in good condition with no graffiti and space retained for the existing pedestrian walkway.
- Comprehensive compliance tracking register to record status of conditions, documentation requirements, and submission timeframes as aligned to the project staging report
- Records were presented efficiently and appeared well organised.
- The Hammertech system continues to be utilised to a high standard, recording inspections, tasks for action, plant and equipment records, toolbox trainings, and personnel onboarding.
- Good collaboration between the Watpac and Johnstaff teams.
- No issues or observations for action identified during the site inspection.
- Site appeared tidy and well managed.

6.8 Audit Findings and Recommendations

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

Three (3) opportunities for improvement were identified during this audit, as follows:

Finding No.	Condition of Consent	Audit Finding Details
<p>Opportunity for Improvement</p> <p>SGH-04_OFI-01</p>	<p>C6: Construction activities may be undertaken outside of the hours in condition C4 and C5 if required:</p> <ul style="list-style-type: none"> a) by the Police or a public authority for the delivery of vehicles, plant or materials; or b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or c) where the works are inaudible at the nearest sensitive receivers; or d) for the delivery, set-up and removal of construction cranes, where notice of the crane-related works is provided to the Planning Secretary and affected residents at least seven days prior to the works; or e) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works. 	<p>The wording contained with the Department OOHW approval letter for point No. 5: <i>"Providing affected residents the contact details including phone number of the Site Manager so that potential safety and/or environmental concerns, if any, can be lodged, investigated, and responded to promptly"</i> did not appear to be actioned.</p> <p>Although the Site Manager details are available on the Site Notice, the letter distributed to the affected residents did not include the Site Manager details.</p> <p>It is recommended to review any instructions from the Department to ensure all requests are addressed and met.</p>
<p>Opportunity for Improvement</p> <p>SGH-04_OFI-02</p>	<p>C9: 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 CEMP (including Sub-Plans).</p>	<p>Completion of the Hammertech environmental inspection forms was inconsistent at times, with varied responses to the same questions (i.e. Yes, No and N/A).</p> <p>It is recommended to action a training or toolbox on consistent completion of the inspection checklists.</p>
<p>Opportunity for Improvement</p> <p>SGH-04_OFI-03</p>	<p>C21: Soil and Water</p> <p>All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.</p>	<p>A register has been developed to monitor test results of water prior to discharging as per approved criteria for pH and NTU, however it did not include any checks for oil or grease being visible.</p> <p>It is recommended to include a line item to verify the presence of any oil or grease within the water testing results register to align to the Site Dewatering Procedure.</p>

Table 7- Findings

Appendix A- Audit Agenda



The APP Group

Audit Agenda – St George Hospital Redevelopment (Stage 3)

Project	Independent Environmental Audit – St George Hospital Redevelopment (Stage 3)	
Proponent	Health Infrastructure	
Project Manager	Johnstaff	
Contractor	BESIX Watpac	
Location	St George Hospital – Contractor Site Office	
Date and Time	Thursday, 5 December 2024	9:30 AM – 3:30 PM
Auditing Team	Barbara Pater	
Site contact	Hanna Yazdi – Project Manager (Johnstaff) 0424 401 655	
Audit criteria	Conditions of Consent SSD-39170713 and in accordance with the <i>Independent Audit Post Approval Requirements</i> (IAPAR 2020)	
Audit scope	Within 6-months of previous construction audit	

Agenda

Item	Time
Opening Meeting <ul style="list-style-type: none"> Confirm scope of the audit, outline the audit process, methodology, timing, access, and resources required. 	9:30 AM – 9:45 AM
Site Walk <ul style="list-style-type: none"> Undertake site induction. Sight current site activities and provide a focus on the review of environmental aspects, impacts, controls, and relevant records. 	9:45 AM – 10:00 AM
Site Inspection Debrief / coffee break	10:00 AM – 10:15 AM
Review of Consent Conditions SSD-39170713 Schedule 2:	

Item	Time
▶ PART A: Administrative Conditions, as applicable	10:15 AM – 11:15 PM
▶ PART B: Prior to Commencement of Construction, as applicable	11:15 AM – 12:15 PM
Lunch break	12:15 PM – 1:00 PM
▶ PART C: During Construction	1:00 PM – 2:15 PM
▶ Advisory Notes	2:15 PM – 2:30 PM
Auditor consolidation (auditors only) / Afternoon tea break	2:30 PM – 2:45 PM
Closing meeting <ul style="list-style-type: none"> ▶ Outcome of audit and presentation of findings. Deliverables as noted below. 	2:45 PM – 3:00 PM

Deliverables

Audit Deliverables	Responsibility
Draft Report Submission <ul style="list-style-type: none"> ▶ 15 days following conduct of independent audit 	APP
Response to draft report <ul style="list-style-type: none"> ▶ 7 days following receipt of draft audit report from APP 	HI/Johnstaff
Final report submission <ul style="list-style-type: none"> ▶ Finalised within 7 days following receipt of comments from HI/Johnstaff ▶ Submitted to HI/Johnstaff 	APP
Response to findings and submission of final audit report <ul style="list-style-type: none"> ▶ Final audit report and response submitted to the Department of Planning, Housing and Infrastructure (DPHI) in accordance with Conditions C40 & C41. 	HI/Johnstaff

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





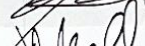

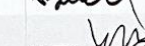




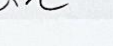
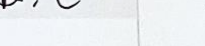
Limitations

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

Appendix B- Audit Attendance Sheet

Audit Attendance Sheet

Project	ST GEORGE HOSPITAL REDEV. (STAGE 3)	Audit No.	# SGH-S3-0A
Auditee	BESIX WATPAC	Lead Auditor	Barbara Pater
Location	BESIX WATPAC Site Office		
Opening Meeting Date	5 DECEMBER 2024, 9:30 AM		
Closing Meeting Date	5 DECEMBER 2024, 2:00 PM		

Name	Organisation	Position	Signature	
			Opening Meeting	Closing Meeting
Barbara Pater	APP	L. Auditor		
Hanna Yazdi	Johnstaff	PM		
Steve Wats	"	PM		
Ben O'Connell	BESIX WATPAC	SPE		-
Daric TRARIEUX	BESIX WATPAC	PE		-
Aurelie Belle	BESIX WATPAC	PD		
Tyson Foley	BESIX WATPAC	SM		-
Ruby Thompson	BESIX WATPAC	WH/ETA		
Daniel Cudilla	JSP	PE	D.C	D.C
c				

Appendix C – Approval of Auditors

Department of Planning, Housing and Infrastructure



NSW Planning ref: SSD-39170713-PA-27

HEALTH INFRASTRUCTURE

Via the Major Projects Portal

Attention: Kathryn Saunders, Senior Advisor Town Planning (Post Approval and Compliance)

31/10/2024

Subject: St George Hospital Redevelopment Stage 3 – Agreement to independent auditors

Dear Ms Saunders,

I refer to your letter dated 23 October 2024, SSD-39170713-PA-27, requesting the Planning Secretary's agreement to suitably qualified, experienced, and independent persons to conduct independent audits of the St George Hospital Redevelopment Stage 3 (Project), under SSD-39170713 (Consent).

The NSW Department of Planning, Housing and Infrastructure (**NSW Planning**) has reviewed the independent auditor nominations and based on the information you have provided is satisfied that the proposed persons are suitably qualified, experienced, and independent.

In accordance with Schedule 2, Condition C38 of the Consent and the NSW Planning, *Independent Audit Post Approval Requirements* (2020), as nominee of the Planning Secretary, I agree to the following:

- Barbara Pater, The APP Group as lead auditor
- Grant Brown, The APP Group as alternate lead auditor

Please ensure this correspondence is appended to the independent audit report.

This agreement applies to Construction independent audits and the first Operational independent audit for the Project and will require the auditors to submit a declaration of independence with each independent audit report they are involved in. This agreement is also conditional on the above auditors maintaining certification as a lead or principal auditor with a relevant industry body.

This agreement supersedes any previous agreements to independent auditors under Condition C38 of the Consent.

The independent audits must be prepared, undertaken, and finalised in accordance with the conditions of Consent and the *Independent Audit Post Approval Requirements* (2020).

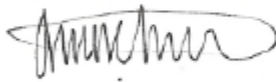
Department of Planning, Housing and Infrastructure



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

Should you wish to discuss the matter further, please contact compliance@planning.nsw.gov.au

Yours sincerely



Thomas Minchin
ATeam Leader Compliance - Government Projects
Compliance

As nominee of the Planning Secretary

Appendix D – Independent Audit Declarations

Declaration of Independence Form

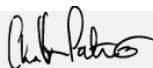
Independent Audit Declaration Form	
Project Name:	St George Hospital Redevelopment Stage 3
Consent Number:	SSD-39170713
Description of Project:	Demolition of the existing Prince William Wing and construction and operation of a new nine storey Integrated Ambulatory Care Building, with basement parking for 151 vehicles, pick-up and drop-off bays along Kensington Street, landscaping and public domain works.
Project Address:	St George Hospital, Gray Street. Kogarah NSW
Proponent:	NSW Health Infrastructure
Title of Audit:	Independent Environmental Audit
Date:	10 December 2024

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

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

Notes:

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

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

Declaration of Independence Form


Independent Audit Declaration Form	
Project Name:	St George Hospital Redevelopment Stage 3
Consent Number:	SSD-39170713
Description of Project:	Demolition of the existing Prince William Wing and construction and operation of a new nine storey Integrated Ambulatory Care Building, with basement parking for 151 vehicles, pick-up and drop-off bays along Kensington Street, landscaping and public domain works.
Project Address:	St George Hospital, Gray Street. Kogarah NSW
Proponent:	NSW Health Infrastructure
Title of Audit:	Independent Environmental Audit
Date:	16 December 2024

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

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

Notes:

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

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

Appendix E – Audit Checklist

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
1.	PART A		ADMINISTRATIVE CONDITIONS			
1.1.	A	A1	Obligation to Minimise Harm to the Environment In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.	Based on the outcome of this audit and no incidents to date, reasonable and feasible measures have been implemented to prevent and minimise material harm to the environment during the construction of the development.		Compliant
1.2.	A	A2	Terms of Consent The development may only be carried out: <ul style="list-style-type: none"> a) in compliance with the conditions of this consent; b) in accordance with all written directions of the Planning Secretary; c) generally in accordance with the EIS and Response to Submissions; d) generally in accordance with the section 4.55 modification application (SSD- 39170713-Mod-1 document titled St George Hospital Stage 3 prepared by Ethos Urban dated 27 March 2023; e) generally in accordance with the section 4.55 modification application (SSD39170713-Mod-2) document titled St George Hospital Stage 2 Proposed Façade Amendments prepared by Ethos Urban dated 16 October 2023; and f) in accordance with the following approved plans/DWG: Architectural Plans prepared by Jacobs <ul style="list-style-type: none"> • SGHS3-AR-DG- 1701 – REV 4 – External Works Site Plan – Ground Level – 07/03/2023 • SGHS3-AR-DG- 1702 – REV 4 – External Works Site Plan – Level 1 – 07/03/2023 • SGHS3-AR-DG-12B1– REV 6 – Department Plan – Basement Level 1 – 07/03/2023 • SGHS3-AR-DG-12B2– REV 3 – Department Plan – Basement Level 2 – 07/03/2023 • SGHS3-AR-DG-120G– REV 8 – Department Plan – Ground – 31/07/2023 	The independent environmental audit assessed the following: <ul style="list-style-type: none"> a) No non-compliances identified during the audit against the condition of consent. b) Written directions have been received from DPHI include making the OOHW documentation publicly available as actioned. And improvement opportunity has been raised as per Condition C6. No other directions from DPHI received within the last 6 months. c) Based on the outcome of the audit, prevention and mitigation measures were generally in accordance with the EIS and RtS requirements d) Modification 1 involved the deletion of basement level 3, extension of basement to be converted to 2 floors. e) There has been a Mod-2 of the SSD with relation to façade changes – reflected on the relevant drawings. The development is being constructed in accordance with conditions Mod-1 and Mod-2 and were as verified during the previous audit periods. No further modifications.		Compliant

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			<ul style="list-style-type: none"> SGHS3-AR-DG-1201– REV 9 – Department Plan – Level 1 – 15/09/2023 SGHS3-AR-DG-1202– REV 8 – Department Plan – Level 2 – 13/10/2023 SGHS3-AR-DG-1203– REV 4 – Department Plan – Level 3 – 28/06/2022 SGHS3-AR-DG-1204– REV 5 – Department Plan – Level 4 – 31/07/2023 SGHS3-AR-DG-1205– REV 4 – Department Plan – Level 5 – 28/06/2022 SGHS3-AR-DG-1206– REV 4 – Department Plan – Level 6 – 28/06/2022 SGHS3-AR-DG-1207– REV 4 – Department Plan – Level 7 – 28/06/2022 SGHS3-AR-DG-1208– REV 6 – Department Plan – Level 8 – 31/07/2023 SGHS3-AR-DG-15R0– REV 4 – General Arrangement Plan – Level Roof – 28/06/2022 SGHS3-AR-DG-1510– REV 6 – General Arrangement Plan – Level 1 – 13/03/2023 SGHS3-AR-DG- 4006– REV 8 – Sections – Sheet 1 – 13/03/2023 SGHS3-AR-DG- 4007– REV 8 – Sections – Sheet 2 – 13/03/2023 SGHS3-AR-DG- 4008 – REV 7 – Sections – Sheet 3 – 13/03/2023 SGHS3-AR-DG4021 – REV 5 – North Elevation – SSDA Comparison – 13/10/2023 SGHS3-AR-DG4022 – REV 5 – South Elevation – SSDA Comparison – 13/10/2023 SGHS3-AR-DG4023 – REV 5 East and Link South Elevations – SSDA Comparison – 13/10/2023 SGHS3-AR-DG4024 – REV 5 West and Link North Elevations – SSDA Comparison – 13/10/2023 <p>Landscape Plans prepared by Site Image</p> <ul style="list-style-type: none"> 100 – REV F – Landscape Plan Ground Floor – 4/03/2023 101 – REV F – Landscape Plan Level 1 – 24/03/2023 104 – REV B – Landscape Plan Level 4 – 14/06/2022 105 – REV A – Landscape Plan Level 5 – 28/06/2022 106 – REV A – Landscape Plan Level 6 – 28/06/2022 501 – REV A – Plant Schedule – 22/06/2022 	<p>f) Drawings are uploaded into Aconex with stamped plans available on the project website, including plans issued under Mod-1 and Mod-2. Architectural Plans are as per approved Crown Certificates CC1-3, with landscaping drawings to form part of CC4 (expected to commence 2025).</p>		

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1.3.	A	A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: <ul style="list-style-type: none"> (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; (b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and (c) the implementation of any actions or measures contained in any such document referred to in (a) above. 	<p>DPHI letter ref: SSD-39170713-PA-26 dated 5 September 2024 “St George Hospital Redevelopment (SSD-39170713) Out-of-Hours Work (OOHW) Request, Condition C6(e)” notes to make the OOHW request with supporting documentation available on the project website – verified as displayed on the project website.</p> <p>Further requirements noted within letter – refer to Condition C6 and improvement opportunity as identified.</p> <p>No other written directions received.</p>	Refer to Condition C6 for OFI	Compliant
1.4.	A	A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	No inconsistencies, ambiguity, or conflict identified.		Not Triggered
1.5.	A	A5	Limits of Consent This consent lapses five years after the date of consent unless work is physically commenced.	The consent has not lapsed; construction commenced on the 2 May 2023.		Not Triggered
1.6.	A	A6	Prescribed Conditions The Applicant must comply with all relevant prescribed conditions of development consent under Part 4, Division 2 of the EP&A Regulation.	<p>Prescribed conditions as per BCA Construction Certificates.</p> <p>Crown Certificate 1 (CC1) – Cert. No. 222413/01, dated 28/04/2023</p> <p>Crown Certificate 2 (CC2) – Cert. No. 222413/02 <i>Inground Services and Structure, excl Structural Steel</i>, dated 03/08/2023</p> <p>Crown Certificate 3 (CC3) – Cert. No. 222413/03 balance of works (Architectural, Structure and</p>		Compliant

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
				Services) excluding Public Domain and Landscaping, dated 20/05/2024. CC4 is expected in 2025.		
1.7.	A	A7	Planning Secretary as Moderator In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.	No disputes have occurred to date.		Not Triggered
1.8.	A	A8	Evidence of Consultation Where conditions of this consent require consultation with an identified party, the Applicant must: <ol style="list-style-type: none"> consult with the relevant party prior to submitting the subject document for information or approval; and provide details of the consultation undertaken including: <ol style="list-style-type: none"> the outcome of that consultation, matters resolved and unresolved; and details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved. 	Consultation unchanged as previously reviewed in relation to conditions: <ul style="list-style-type: none"> B5: Pre-construction Dilapidation Report B13: Existing Helipad / Helicopter Operations B16: Construction Traffic & Pedestrian Management sub-plan B17: Construction Noise & Vibration Management sub-plan Consultation for conditions C27 Unexpected Finds – Aboriginal Heritage, C28 Unexpected Finds – Historic Heritage and AN11 Handling of Asbestos, has not been required as these conditions have not triggered during the audit period. B25: Public Domain Works: Ongoing consultation with Georges River Council (GRC) regarding - Public domain and stormwater infrastructure works for the next stage but this falls under CC4. Email correspondence sighted to Council discussing CC4, 4 December 2024 with public domain and stormwater submission Rev 3 attachment.		Compliant

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
1.9.	A	A9	Staging The project may be constructed and operated in stages generally in accordance with the staging plans SK001 and SK002, undated, prepared by Jacobs. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Certifier. The Staging Report must be submitted to the Certifier no later than one month before the commencement of construction of the first of the proposed stages of construction and one month before the commencement of operation of the first of the proposed stages of operation.	No changes in Staging Report – St George Hospital Stage 3, SSD: 39170713, Rev 01, 16 March 2023. As previously evidenced: Aconex correspondence BWTP-GCOR-000224 from McKenzie Group to B. Watpac dated 21 March 2023 with comments and approval of staging report. CC1 – Demolition, ACB Perimeter retention, Excavation – Completed. CC2 – In-ground services and structure – currently in progress. Certificate No. 222413/02 by McKenzie Group dated 03/08/2023. CC3 - balance of works (Architectural, Structure and Services) excluding Public Domain and Landscaping – commencing soon. Certificate No. 222413/03 by McKenzie Group dated 20/05/2024. Staging report may be updated depending on the outcome with Georges River Council for CC4, however no changes triggered at this stage.		Compliant
1.10.	A	A10	A Staging Report prepared in accordance with condition A9 must: <ul style="list-style-type: none"> a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish; b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant); c) specify how compliance with conditions will be achieved across and between each of the stages of the project; d) specify how compliance with independent auditing requirements will be achieved across and between each of the operational stages of the project; and 	The Staging Report includes: <ul style="list-style-type: none"> a) Section 6 – Staging. Construction of the development to be delivered in two stages comprising of four Crown Certificates and two Occupational Certificates as follows: <ul style="list-style-type: none"> 1. Crown Certificate 1 – Demolition, ACB Perimeter Retention, Excavation 2. Crown Certificate 2 – In-ground Services & Structure 3. Crown Certificate 3 – Services, Fit out, & Façade 4. Crown Certificate 4 – Prince William Wing Demolition & Landscaping Works 		Compliant

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			e) set out mechanisms for managing any cumulative impacts arising from the proposed staging.	5. Occupational Certificate 1 – Handover of the ACB Building for operation 6. Occupational Certificate 2 – Handover of the Forecourt for operation b) Table 2 – Project components c) Section 7, Section 8 + Appendix A d) Section 9 Independent Environmental Auditing e) Section 10 Cumulative Impact No changes to the Staging Report during the audit period.		
1.11.	A	A11	Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Certifier.	As above – works are completed for CC1, which includes Demolition, ACB Perimeter Retention, Excavation; works complete for CC2, which includes inground services and works on the structure; and works continuing under CC3, which includes balance of works (Architectural, Structure and Services) excluding Public Domain and Landscaping (CC4).		Compliant
1.12.	A	A12	Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report including independent auditing requirements.	Compliance achieved, based upon the review of the applicable conditions for Stage 1 works.		Compliant
1.13.	A	A13	Staging, Combining and Updating Strategies, Plans or Programs The Applicant may: a) prepare and submit any strategy, plan (including management plan, architectural or design plan) or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan	a) There is no staging of management plans for the project. All management plans cover both Stages of the project. b) No combining of any strategy, plans or programs. Not applicable to the SSD. c) The Project EMP was updated as Rev 05, 19 November 2024 – however no changes were actioned and was recorded as part of the regular review process only.		Compliant

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			<p>(including management plan, architectural or design plan) or program);</p> <p>b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and</p> <p>c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).</p>			
1.14.	A	A14	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.	There have been no submissions required to the Planning Secretary in accordance with condition A13.		Not Triggered
1.15.	A	A15	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	No submissions to the Planning Secretary have been required under this condition.		Not Triggered
1.16.	A	A16	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.	<p>Applicable for updated drawings submitted under SSD-39170713 Mod-2.</p> <p>All revised management plans have superseded the previous versions.</p>		Compliant
1.17.	A	A17	<p>Structural Adequacy</p> <p>All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.</p> <p>Notes:</p>	<p>Meinhardt are the Structural Engineers for all Crown Certificates.</p> <p>Structural Design Certificate Re: SGH S3, SSD-39170713, Structural Design Certificate – Site Retention/Shoring, dated 26 April 2023 for Mod-1, Crown Certificate CC1.</p>		Compliant

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

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
				No changes to the external materials have been triggered during this audit period.		
1.20.	A	A20	Applicability of Guidelines References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	Based upon compliance achieved, the development appears to be constructed in accordance with the current guidelines to the date of the consent. No legislation changes noted during audit period.		Compliant
1.21.	A	A21	Consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	No directions from DPHI regarding monitoring or management obligations have been issued during this audit period.		Not Triggered
1.22.	A	A22	Monitoring and Environmental Audits Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non- compliance notification, Site audit report and independent auditing. <i>Note: For the purposes of this condition, as set out in the EP&A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i>	Attended noise monitoring continuing weekly by BESIX Watpac. Reports are available on the project website. Sighted Noise monitoring reports from June 2024 to November 2024. No exceedances recorded during the audit period. Vibration monitoring to recommence in Stage 2. This is the fourth independent environmental audit on the project as conducted in accordance with the IAPAR 2020 guidelines.		Compliant
1.23.	A	A23	Access to Information	Website URL:		Compliant

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			<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>a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ul style="list-style-type: none"> (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report; (x) any other matter required by the Planning Secretary; and <p>b) keep such information up to date, to the satisfaction of the Planning Secretary and publicly available for 12 months after the commencement of operations.</p>	<p>https://www.hinfra.health.nsw.gov.au/projects/project-search/st-george-hospital-redevelopment-%E2%80%93-stage-3</p> <p>a) The required documents are publicly available on the website.</p> <ul style="list-style-type: none"> (i) Architectural and Landscape plans are available; (ii) Current statutory approvals of development are available; (iii) Approved strategies, plans and programs are available; (iv) Compliance reports are not required during construction; monitoring reports are published showing performance for noise, vibration, dust; (v) Reports are uploaded for noise, vibration and dust monitoring; (vi) For project status there is a link to the South Eastern Sydney LHD website; (vii) Contact details are displayed as SESLHD-StGeorgeHospital-Stage3@health.nsw.gov.au; (viii) Complaints Register in place, 3 complaints recorded to date, 1 complaint within audit period; (ix) Independent environmental audit reports 1, 2 and 3 in place, including response to findings; (x) No other matters have been required. <p>b) Management plans, drawings, monitoring records and the complaints register were verified to be up to date. However operational phase not yet applicable.</p>		

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
1.24.	A	A24	Compliance The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	<p>Project induction in place: environmental slides presented includes policy and mgmt. plans including CEMP location in Aconex. And Goes through the SSD requirements. Hazardous chemicals, enviro, aspects and impacts, incident, working hours, sustainability.</p> <p>Personnel entered into Hammertech system once inducted. Approved personnel are given an access log. Site diary shows who has been inducted that day. E.g., ID: 303931, Access ID: 00064416 dated 4 October 2024.</p> <p>SSD conditions are issued to sub-contractors. Transmittal BWTP-TRANSMIT-003476 issued 28 November 2024 as presented. Several attachments issued including the SSD conditions. Watpac has also included all the SSD consent requirements in their plans. These are issued to contractors and implementation onsite is monitored through regular inspections.</p> <p>SSD consent requirements are also available on Aconex.</p>		Compliant
1.25.	A	A25	Incident Notification, Reporting and Response The Planning Secretary must be notified through the major projects portal immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.	No incidents have occurred on the project during this audit period.		Not Triggered
1.26.	A	A26	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2.	No incidents have occurred on the project during this audit period.		Not Triggered

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
1.27.	A	A27	Non-Compliance Notification The Planning Secretary must be notified through the major projects portal within seven days after the Applicant becomes aware of any non-compliance. The Certifier must also notify the Planning Secretary through the major projects portal within seven days after they identify any non-compliance.	Notified to DPHI as per letter dated 9 July 2024 from Crown Certifier (McKenzie Group) regarding non-compliance triggered against Condition C4. The letter notes that the certifier does not have access to the portal and was unable to lodge the notification. Previous IEA report dated 2 July 2024; submission actioned within the 7-day timeframe. HI-Planning letter also presented, "Re: SSD-39170713 - St George Hospital Redevelopment Stage 3, Conditions A27 & A28 – Non-Compliance Notification" dated 5 July 2024, submitted as per portal receipt ref SSD-39170713-PA-24. Above notification occurred 5 July 2024, within the 7-day timeframe of 2 July 2024. No self-reported non-compliances during the audit period.		Compliant
1.28.	A	A28	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	Letter from McKenzie Group dated 9 July 2024 notes the following: "RE: SSD-39170713 - St George Hospital Redevelopment Stage 3", "breach of Condition C4 (Construction Hours) has occurred, which in return triggered an automatic non-compliance with Condition A2 (Terms of consent)." HI-Planning letter also presented, "Re: SSD-39170713 - St George Hospital Redevelopment Stage 3, Conditions A27 & A28 – Non-Compliance Notification" dated 5 July 2024 includes table with Conditions A2 and C4 listed with condition details, how the project is non-compliant, and actions to resolve.		Compliant

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1.29.	A	A29	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	Non-compliances identified during the previous audit were not notified as an incident. No incidents recorded to date.		Not Triggered
1.30.	A	A30	Revision of Strategies, Plans and Programs Within three months of: <ul style="list-style-type: none"> a) the submission of an incident report under condition A26; b) the submission of an Independent Audit under condition C37 or C39; c) the approval of any modification of the conditions of this consent; or d) the issue of a direction of the Planning Secretary under condition A3 which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried out.	<ul style="list-style-type: none"> a) No incidents to date b) No findings impacting the plans as a result of the previous IEA c) No modifications during the audit period d) No directions from DPHI. <p>The above therefore did not trigger a review of the plans. The Project EMP is regularly reviewed as evidenced under Record of Toolbox Meeting, S03-01-01 e.g.:</p> <ul style="list-style-type: none"> • 19 May 2024 • 19 August 2024 • 19 November 2024 <p>However, no changes have been triggered.</p>		Not Triggered
1.31.	A	A31	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Certifier (where previously approved by the Certifier). Where revisions are required, the revised document must be submitted to the Planning Secretary and / or Certifier for approval and / or information (where relevant) within six weeks of the review.	As above. Reviews have been carried out and no changes have been required.		Not Triggered
			<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>			

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2.	PART B		PRIOR TO COMMENCEMENT OF CONSTRUCTION			
2.1.	B	B1	Notification of Commencement The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.	As previously evidenced: Notification submitted from BESIX Watpac to Johnstaff then to the Department as per portal receipt SSD-39170713-PA-3. Submission included attachment letter dated 20/04/2023 confirming commencement of construction as 27 April 2023. Actual commencement date occurred 2 May 2023.		Compliant
2.2.	B	B2	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 of commencement for previous CC3 submitted to DPHI, dated 21 May 2024. Sighted portal receipt SSD-39170713-PA-20, dated 21 May 2024. Submission for CC4 will occur in 2025.		Compliant
2.3.	B	B3	Certified Drawings Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent.	As evidenced during initial audit: Structural Design Certificate dated 26 April 2023 for Mod-1 for Crown Certificate CC1 from Meinhardt. Structural Design Certificate Re: SGH S3, SSD-39170713, Design Certificate for Structural works by Meinhardt, dated 31 July 2023, Crown Certificate CC2. Sighted Structural Design Certificate by Meinhardt – Crown Certificate CC3, 3 April 2024. This certificate also covered blockworks.		Compliant
2.4.	B	B4	External Walls and Cladding Prior to the commencement of façade construction, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls, including finishes and claddings such as synthetic or aluminium composite panels, comply with the requirements of the BCA. The Applicant must provide a copy of the documentation	As previously evidenced: External Walls System Disclosure Statement by eureka façade engineering, dated 28 March 2024. External Wall System Disclosure Statement by Dukon group (installer), dated 28 March 2024.		Compliant

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			given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	<p>External Walls System Disclosure Statement by JACOBS (architect) dated 28 March 2024.</p> <p>Construction Certificate 3 was issued on 20 May 2024 and included External Materials documentation relevant to CoA A19. The information was provided to DPHI from HI on 28 May 2024 – Sighted portal receipt SSD-39170713-PA-22– 8 days following acceptance by the Certifier. HI requested a written statement from the Certifier confirming that they were satisfied with the submission, resulting in exceeding the 7-day timeframe by 1 day. This was raised as an improvement opportunity during the previous audit.</p> <p>No changes to the external materials have been triggered during this audit period.</p>		
2.5.	B	B5	<p>Pre-Construction Dilapidation Report – Protection of Public Infrastructure</p> <p>Prior to the commencement of any construction, the Applicant must:</p> <ol style="list-style-type: none"> 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; prepare a Pre-Construction Dilapidation Report identifying the condition of all public (non- residential) infrastructure and assets in the vicinity of the site (including roads, gutters and footpaths) that have potential to be affected; submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary within 48 hours when requested. 	<p>As previously evidenced:</p> <ol style="list-style-type: none"> Correspondence with Ausgrid from 28 March 2023 to 18 April 2023. Feedback included Dilapidation Report request, substation access, no suspension of cables, ground anchors, and dust control, etc. Telstra also consulted on 4 April 2023 with response 6 April 2023 regarding fibre cable under the hospital. Confirmed that tunnel did not run through the works 21 April 2023. No Dilapidation report required. Dilapidation Report developed by Meinhardt included next door fire station, adjoining properties also included 17 April 2023, Rev A. Area map with photos. Dilapidation Report provided to Ausgrid as per email dated 18 April 2023. 19 April 2023 email also presented between the Georges River Council providing Dilapidation Report. Also provided to Fire & Rescue NSW 19 April 2023. 		Compliant

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				<p>Dilapidation Report included as part of CC1, listed as Item 18, 19, and 20.</p> <p>d) The Department has not yet requested a copy of the Pre-Construction Dilapidation Report.</p> <p>No new evidence for the audit period.</p>		
2.6.	B	B6	Pre-Construction Survey – Adjoining Properties Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of buildings that are likely to be impacted by the development.	As previously evidenced. The Fire & Rescue NSW is an adjoining property – issued dilapidation report to Kogarah Fire Station on 19/04/2023 as per email; confirmed the same day.		Compliant
2.7.	B	B7	Where the offer for a pre-construction survey is accepted (as required by condition B6), the Applicant must arrange for a survey to be undertaken by a suitably qualified and experienced expert prior to the commencement of vibration generating works that could impact on the identified buildings.	<p>As previously evidenced. Meinhardt undertook Dilapidation Report. Public Domain Dilapidation Survey prepared by BESIX Watpac dated 19 April 2023. This contains all the areas that required a survey.</p> <p>Condition Report 130507 Rev A prepared by Meinhardt Australia dated 17 April 2023.</p>		Compliant
2.8.	B	B8	Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition B7, the Applicant must: <ul style="list-style-type: none"> a) provide a copy of the relevant survey to the owner of each residential building surveyed in the form of a Pre-Construction Survey Report; b) submit a copy of the Pre-Construction Survey Report to the Certifier; and c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary within 48 hours when requested. 	No requests have been made in relation to this condition. No vibratory activities impacting Fire and Rescue NSW building (adjoining property).		Not Triggered
2.9.	B	B9	Ecologically Sustainable Development Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate to the Certifier that the ESD initiatives recommended by the ESD Report (prepared by WSP, Revision 2, dated 22/08/22) have been incorporated into the design of the development.	<p>As previously evidenced:</p> <p>Letter from RENYI “Re: CC3 ESD letter design statement”, dated 11 April 2024, noting the project complies with the SSD conditions B9 and B10.</p>		Compliant

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				Referenced in Crown Certificate CC3 – Item 34.		
2.10.	B	B10	The project is to achieve compliance with section 2.5.6 of the Health Infrastructure Engineering Services Guidelines dated 6 August 2021 (including Design Guidance Note No. 058) by attaining a minimum of 60 points in accordance with the ESD Evaluation Tool.	Presented letter from RENYI “Re: CC3 ESD letter design statement”, dated 11 April 2024, noting the project complies with the SSD conditions B9 and B10. Referenced in Crown Certificate CC3 – Item 34. Rating currently at 63.10 – Sustainability Report N225 Rev 1, October 2024 issued to HI as presented. Tracker also in place – Renyi DGN058 (Green Star) Scorecard – included as Appendix A of the report.		Compliant
2.11.	B	B11	Outdoor Lighting Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting to be installed within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.	As previously evidenced: Design Statement Electrical Services by New Edge Group Electrical, dated 14 May 2024, noting the compliance with SSD condition B11. Referenced in Crown Certificate CC3 – Item 20.		Compliant
2.12.	B	B12	Demolition Prior to the commencement of construction, demolition work plans required by AS 2601-2001 The demolition of structures (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning Secretary.	No demolition during the audit period. Upcoming under CC4.		Not Triggered
2.13.	B	B13	Existing Helipad / Helicopter Operations During Construction Prior to the commencement of any construction, helipad / helicopter operations approved and constructed under SSD-7024 are to be reviewed by a suitably qualified and experienced aviation professional in consultation with relevant stakeholders. The review	As previously evidenced: Helicopter Operations Management Plan Rev. 1.5, dated 29 August 2023 prepared by AviPro. Plan is referenced in Crown Certificate CC2. Letter from		Compliant

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			must consider the proposed construction methodology including plant and equipment to be used (including lighting and cranes) and recommend changes to the construction methodology and / or flight paths where required to ensure safe ongoing helicopter operations by the helipad located on the roof of the Acute Services Building. A report summarising the outcome of the review must be submitted to the Certifier and provided to stakeholders.	<p>AviPro dated 29 July 2023 certifying that the requirements have been analysed and the operation of the helipad will not be affected.</p> <p>Management plan continues to be in place and correspondence occurs between the hospital and Watpac. Hospital switch contacts Watpac, Watpac contacts crane crew, crane goes down to allow helicopter landing.</p>		
2.14.	B	B14	<p>Environmental Management Plan Requirements</p> <p>Management plans required under this consent must be prepared having regard to the relevant guidelines, including but not limited to the Environmental Management Plan Guideline: Guideline for Infrastructure Projects (DPIE April 2020).</p> <p><i>Notes:</i></p> <ul style="list-style-type: none"> • The Environmental Management Plan Guideline is available on the Planning Portal at: https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval • The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans. 	<p>An Environmental Management Plan was developed for the project – Project Environmental Management Plan (EMP) St George Hospital Stage 3, Rev 05, 19 November 2024, which generally meets the requirements of the Environmental Management Plan Guideline for Infrastructure Projects (DPHI 2020).</p> <p>The Project EMP was recently updated, however no changes occurred with the revision table updated as part of the review process.</p>		Compliant
2.15.	B	B15	<p>Construction Environmental Management Plan</p> <p>Prior to the commencement of any construction, the Applicant must submit a Construction Environmental Management Plan (CEMP) to the Certifier and must be published on the Applicant's website in accordance with condition A23. The CEMP must include, but not be limited to, the following:</p> <p>a) Details of:</p> <ol style="list-style-type: none"> hours of work; 24-hour contact details of site manager; Temporary site office arrangement; management of dust and odour to protect the amenity of the neighbourhood; stormwater control and discharge; measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site; 	<p>The Project Environmental Management Plan (PEMP) St George Hospital Stage 3, Rev 00, 19 April 2023 was issued prior to commencement of construction as previously evidenced. The Project EMP is now Rev 05, dated 19 November 2024.</p> <p>a) The Project EMP details the following:</p> <ol style="list-style-type: none"> Monday – Friday 7am to 7pm and Saturdays 8am – 5pm; Senior Site Manager, direct mobile included; Located at a commercial property 1 Derby Street, Kogarah, NSW 2217; As per Standard Environmental Protocol 7.3 "Air Quality (Including Dust) Management Plan" ; 		Compliant

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			<ul style="list-style-type: none"> (vii) groundwater management plan including measures to prevent groundwater contamination; (viii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting; b) an unexpected finds protocol for contamination and associated communications procedure to ensure that potentially contaminated material is appropriately managed; c) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; d) Construction Traffic and Pedestrian Management Sub-Plan (see condition B16); e) Construction Noise and Vibration Management Sub-Plan (see condition B17); f) Construction Waste Management Sub-Plan (see condition B18); 	<ul style="list-style-type: none"> (v) Standard Environmental Protocol 7.6 "Water Quality Management Plan" ; (vi) Standard Environmental Protocol 7.7 "Erosion and Sediment Control Management Plan"; (vii) Standard Environmental Protocol 7.12 "Land Contamination Management Plan"; (viii) Standard Environmental Protocol 7.18 "Artificial Lighting Management Plan"; b) Included as part of Section 7: Standard Environmental Protocol (SEP) 7.12 "Land Contamination Management Plan"; c) Included as part of Section 7: Standard Environmental Protocol (SEP) 7.13 "Protection of Cultural, Heritage and Aboriginal Artefacts Management Plan". d) Appendix B Construction Traffic and Pedestrian Management Sub-Plan. e) Appendix C Construction Noise and Vibration Management Sub Plan. f) Appendix D Construction Waste Sub-Plan <p>The initial Project EMP was included as part of Crown Certificate CC1, item 9 with the current version (Rev 05, 19/11/2024) verified to be published on the project website.</p>		
2.16.	B	B16	<p>The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:</p> <ul style="list-style-type: none"> a) be prepared by a suitably qualified and experienced person(s); b) be prepared in consultation with Council and TfNSW; c) detail: <ul style="list-style-type: none"> (i) measures to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; 	<p>A Construction Traffic Management Plan has been prepared (Rev 5, 10 March 2023) and is unchanged during the audit period.</p> <ul style="list-style-type: none"> a) The Construction Traffic Management Plan- St George Hospital-Stage 3 Rev 5 – Dated: 10/03/2023 was prepared by Commercial TC Pty Ltd. b) Presented email correspondence with Council dated 24/02/2023 Re: Construction Traffic Management Plan, with comments on the Plan. Then email trail of various interactions until 17/04/2023, with final comments taking it as 		Compliant

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			<ul style="list-style-type: none"> (ii) measures to ensure the safety of vehicles and pedestrians accessing adjoining properties where shared vehicle and pedestrian access occurs; (iii) heavy vehicle routes, access and parking arrangements; (iv) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, in accordance with the latest version of AS 2890.2; and (v) arrangements to ensure that construction vehicles enter and leave the site in a forward direction unless in specific exceptional circumstances under the supervision of accredited traffic controller(s). 	<p>approved. Interactions with TfNSW done through the Council; roads are managed locally by Council.</p> <p>c) The CTMP details:</p> <ul style="list-style-type: none"> (i) "Proposed Strategy of Traffic Management" Section within CTMP. (ii) "Construction Vehicles Movement/Work Zones" as part of the CTMP. (iii) Sections titled "Vehicle Movement Plan" and "Heavy Vehicle Route to and from Site". (iv) Included as part of "Appendix C – Swept Path Analysis" (v) As per "Arrival and Departure Route to Site" within the CTMP. <p>It is noted that this plan will likely be reviewed prior to CC4.</p>		
2.17.	B	B17	<p>The Construction Noise and Vibration Management Sub-Plan must address, but not be limited to, the following:</p> <ul style="list-style-type: none"> a) be prepared by a suitably qualified and experienced noise expert; b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009), including in relation to sensitive receivers within existing hospital buildings; c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers, including existing patient care buildings within the hospital campus; d) include strategies that have been developed with the community for managing high noise generating works; e) describe the community consultation undertaken to develop the strategies in condition B17(d); f) include a complaints management system that would be implemented for the duration of the construction; and g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the implemented management measures in accordance with the requirements of condition B14. 	<p>A Construction Noise and Vibration Management Sub-Plan has been developed (Ref. 20230367.7/2104A/R0/WY, Rev 0, 21 April 2023) and is unchanged since the previous audit.</p> <ul style="list-style-type: none"> a) Construction Noise and Vibration Management Sub-Plan – St George Hospital Stage 3 Rev 0 – Dated: 21/04/2023 was prepared by Acoustic Logic. b) Included as part of Section 6.1.1 NSW EPA Interim Construction Noise Guideline. c) As per Section 9. "Recommendation", 10. "Control of construction noise and vibration – procedural steps" and 11. "Additional noise and vibration control methods". d) Section 9 Recommendation. Managed through letter box drops and community consultation. e) Section 12 "Community interaction and complaints handling" f) Section 12 "Community interaction and complaints handling" g) Section 12.3 "Reporting Requirements" 		Compliant

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				<p>No changes to the plan. Review to be undertaken for changes to accommodate CC4 demolition (CC4 upcoming in 2025).</p> <p>One complaint received 17 July 2024 – internal to the site and not residential. Phone call received from Redevelopment Manager, Breast Screening Mammography Clinic. Email presented: “Breast Screen Noise complaint – 17/7/24” sighted from Johnstaff to clinic dated 18 July 2024. The email reiterated the works and provided a detailed explanation + dates of expected works. The complaint was addressed and is now closed.</p>		
2.17.1.	B	B17A	Prior to the commencement of construction of Phase 2 works (being demolition of the Prince William Wing and construction of the forecourt), the Construction Noise and Vibration Sub- Plan must be revised to include strategies to ameliorate noise and vibration impacts to occupants of adjoining occupied hospital buildings, including buildings approved as part of this consent.	<p>Stage/Phase 2 works have not yet commenced. No changes to the plan. Review to be undertaken for changes to accommodate CC4 demolition.</p> <p>CC4 upcoming in 2025.</p>		Not Triggered
2.18.	B	B18	<p>The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the procedures for the management of waste including the following:</p> <ul style="list-style-type: none"> a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use for materials to remain; b) information regarding the recycling and disposal locations; and c) confirmation of the contamination status of the development areas of the site based on the validation results. 	<p>A Construction Waste Management Sub-Plan has been prepared by Bingo Industries and includes the following:</p> <ul style="list-style-type: none"> a) Section “Typical Composition of Bingo’s Wastes inwards”. b) As included in Section: Bingo’s recycling centres with applicable EPLs. c) The contractor noted that no contamination was identified – this was verified as per JBS&G Detailed Site Investigation presented – dated 5 September 2022 60571/145438 (Rev 2), specifically Section 10.2 Recommendations: <i>“The current investigation did not identify conditions that require contamination remediation or management to reduce unacceptable risks. the land is considered suitable in its current state for the purposes of the development without the need for remediation.”</i> 		Compliant

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				The Project EMP also includes Standard Environmental Protocol 7.17 – Waste Management Plan.		
2.19.	B	B19	<p>A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:</p> <ul style="list-style-type: none"> a) minimise the impacts of earthworks and construction on the local and regional road network; b) minimise conflicts with other road users; c) minimise road traffic noise; and d) ensure truck drivers use specified routes. 	<p>The CTMP was prepared to address the following:</p> <ul style="list-style-type: none"> a) Vehicle Movement Plan: minimise impact on the surrounding road network b) Vehicle Movement Plan: No right turn restrictions c) Heavy Vehicle Control: minimise impact of noise from truck transport (site hours are also included) d) Construction Vehicles Movement/Work Zones and Vehicle Movement Plan specifies truck driver routes. <p>The CTMP also includes a specific “Drivers Code of Conduct” section. CTMP sent to sub-contractors via Aconex as part of sub-contractor onboarding process.</p>		Compliant
2.20.	B	B20	<p>Construction Parking</p> <p>Prior to the commencement of any construction, the Applicant must submit a Construction Worker Transportation Strategy to the Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers for each stage in order to minimise demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be published on the Applicant’s website in accordance with condition A23. This condition cannot be staged.</p>	<p>Included as part of Crown Certificate CC1, Item 8.</p> <p>The strategy is under the Construction Traffic Management Plan (CTMP), Rev 5, dated 10 March 2023, “Parking for Site Workers” Section.</p> <p>The CTMP is also published on the project website.</p> <p>Strategy is implemented as per BESIX Watpac Onsite Induction.</p> <ul style="list-style-type: none"> • No parking on site • There is no parking permitted on site or within 200m from the hospital campus. • There is no parking in the St George Hospital visitor car park permitted. • Any workers parking within the 200m exclusion zone will be refused entry to site. 		Compliant

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2.21.	B	B21	Soil and Water Prior to the commencement of construction, the Applicant must: <ul style="list-style-type: none"> a) install erosion and sediment controls on the site to manage wet weather events; and b) divert existing clean surface water around operational areas of the site. 	<p>A Water Quality Management Plan is included in the Project EMP, Standard Environmental Protocol 7.6, and Erosion and Sediment Control Management Plan SEP 7.7.</p> <p>Erosion controls observed during site walk included protection of pit drain and coir logs in place at low point area of site.</p> <p>A tank is installed to capture water onsite. Water is tested and discharged if it meets criteria – refer to Condition C21 for details.</p>		Compliant
2.22.	B	B22	Prior to the commencement of construction, erosion and sediment controls must be installed and maintained, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'.	Active drains were covered with geofabric. Coir logs in place, chemicals bundled.		Compliant
2.23.	B	B23	Operational Noise – Design of Mechanical Plant and Equipment Prior to installation of mechanical plant and equipment: <ul style="list-style-type: none"> a) a detailed assessment of mechanical plant and equipment with compliance with the relevant project noise trigger levels as recommended in the Noise and Vibration Impact Assessment dated 25 August 2022 and prepared by JHA must be undertaken by a suitably qualified person; and b) evidence must be submitted to the Certifier that any noise mitigation recommendations identified in the assessment carried out under (a) have been incorporated into the design to ensure the development will not exceed the project noise trigger levels identified in the Noise and Vibration Impact Assessment prepared by JHA and dated 25 August 2022. 	<p>As previously evidenced:</p> <p>Design Statement Acoustic by Acoustic Logic for B23, 19 March 2023.</p> <p>Document – Acoustic addendum to tender specification – doc ref: 20230367.7/1441A/R1/WY.</p> <p>Letter from HVAC, dated 9 April 2024. Re: St George hospital – letter of intent – DA design requirements. Certification for B9, B10 and B23. Item B23 – acoustic expert will provide a detailed report of any mitigation measures require – refer to acoustic logic.</p> <p>Acoustic Logic have conducted a review of the acoustic specification. Sighted addendum letter “Acoustic Addendum to Tender Specification”, dated 17 May 2024.</p>		Compliant

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				<p>No mitigation measures identified. Yet to receive replacement strategy. Acoustic Logic reviewed – updates to final designs still ongoing. Expecting to see an update to mechanical plant noise design. To be provided to the Certifier prior to the installation.</p> <p>It is noted that Acoustic Logic will certify final designs at end of project.</p>		
2.24.	B	B24	<p>Operational Access, Car Parking and Service Vehicle Arrangements</p> <p>Prior to the commencement of construction of operational parking and access facilities, evidence of compliance of the design of operational parking and access arrangements with the following requirements must be submitted to the Certifier:</p> <ul style="list-style-type: none"> a) a minimum of 154 on-site car parking spaces for use during operation of the development and designed in accordance with the latest versions of AS 2890.1 and AS 2890.6; and b) the swept path of the largest service vehicle entering and exiting the Site in association with the new work, as well as manoeuvrability through the site, must be in accordance with the latest version of AS 2890.2. 	<p>As previously evidenced:</p> <p>Letter from PTC dated 17/03/2023 Re: “Modification to SSD 29170713 SGHS3 Basement Car Park Traffic and Parking Assessment”. Submitted as part of Crown Certificate CC2.</p> <p>The assessment confirmed that the proposed design of the car park will meet the requirements.</p> <p>Construction is ongoing.</p>		Compliant
2.25.	B	B25	<p>Public Domain Works</p> <p>Prior to the commencement of any footpath or public domain works, the Applicant must consult with Council and demonstrate to the Certifier that the streetscape design and treatment meets the requirements of Council, including addressing pedestrian management. The Applicant must submit documentation of approval for each stage from Council to the Certifier.</p>	<p>Footpath or public domain works have not yet commenced, this will become relevant under Crown Certificates CC4.</p> <p>Reference Council correspondence under A8. Submission to Certifier to fall under Crown Certificate CC4.</p>		Not Triggered
2.26.	B	B26	<p>Wind</p> <p>Prior to the commencement of any construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate to the Certifier that the mitigation measures recommended within the Pedestrian Wind Environment Statement prepared by Windtech, dated 29 July 2022 have been incorporated into the development.</p>	<p>As previously evidenced:</p> <p>Incorporated within Construction Certificate CC1, certification by Jacobs 21/04/2023 (ref IA 256500) included Wind Report.</p>		Compliant

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				Wind considerations were addressed in Mod-2 design drawings		
2.27.	B	B27	Crime Prevention Through Environmental Design Prior to the commencement of any construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate to the Certifier that the recommendations within the Crime Prevention Through Environmental Design report prepared by Ethos Urban, dated 21 July 2022 have been incorporated into the development.	As previously evidenced: Incorporated within Construction Certificate CC1, certification by Jacobs 21/04/2023 ref IA 256500 Crime Prevention through Environmental Design included. Crime Prevention considerations were addressed in Mod-2 design drawings.		Compliant
3.	PART C		DURING CONSTRUCTION			
3.1.	C	C1	Site Notice A site notice(s) must be prominently displayed at the boundaries of the site during construction for the purpose of informing the public of project details and must satisfy the following requirements: a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size; b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period; c) the approved hours of work, the name of the builder, Certifier, structural engineer, site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice(s); and d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.	A Site Notice was verified in place at Kensington Street: i. appeared larger than the minimum dimensions ii. appeared durable and weatherproof iii. included BESIX Watpac, McKenzie Group, Meinhardt, Johnstaff, etc. approved hours of work: 7am – 7pm Monday to Friday, 8am – 5pm Saturday, contact details for complaints and enquiries iv. notes unauthorised entry to site is not permitted and is mounted on perimeter hoarding. Refer to audit photos, Appendix G.		Compliant
3.2.	C	C2	Operation of Plant and Equipment All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.	Live register in Hammertech – status shows green when onsite. Static Concrete Placing Tower Boom CP 6-257197/21/0, Make: Putzmeister; Model: MXR36, Serial No. 180200643; accepted date: 23 June 2024;		Compliant

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				<p>current status: onsite; inspection status: passed; next due for service: 19/12/2024. Links to any inspections actioned + associated workers – Traino Group Australia licence No. HRW113133, expires 1/10/2028.</p> <p>EWP – Scissor Lift (Under 11m) 9918/33; Make: Snorkel; Model: S3219E; Serial No. 12-2212010208; accepted date: 19 September 2024; current status: onsite; inspection status: passed; next due for service: 10/01/2025. Boone & Willard Plumbing licence No. YC13691519, expires 12/11/2029.</p>		
3.3.	C	C3	Demolition Demolition work must comply with the demolition work plans required by Australian Standard AS 2601-2001 The demolition of structures (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition B12.	No demolition during the audit period. Demolition will occur under Stage/Phase 2 works (CC4)		Not Triggered
3.4.	C	C4	Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: a) between 7am and 6pm, Mondays to Fridays inclusive; and b) between 8am and 1pm, Saturdays. No work may be carried out on Sundays or public holidays.	DPHI letter ref: SSD-39170713-PA-26 dated 5 September 2024 “St George Hospital Redevelopment (SSD-39170713) Out-of-Hours Work (OOHW) Request, Condition C6(e)” – approval for OOHW outside standard construction hours for stair and lift core jumpform removal on Sundays 8am-5pm.		Compliant
3.5.	C	C5	Notwithstanding condition C4, provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours: a) between 6pm and 7pm, Mondays to Fridays inclusive; and b) between 1pm and 5pm, Saturdays.	Out of Hours Work not carried out under this condition during the audit period.		Compliant
3.6.	C	C6	Construction activities may be undertaken outside of the hours in condition C4 and C5 if required:	DPHI letter ref: SSD-39170713-PA-26 dated 5 September 2024 “St George Hospital Redevelopment (SSD-39170713) Out-of-Hours Work (OOHW) Request, Condition C6(e)” – approval for	Opportunity for Improvement	Compliant

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			f) by the Police or a public authority for the delivery of vehicles, plant or materials; or g) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or h) where the works are inaudible at the nearest sensitive receivers; or i) 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 j) where a variation is approved in advance in writing by the Planning Secretary or her nominee if appropriate justification is provided for the works.	<p>OOHW outside standard construction hours for stair and lift core jumpform removal on Sundays 8am-5pm. Letter approves subject to the following:</p> <ol style="list-style-type: none"> OOHW approved on a trial basis of 4 consecutive Sundays. If DPHI does not revoke the approval or impose restrictions, the OOHW may continue until 24 November 2024. Sighted email Johnstaff to HI on 23 September 2024, HI confirmed same date that no correspondence was received and works were ok to proceed. OOHW for approved activities only. Confirmed that no other activities undertaken. No high noise impact works – confirmed that there were no high noise impact works with only the works as per approval were carried out. Notification to residents to be actioned – sighted letter from BESIX Watpac dated 28 August 2024 for jumpform dismantle with table of dates and times. Letter box drop actioned by BESIX Watpac. Letterbox Drop Location register presented – includes residents and businesses at Belgrave St, Derby St, Gray St. Phone number of Site Manager and details did not appear in notification letter. Implementing noise mitigation and control measures as per the AHCNVMP, Revision 0 dated 23 August 2024, prepared by Acoustic Logic. No noisy works; no disruption to the hospital with jumpform removal as per location specified. Management of complaints. No complaints received during works. 	<p>SGH-S3-04_OFI-01:</p> <p>The wording contained with the Department OOHW approval letter for point No. 5: <i>“Providing affected residents the contact details including phone number of the Site Manager so that potential safety and/or environmental concerns, if any, can be lodged, investigated, and responded to promptly”</i> did not appear to be actioned.</p> <p>Although the Site Manager details are available on the Site Notice, the letter distributed to the affected residents did not include the Site Manager details.</p> <p>It is recommended to review any instructions from the Department to ensure all requests are addressed and met.</p>	

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3.7.	C	C7	Notification of such construction activities as referenced in condition C6 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	As above – point No. 4. Notification to residents to be actioned – sighted letter from BESIX Watpac dated 28 August 2024 for jumpform dismantle with table of dates and times. Letter box drop actioned by BESIX Watpac. Letterbox Drop Location register presented – includes residents and businesses at Belgrave St, Derby St, Gray St		Compliant
3.8.	C	C8	Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours: a) 9am to 12pm, Monday to Friday; b) 2pm to 5pm Monday to Friday; and c) 9am to 12pm, Saturday.	No high noise activities undertaken during the audit period. All under CC1; no exceedances.		Not Triggered
3.9.	C	C9	Implementation of Management Plans The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).	Weekly walks occurring – encompassing QES. Environmental checklists include a review of site controls, spill kits, water discharge, ERSED, air quality. ISP-15629 dated 3 September 2024. ISP-21240 dated 29 October 2024 – OBS-15744 – compliant noise results. ISP-22592 dated 13 November 2024 included noise monitoring. No actions. ISP-23516 on 21 November 2024 positive OBS-17658 for slurry management, ground water management.	SGH-S3-04_OFI-02: Completion of the Hammertech environmental inspection forms was inconsistent at times, with varied responses to the same questions (i.e. Yes, No and N/A). It is recommended to action a training or toolbox on consistent completion of the inspection checklists.	Compliant
3.10.	C	C10	Construction Traffic All construction vehicles (excluding site personnel vehicles) are to be contained wholly within the site, except if located in an approved	Work Zone in place (refer to photos). Work Zone Permit dated 18 May 2023 APP Number APP2023/0151 – approved up until 18 March 2025. for Kensington St, Kogarah as presented		Compliant

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			on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.			
3.11.	C	C11	Hoarding Requirements The following hoarding requirements must be complied with: a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.	Hoarding as verified during site inspection including shade cloth with project branding. a) No third-party advertising was present b) No graffiti to date.		Compliant
3.12.	C	C12	No Obstruction of Public Way The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.	Public way was unobstructed, as noted during the site inspection. Works zone was in operation with traffic controllers in place, and pedestrian walkway was noted to be clean and clear.		Compliant
3.13.	C	C13	Construction Noise Limits The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.	Attended noise monitoring reports by Watpac are available on website. Sighted Noise monitoring reports from June 2024 to November 2024. No exceedances to date. Any exceedances – investigation would be carried out, client would be notified, and comments added into register. Calibration Certificate presented for new monitor, CABAC Model No. T325, Serial No. 23030065, 29 May 2024 – next due 29 May 2025, however project likely to purchase new monitor. Calibration register also in place – SGH3_Calibration Register – last updated 30 October 2024. Shows green for all equipment within calibration (red for any out of calibration, however none showing out of date) Ear plug dispensers in place and acoustic blankets for noise mitigation as required.		Compliant

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3.14.	C	C14	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition C4.	<p>CTMP section “Construction Vehicles Movement/Work Zones” states that BESIX Watpac will ensure that no vehicle shall make deliveries outside Council’s approved DA site hours with the exception of oversized loads approved by relevant authorities.</p> <p>BESIX Watpac Onsite Induction presented to all contractors which includes working hours.</p> <p>No instances of arriving out of hours. Booking system on crane board. Traffic controllers manage deliveries and arrivals</p> <p>No complaints have been received due to vehicles arrival outside construction hours during the audit period</p>		Compliant
3.15.	C	C15	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of ‘quackers’ to ensure noise impacts on surrounding noise sensitive receivers (including occupants of existing hospital buildings) are minimised.	Squawkers not currently utilised on site – all internal fit out. No plant using tonal alarms identified.		Not Triggered
3.16.	C	C16	<p>Vibration Criteria</p> <p>Vibration caused by construction at any residence or structure outside the site must be limited to:</p> <ul style="list-style-type: none"> a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time). 	<p>Vibration monitoring ceased with the completion of CC1. No vibration activities undertaken during the audit period.</p> <p>This condition will be triggered under Crown Certificate CC4.</p>		Not Triggered
3.17.	C	C17	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition C16.	Vibratory works unlikely to be closer than 30 metres. No vibratory compactors have been used to date.		Not Triggered

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
3.18.	C	C18	The limits in conditions C16 and C17 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition B17 of this consent.	This condition will be triggered under Crown Certificate CC4.		Not Triggered
3.19.	C	C19	Air Quality The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	No dust monitoring undertaken during the audit period. Current works are not dust generating activities. No evidence of dust during site inspection.		Compliant
3.20.	C	C20	During construction, the Applicant must ensure that: a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust; b) all trucks entering or leaving the site with loads have their loads covered; c) trucks associated with the development do not track dirt onto the public road network; d) public roads used by these trucks are kept clean; and e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	The following were verified during the site inspection: a) Current works are not dust generating activities.; b) Trucks leaving with loads covered is a legal requirement however no haulage being undertaken. c) No mud tracking observed during site inspection. d) Roads adjacent to the site were noted to be clean. e) Site is mostly stabilised.		Compliant
3.21.	C	C21	Soil and Water All erosion and sediment control measures must be effectively implemented and maintained at or above design capacity for the duration of the construction works and until such time as all ground disturbed by the works have been stabilised and rehabilitated so that it no longer acts as a source of sediment. Erosion and sediment control techniques, as a minimum, are to be in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom, 2004) commonly referred to as the 'Blue Book'.	Testing in accordance with Stormwater MP – water captured into tank, tested and then discharged. 241204 – Site Water MP – Pumping Record presented e.g., testing undertaken 2 December 2024 following BOM recorded rainfall of 15mm; collected volume: 51.3 m3, meter read (m3) at 2046, NTU at 3.11, pH at 8, read time 11am. Can discharge if results meet criteria. Parameters include pH between 6.5-8.5, NTU less than 50, and no visible oil or grease. Site Dewatering Procedure, July 2024 Revision 0 by Rubicon Environmental (Soil Conservationist).	Opportunity for Improvement SGH-S3-04_OFI-03: A register has been developed to monitor test results of water prior to discharging as per approved criteria for pH and NTU, however it did not include any checks for oil or grease being visible. It is recommended to include a line item to verify the presence of any oil or grease within the water	Compliant

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				Low point area has coir logs and protection of pit drain.	testing results register to align to the Site Dewatering Procedure.	
3.22.	C	C22	Imported Fill The Applicant must: <ul style="list-style-type: none"> a) ensure that only VENM, ENM, or other material that meets the requirements of a relevant order and exemption issued by the EPA, is brought onto the site; b) keep accurate records of the volume and type of fill to be used; and c) make these records available to the Certifier and/or the Planning Secretary within seven days upon request. 	B&W – Imported Material Tracking Register. Last entry 5 September 2024 ref I0000230392 from Boral Quarries. Blue Metal 20mm for 8T. Only blue metal being imported during audit period. No requests to provide to the Department.		Compliant
3.23.	C	C23	Disposal of Seepage and Stormwater Adequate provisions must be made to collect and discharge stormwater drainage during construction to the satisfaction of Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	Water is being pumped into holding tank below basement 2. The capacity of the tank is 16KL. Council Approval to be obtained for discharge to the council Storm Water system. Georges River Council approval 13 April 2023 as per email presented. Initially provided Moits Dewatering Management Procedure Version 1.0, June 2020. Email from Georges River Council dated 13 July 2024 – re-submitted by Watpac to Georges River Council 30 July 2024 with updated Site Dewatering Procedure by Rubicon, superseding the Moits plan. Discharging as per Condition C21.		Compliant
3.24.	C	C24	Emergency Management The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.	Emergency slides are included as part of the project induction with Emergency Evacuation map, 19 Vanguard Nurse Calls and evacuation procedure with map available in various locations on site. One emergency drill actioned with lift operators – 16 October 2024 – Hammertech record MEET-8588 – Emergency Review and Test Record (S10-01-02).		Compliant

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
				Date completed 21 October 2024. No observations raised. Another upcoming site wide on 6 December 2024.		
3.25.	C	C25	Stormwater Management System Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must: <ul style="list-style-type: none"> a) be designed by a suitably qualified and experienced person(s); b) be generally in accordance with the conceptual design in the RTs being plans prepared by enstruct, Revision A, dated 17/10/22. Drawing No's SGHS3-CV-DG-0000 to SGHS3- CV-DG-0361; c) be in accordance with applicable Australian Standards; and d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines; 	As previously evidenced: Stormwater Management System design was sent to Council as per letter by Meinhardt dated 26/07/2023, Re: "SGHS3-SSD-39170713-Mod-1 Civil Design Certificate – Site Forecourt Area", noting compliance with this condition. This letter is part of Crown Certificate CC2 (satisfaction of the certifier). Correspondence was also submitted to Council. Stormwater design has been further developed. Stormwater designs are being revised in response to Council feedback. Will be completed prior to CC4. A temporary measure needs to be determined with Council in between Stage 1 and Stage 2. OSD construction falls under Stage 2.		Compliant
3.26.	C	C26	Aboriginal Cultural Heritage Construction must be undertaken in accordance with the recommendations of the Aboriginal Cultural Heritage Assessment Report prepared by ecological Australia dated 25 August 2022.	Process as identified within the Project Environmental Management Plan. No unexpected finds to date.		Compliant
3.27.	C	C27	Unexpected Finds Protocol – Aboriginal Heritage In the event that surface disturbance identifies a new Aboriginal object: <ul style="list-style-type: none"> a) all works must halt in the immediate area to prevent any further impacts to the object(s); 	There have been no unexpected finds of Aboriginal heritage to date.		Not Triggered

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			<ul style="list-style-type: none"> b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects; c) the site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW under Department of Premier and Cabinet and the management outcome for the site included in the information provided to AHIMS; d) the Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites; and e) works may only recommence with the written approval of the Planning Secretary. 			
3.28.	C	C28	<p>Unexpected Finds Protocol – Historic Heritage</p> <p>If any unexpected archaeological relics are uncovered during the work, then:</p> <ul style="list-style-type: none"> a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary; b) depending on the possible significance of the relics, an archaeological assessment and management strategy 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. 	There have been no unexpected finds of historic heritage so far for this project. Refer to Heritage wall photo.		Not Triggered

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
3.29.	C	C29	Waste Storage and Processing All waste generated during construction must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Waste bins sighted during inspection. Bingo Waste Report sighted October 2024 to date 93.46% - lists waste types and recyclables. Emptied on a daily basis.		Compliant
3.30.	C	C30	All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	Bingo manage waste onsite. No demolition waste during the audit period.		Compliant
3.31.	C	C31	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.	Concrete washout activities are managed through the use of sub-contractor "Pump-a-dump" service to collect the concrete waste in a vehicle for immediate offsite removal. Sighted: Traino Group – St George Hospital Kogarah Collections to date 5.12.2024. Last entry dated 27 November 2024 Bin ID B12, bin type cbbb, Concrete volume 1.4, concrete weight 3360kg, plastic saved 4m2, water 30L, disposal date: 28/11/2024, job code 81212-1. Link included to photo. Report		Compliant
3.32.	C	C32	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.	Bingo Waste Report sighted October 2024 to date showing 93.46% recyclable.		Compliant
3.33.	C	C33	The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.	No hazardous materials encountered to date. An unexpected finds checklist (S08-04-70.02) has been developed and will be included in the updated management plan. Notes OH/LAA: Occupational Hygienist / Licensed Asbestos Assessor to be contacted.		Not Triggered
3.34.	C	C34	Outdoor Lighting	Not yet constructed – this will be triggered under CC4		Not Triggered

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			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.			
3.35.	C	C35	Site Contamination Prior to the commencement of any work that would result in the disturbance of potential or contaminated soils, materials, groundwater or sediments, the Applicant must conduct site investigations to confirm the full nature and extent of the contamination at the project area and comply with the following requirements: <ul style="list-style-type: none"> a) the site investigations must be undertaken, and the subsequent report(s), must be prepared in accordance with relevant guidelines made or approved by the EPA under section 105 of the Contaminated Land Management Act 1997; b) the reports must be prepared, or reviewed and approved, by consultants certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme; and c) the recommendations of the Detailed Site Investigation prepared by JBS&G Australia Pty Ltd dated 5 September 2022. 	As previously evidenced: JBS&G Report site was determined to be fit for use. Recommendations included to conduct a data gap analysis, remediate GSW 600ml stockpile, action sample, and obtain classification. Additional Site Investigation by EI Australia for the ADCO demolition site dated 23/10/2023 - Testing of the ADCO site resulted in GSW and no hazardous materials were found + statement from hygienist EI Australia – Additional Site Investigation E26049.E03, Rev 0 23 October 2023. However, there have been no additional investigations required during the audit period with works not having the potential to disturb any potential or contaminated soils, materials, groundwater or sediments.		Not Triggered
3.36.	C	C36	The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site that would result in significant contamination.	Refer above. No contamination identified on current site.		Not Triggered

St George Hospital Redevelopment (Stage 3)

Independent Environmental Audit

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
3.37.	C	C37	Independent Environmental Audit Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.	This is the fourth independent environmental audit, carried out in accordance with the IAPAR 2020, within 6-months of the third audit (6 June 2024), as notified to DPHI.		Compliant
3.38.	C	C38	Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit	Updated approval letter: ref: SSD-39170713-PA-27 dated 31 October 2024 "St George Hospital Redevelopment Stage 3 – Agreement to independent auditors" in response to submission of auditing team on 23 October 2024. Approval for auditors has been confirmed for construction audits until end of project.		Compliant
3.39.	C	C39	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those specified in the Independent Audit Post Approval Requirements, upon giving at least 4 week's notice (or timing) to the Applicant of the date upon which the audit must be commenced.	No additional audits or different audit times requested by the Department.		Not Triggered
3.40.	C	C40	In accordance with the specific requirements in the Independent Audit Post Approval Requirements, the Applicant must: a) review and respond to each Independent Audit Report prepared under condition C37 of this consent, or condition C39 where notice is given by the Planning Secretary; b) submit the response to the Planning Secretary; and c) make each Independent Audit Report, and response to it, publicly available within 60 days of submission to the Planning Secretary, unless otherwise agree by the Planning Secretary.	Audit report dated 2 July 2024; HI letter dated 5 July 2024 "Re: SSD-39170713 - St George Hospital Redevelopment Stage 3 Condition C40 & C41 – Independent Environmental Audit" with Proponent Review and Response attached. Submission to the Department as per portal receipt: SSD-39170713-PA-23. Audit reports and response to findings were verified to be publicly available on the Project website.		Compliant
3.41.	C	C41	Independent Audit Reports and the Applicant's response to audit findings must be submitted to the Planning Secretary within two	As above. Audit report and response to findings sent to the Department on 5 July 2024, which is well		Compliant

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	within 2 months of the audit site inspection, carried out on 6 June 2024.		
3.42.	C	C42	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.	The development is still under construction. Operational audits are not yet triggered.		Not Triggered
4.	APPENDIX 1		ADVISORY NOTES			
4.1.	APPX 1	AN1	General All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	Work Zone Permit dated 18 May 2023 APP Number APP2023/0151 – approved up until 18 March 2025. for Kensington St, Kogarah as presented. Footpath closure permit required for sub-station - Quote15/7942 dated 8 November 2024 application for temp road closure. Road Land and Footpath Closure Application B-Class Hoarding Install closure start 17 June to 21 June 2024 signed and dated 15 May 2024. Included under Disruption Works Notice DWN-064 dated 21 June 2024.		Compliant
4.2.	APPX 1	AN2	Long Service Levy For work costing \$250,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Corporation on 131 441.	Levy Receipt No. L0000109817 dated 17 March 2023. This will be the only Long Service Levy payment required on the project, Included as Item 21 of CC1. No further payments are required.		Compliant
4.3.	APPX 1	AN3	Legal Notices	No legal notices received during the audit period.		Not Triggered

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			Any advice or notice to the consent authority must be served on the Planning Secretary.			
4.4.	APPX 1	AN4	Access for People with Disabilities The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Certifier must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.	Disabled access & egress – design statement – construction certificate by iAccess consultants, dated 1 May 2024. This statement is prepared by qualified person – Richard Seidman. Included under Crown Certificate CC3. No changes during this audit period.		Compliant
4.5.	APPX 1	AN5	Utilities and Services Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	ASP is engaged to design the new substation. ASP submitted the Design to Ausgrid. Ausgrid approved designs. Aconex correspondence from ASP dated 17 November 2023 – mail no. DEPCONS-CADV-000035 confirming the design has been accepted by Ausgrid. No approvals during the audit period.		Compliant
4.6.	APPX 1	AN6	Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.	Consultation with the telecommunications providers for the new connections is still in process. Sighted email from Ausgrid for the planned critical dates, dated 16 February 2024. Remainder falls under Crown Certificate CC4 works and will be re-triggered in 2025.		Not Triggered
4.7.	APPX 1	AN7	Road Design and Traffic Facilities All roads and traffic facilities must be designed to meet the requirements of Council or TfNSW (whichever is applicable). The	A new drop off zone on Kensington Street to be designed and constructed in the future, islands predicted to be included under Crown Certificate CC4.		Not Triggered

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.			
4.8.	APPX 1	AN8	Road Occupancy Licence A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.	No Road Occupancy License required during the audit period. Upcoming in March 2025 when crane is planned for removal.		Not Triggered
4.9.	APPX 1	AN9	SafeWork Requirements To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.	Site secured with restricted access as verified during the site inspection. Hammertech system used for access. Gates are locked when not in use.		Compliant
4.10.	APPX 1	AN10	Hoarding Requirements The Applicant must submit a hoarding application to Council for the installation of any hoardings over Council footways or road reserve.	Section 68 form dated 28/06/2023 for B-Class; 12/05/2023 for A-Class hoarding with submission as previously evidence. Road Land and Footpath Closure Application B-Class Hoarding Install closure start 17 June to 21 June 2024 signed and dated 15 May 2024. Included under Disruption Works Notice DWN-064 dated 21 June 2024.		Compliant
4.11.	APPX 1	AN11	Handling of Asbestos The Applicant must consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – ‘Transportation and management of asbestos waste’ must also be complied with.	No asbestos has been encountered during construction to date.		Not Triggered

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
4.12.	APPX 1	AN 12	Fire Safety Certificate The owner must submit to Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Council's Fire Safety Statement.	This will be triggered following issue of the final Fire Safety Certificate and when the building becomes operational.		Not Triggered
5.	APPENDIX 2	WRITTEN INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS				
5.1.	APPX 2	2.	Written Incident Notification Requirements A written incident notification addressing the requirements set out below must be emailed to the Planning Secretary through the major projects portal within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A25 or, having given such notification, subsequently forms the view that an incident has not occurred.	No notifiable incidents have occurred to date.		Not Triggered
5.2.	APPX 2	2.	Written notification of an incident must: <ul style="list-style-type: none"> (a) identify the development and application number; (b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); (c) identify how the incident was detected; (d) identify when the applicant became aware of the incident; (e) identify any actual or potential non-compliance with conditions of consent; (f) describe what immediate steps were taken in relation to the incident; (g) identify further action(s) that will be taken in relation to the incident; and (h) identify a project contact for further communication regarding the incident. 	No notifiable incidents have occurred to date.		Not Triggered
5.3.	APPX 2	3.	Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on	No notifiable incidents have occurred to date.		Not Triggered

ID No.	SSD Part	Req. No.	Requirement SSD-39170713	Audit Evidence	Audit Findings/ Recommendations	Compliance Rating
			the incident addressing all requirements below, and such further reports as may be requested.			
5.4.	APPX 2	4.	<p>The Incident Report must include:</p> <ul style="list-style-type: none">(a) a summary of the incident;(b) outcomes of an incident investigation, including identification of the cause of the incident;(c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and(d) details of any communication with other stakeholders regarding the incident	No notifiable incidents have occurred to date.		Not Triggered

Appendix F – Consultation

Consultation with the Department of Planning, Housing and Infrastructure:

Re: Independent Environmental Audit - St George Hospital Redevelopment (Stage 3) - SSD-39170713



Nicole Slezak <nicole.slezak@dpie.nsw.gov.>

To ● Barbara Pater

Cc ○ hanna.yazdi@johnstaff.com.au




↩ Reply

↩ Reply All

➡ Forward



Tue 19/11/2024 7:59 AM

 Follow up. Start by Tuesday, 19 November 2024. Due by Tuesday, 19 November 2024.
You replied to this message on 19/11/2024 5:43 PM.
If there are problems with how this message is displayed, click here to view it in a web browser.

EXTERNAL

Hi Barbara,

Thank you for the below email regarding the fourth independent audit for the St George Hospital Redevelopment Stage 3 project SSD-39170713 (the Consent).

The Department does not require any additional issues for inclusion within the scope of the Audit that are not already captured by the Consent, and the Department's Independent Audit Post Approval Requirements (May 2020).

If you have any questions or concerns regarding the above, please feel free to contact me.

Kind Regards,

Nicole Slezak

Compliance Officer

Compliance | Department of Planning, Housing and Infrastructure

4PSQ, Parramatta NSW 2150

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.*

Independent Environmental Audit - St George Hospital Redevelopment (Stage 3) - SSD-39170713



Barbara Pater

To:  DPE PSVC Compliance Mailbox
Cc:  Hanna Yazdi



 Reply

 Reply All

 Forward



...

Fri 15/11/2024 7:33 AM

Dear Sir/Madam,

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

The audit is scheduled for the 5 December 2024 and will review compliance in accordance with SSD-39170713 Schedule 2: Parts A, B, C, and appendices, as applicable.

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

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

Regards,

Barbara Pater

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



0415 764 785 | app.com.au

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



**A Leader in Property
and Infrastructure**

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

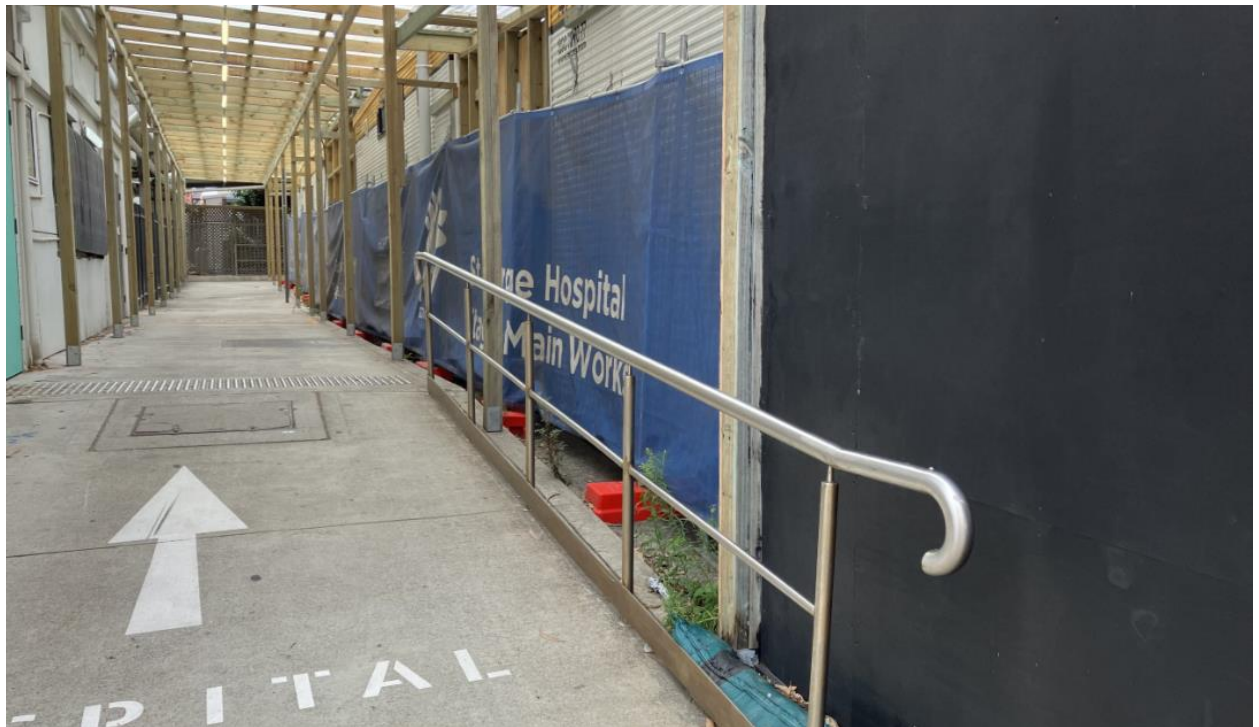
This email and any files transmitted with it are confidential and intended solely for the use of the individual to whom it is addressed. If you have received this email in error, please inform the postmaster@app.com.au or the sender.
APP Corporation Pty Limited, ABN 29 003 764 770.

Appendix G – Audit Photos

St George Hospital Redevelopment (Stage 3) Audit Photos – 5 December 2024



Works progressing; structural works complete, façade installation ongoing



Walkways kept clean and clear. Shade cloth and hoarding in place with sandbags at decline.

St George Hospital Redevelopment (Stage 3) Audit Photos – 5 December 2024



Signage on Kensington Street with website details.



Signage with project details as per Condition C1 requirements. Shade cloth on approved hoarding at Kensington Street; pedestrian walkway clean and clear.

St George Hospital Redevelopment (Stage 3) Audit Photos – 5 December 2024



Bingo waste bins available at loading area.



Nurse calls and emergency evacuation points throughout the site.

St George Hospital Redevelopment (Stage 3) Audit Photos – 5 December 2024



Fire safety wall installed at basement



Water is collected onsite into a tank (located here) which is tested prior to discharging.

St George Hospital Redevelopment (Stage 3) Audit Photos – 5 December 2024



Approved work zone on Kensington Street



The site no longer has exposed surfaces reducing the risk of dust

St George Hospital Redevelopment (Stage 3) Audit Photos – 5 December 2024



Bundled fuel storage



Spill kit stocked with a check sheet included for any item replacements

St George Hospital Redevelopment (Stage 3) Audit Photos – 5 December 2024



Coir logs in place at lowest point of site which leads to stormwater drain (below)



Pit drain covered in geofabric

St George Hospital Redevelopment (Stage 3) Audit Photos – 5 December 2024



Secured vehicle access



Traffic control signage in place at Kensington Street. No mud tracking observed.

St George Hospital Redevelopment (Stage 3) Audit Photos – 5 December 2024



Water connection from tank observed to have low turbidity. Water is captured into tank and tested prior to discharging (test results and monitoring records as evidenced during audit)

St George Hospital Redevelopment (Stage 3) Audit Photos – 5 December 2024



Heritage wall now inaccessible with fence placed to prevent materials being leaned / placed against it.



The APP Group

app.com.au