

HEALTH INFRASTRUCTURE

Independent Audit – Proponent review and response

SSD-11099584 The Sutherland Hospital Operating Theatre Upgrade

3 April 2023

Important:

This note, together with all other red text in this report should be amended and/or deleted by the consultant once it has been reviewed and given appropriate consideration.

Refer to *Independent Audit Post Approval Requirements (May 2020)* ([Independent Audit \(nsw.gov.au\)](#))

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:	Gavin Statham
Position:	Senior Project Manager
Company:	Turner & Townsend Pty Ltd; ABN 84 115 688 830
Date:	3 April 2023

Document Management, Tracking and Revision History

Version	Date	Author	Description	Reviewed by	Approved by
Draft	3 April	Gavin Statham	Independent Audit No. 2 – Proponent review and response	Tim Shoolman	--
Final	3 April	Gavin Statham	Independent Audit No. 2 – Proponent review and response	Tim Shoolman	Tim Shoolman

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Introduction

Project Application Number and Project Name

SSD-11099584, The Sutherland Hospital Operating Theatre Upgrade

Site Address

The Sutherland Hospital, Kingsway and Kareena Road, Caringbah
Lot 1 DP119519, Lot 1 DP432283, and Lot 1 DP398975

Project Contact Details

Proponent	Health Infrastructure
Client Representative	Scott McKnight
Contractor	Hindmarsh Construction Australia Pty Ltd

Independent Auditor

NGH Pty Ltd

Independent Audit Date

21 September 2022

Proponent response

The Independent Audit Report No. 2 prepared by Natascha Arens of NGH Pty Ltd (NGH) dated 21 September 2022 has been reviewed and the response to the audit findings are listed in the below table **Appendix A**, extracted from Report No. 2, noting that no Non Compliances have been raised for the audit period.

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
PART A ADMINISTRATIVE CONDITIONS					
A1	<p>Obligation to Minimise Harm to the Environment</p> <p>In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and, if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development.</p>	Document review and site visit	The audit found that the project is being managed to prevent material harm to the environment.	C	C
A2	<p>Terms of Consent</p> <p>The development may only be carried out:</p> <p>(a) in compliance with the conditions of this consent;</p>	Document review and site visit	The audit found that the project is largely being carried out in compliance with the conditions of consent.	C	C
	<p>(b) in accordance with all written directions of the Planning Secretary;</p>	Document review and site visit	One warning letter (DPE 11 May 2022) has been issued regarding a non-compliance with Condition C39. This was in relation to the first audit being undertaken prior to written endorsement of the independent audit. This has subsequently occurred. There were no written directions associated	NT	NT

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	(c) generally in accordance with the EIS and Response to Submissions;	Document review and site visit	The audit found that the project is largely being carried out in compliance with the EIS and response to submissions	C	C																																																																				
	(d) in accordance with the approved plans in the table below:	Document review and site visit	The audit found that the all the plans below are being used to undertake construction of the project	C	C																																																																				
Architectural plans prepared by HDR																																																																									
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;">Dwg No.</th> <th style="width: 5%;">Rev</th> <th style="width: 55%;">Name of Plan</th> <th style="width: 25%;">Date</th> </tr> </thead> <tbody> <tr> <td>HDR-AR-DG-010300</td> <td style="text-align: center;">3</td> <td>Proposed Site Plan</td> <td style="text-align: center;">13/11/20</td> </tr> <tr> <td>HDR-AR-DG-010350</td> <td style="text-align: center;">4</td> <td>Level 02 Existing Site Plan</td> <td style="text-align: center;">13/11/20</td> </tr> <tr> <td>HDR-AR-DG-010352</td> <td style="text-align: center;">-1</td> <td>Proposed Landscape Plan</td> <td style="text-align: center;">13/11/20</td> </tr> <tr> <td>HDR-AR-DG-150100</td> <td style="text-align: center;">3</td> <td>Building Elevations – North & South</td> <td style="text-align: center;">13/11/20</td> </tr> <tr> <td>HDR-AR-DG-150200</td> <td style="text-align: center;">3</td> <td>Building Elevation – West</td> <td style="text-align: center;">13/11/20</td> </tr> <tr> <td>HDR-AR-DG-160100</td> <td style="text-align: center;">3</td> <td>Building Sections</td> <td style="text-align: center;">13/11/20</td> </tr> <tr> <td>HDR-AR-DG-160300</td> <td style="text-align: center;">3</td> <td>Building Sections</td> <td style="text-align: center;">13/11/20</td> </tr> <tr> <td>HDR-AR-DG-600100</td> <td style="text-align: center;">2</td> <td>Materials – Building Finishes and Colours</td> <td style="text-align: center;">13/11/20</td> </tr> <tr> <td>HDR-AR-SSD-111200</td> <td style="text-align: center;">2</td> <td>General Arrangement – Level 02 - SSD</td> <td style="text-align: center;">13/11/20</td> </tr> <tr> <td>HDR-AR-SSD-111300</td> <td style="text-align: center;">2</td> <td>General Arrangement – Level 03 - SSD</td> <td style="text-align: center;">13/11/20</td> </tr> <tr> <td>HDR-AR-SSD-111400</td> <td style="text-align: center;">2</td> <td>General Arrangement – Level – 04 - SSD</td> <td style="text-align: center;">13/11/20</td> </tr> <tr> <td>HDR-AR-SSD-111500</td> <td style="text-align: center;">2</td> <td>General Arrangement – Level 05 Roof Plant - SSD</td> <td style="text-align: center;">13/11/20</td> </tr> <tr> <td>HDR-AR-SSD-800101</td> <td style="text-align: center;">2</td> <td>Indicative View 01</td> <td style="text-align: center;">13/11/20</td> </tr> <tr> <td>HDR-AR-SSD-800102</td> <td style="text-align: center;">2</td> <td>Indicative View 02</td> <td style="text-align: center;">13/11/20</td> </tr> <tr> <td>HDR-AR-DG-030200</td> <td style="text-align: center;">4</td> <td>Demolition Plan – Level 02</td> <td style="text-align: center;">22/01/21</td> </tr> <tr> <td>HDR-AR-DG-030300</td> <td style="text-align: center;">4</td> <td>Demolition Plan – Level 03</td> <td style="text-align: center;">22/01/21</td> </tr> </tbody> </table>						Dwg No.	Rev	Name of Plan	Date	HDR-AR-DG-010300	3	Proposed Site Plan	13/11/20	HDR-AR-DG-010350	4	Level 02 Existing Site Plan	13/11/20	HDR-AR-DG-010352	-1	Proposed Landscape Plan	13/11/20	HDR-AR-DG-150100	3	Building Elevations – North & South	13/11/20	HDR-AR-DG-150200	3	Building Elevation – West	13/11/20	HDR-AR-DG-160100	3	Building Sections	13/11/20	HDR-AR-DG-160300	3	Building Sections	13/11/20	HDR-AR-DG-600100	2	Materials – Building Finishes and Colours	13/11/20	HDR-AR-SSD-111200	2	General Arrangement – Level 02 - SSD	13/11/20	HDR-AR-SSD-111300	2	General Arrangement – Level 03 - SSD	13/11/20	HDR-AR-SSD-111400	2	General Arrangement – Level – 04 - SSD	13/11/20	HDR-AR-SSD-111500	2	General Arrangement – Level 05 Roof Plant - SSD	13/11/20	HDR-AR-SSD-800101	2	Indicative View 01	13/11/20	HDR-AR-SSD-800102	2	Indicative View 02	13/11/20	HDR-AR-DG-030200	4	Demolition Plan – Level 02	22/01/21	HDR-AR-DG-030300	4	Demolition Plan – Level 03	22/01/21
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	HDR-AR-DG-030400	4	Demolition Plan – Level 04	22/01/21				
	Landscape plans prepared by Arcadia							
	Dwg No.	Rev	Name of Plan	Date				
	L-100	1	Coversheet	23/02/21				
	L-101	1	Masterplan - Ground	23/02/21				
	L-102	1	Masterplan – L03	23/02/21				
	L-201	1	Setout & Grading Plan	23/02/21				
	L-202	1	Setout & Grading Plan	23/02/21				
	L-202	1	Setout & Grading Plan	23/02/21				
	L-204	1	Setout & Grading Plan	23/02/21				
	L-205	1	Setout & Grading Plan	23/02/21				
	L-300	1	Materials Schedule	23/02/21				
	L-301	1	Hardworks	23/02/21				
	L-302	1	Hardworks	23/02/21				
	L-303	1	Hardworks	23/02/21				
	L-304	1	Hardworks	23/02/21				
	L-305	1	Hardworks	23/02/21				
	L-400	1	Softworks Plan	23/02/21				
	L-401	1	Softworks Plan	23/02/21				
	L-402	1	Softworks Plan	23/02/21				
	L-403	1	Softworks Plan	23/02/21				
	L-404	1	Softworks Plan	23/02/21				
	L-405	1	Softworks Plan	23/02/21				
	L-501	1	Section 01	23/02/21				
	L-502	1	Section 02	23/02/21				
	L-600	1	Paving Details	23/02/21				
	L-610	1	Wall + Fence Details	23/02/21				
	L-620	1	Step + Handrail Details	23/02/21				
	L-630	1	Furniture	23/02/21				
	L-631	1	Furniture	23/02/21				
	L-650	1	Softworks Details	23/02/21				
	Civil plans prepared by Acor Consultants							
	Dwg No.	Rev	Name of Plan	Date				
	CV-DG-1001	B	Cover Sheet, Drawing Index and Legend	July 2020				
	CV-DG-1002	B	Notes	July 2020				
	CV-DG-1005	B	Details Sheet 1	July 2020				
	CV-DG-1006	B	Details Sheet 2	July 2020				
	CV-DG-1007	B	Details Sheet 3	July 2020				
	CV-DG-3001	C	Civil Works Plan	July 2020				
	CV-DG-3100	A	Stormwater Management Plan	July 2020				
	CV-DG-5001	B	Soil Erosion and Sediment Control Plan	July 2020				

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A3	Consistent with the requirements in this consent, the Planning Secretary may make writtendirections to the Applicant in relation to:				
	(a) the content of any strategy, study, system, plan, program, 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;		A written warning (DPE 11 May 2022) was received regarding a non compliance in relation to condition C39 and the requirement for the independent auditor to be agreed to in writing by the secretary (DPE) prior to commencement of any independent audit. There was no further action required by DPE regarding the warning as the auditor had subsequently been agreed to.	NT	NT
	(b) any reports, reviews or audits commissioned by the Planning Secretary regarding compliance with this approval; and		Nil to date	NT	NT
	(c) the implementation of any actions or measures contained in any such document referred to in (a) above.		Refer to A3 a) above	NT	NT
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict		No conflict	NT	NT

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	between them and a document listed in condition <u>A2(c)</u> . In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition <u>A2(c)</u> , the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.				
A5	Limits of Consent This consent lapses five years after the date of consent unless work is physically commenced.		Noted	NT	NT
A6	Prescribed Conditions The Applicant must comply with all relevant prescribed conditions of development consent under Part 6, Division 8A of the EP&A Regulation.	CC1 CC2 and CC3	It is noted that there is no Part 6, Division 8A of the EP&A Regulation however that this condition is likely referring to Part 6 Division 8 clause 98 which relates to compliance with the Building Code of Australia. The Certifier for the project is undertaking progressive assessment of the works for compliance with the BCA as evidenced in CC1 CC2 and CC3.	C	C
A7	Planning Secretary as Moderator In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this approval or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's resolution of the matter must be binding on the parties.		No disputes to date	NT	NT

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A8	<p>Evidence of Consultation</p> <p>Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <p>(a) consult with the relevant party prior to submitting the subject document for information or approval; and</p> <p>(b) provide details of the consultation undertaken including:</p> <p>(i) the outcome of that consultation, matters resolved and unresolved; and</p> <p>(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</p>	<p>Council correspondence: Email dated 6/10/2021</p> <p>Return email from Council dated 19/1/2021</p> <p>TFNSW Correspondence 30/11/2021 & 1/12/2021</p>	<p>Email evidence showed that TfNSW & council were consulted and that Hindmarsh addressed comments regarding the Pedestrian and Traffic Management Plan</p>	C	C
A9	<p>Staging</p> <p>The project may be constructed and operated in stages. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction of the first of the proposed stages of construction (or if only staged operation is proposed, one month</p>	<p>Construction staging report prepared by Health Infrastructure November 2021</p>	<p>DPE evidence that the report was lodged on the 22/11/2021. Works commenced on the 4/1/2022 therefore the plan was prepared more than one month prior.</p>	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	before the commencement of operation of the first of the proposed stages of operation).				
A10	A Staging Report prepared in accordance with condition A9 must:	Construction staging report prepared by Health Infrastructure November 2021	The construction staging report addresses all requirements of this condition.	C	
	(a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;	Construction staging report Section 1.2		C	C
	(b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);	Construction staging report Section 2		C	C
	(c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and	Construction staging report Section 3		C	C

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

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	<p>the specific stage and scope of the development to which the strategy, plan(including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan(including management plan, architectural or design plan) or program);</p> <p>b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and</p> <p>c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or programs required under this consent are updated on a regular</p>		(28 July 2022)		

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	basis and incorporate additional measures or amendments to improve the environmental performance of the development).				
A14	Any strategy, plan or program prepared in accordance with condition A13, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.		Noted	NT	NT
A15	If the Planning Secretary agrees, a strategy, plan (including management plan, architectural or design plan), or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.		Noted	NT	NT
A16	Updated strategies, plans (including management plan, architectural or design plan), or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.		Noted	NT	NT
A17	Structural Adequacy All new buildings and structures, and any alterations or additions to existing buildings	Acor consultants Structural engineering certificate for early works 15/12/2021	Accor have certified that the structural elements of the project for the Early works including bulk earthworks, in ground services, new in-ground structure, new	C	C

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	<p>and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.</p> <p><i>Notes:</i></p> <ul style="list-style-type: none"> Part 8 of the EP&A Regulation sets out the requirements for the certification of the development. 	<p>Acor consultants Structural engineering certificate for Main building works and refurbishment of the existing Level 3 Theatre 4/3/2022</p>	<p>ground floor slab and Main building works and refurbishment of the existing Level 3 Theatre comply with the relevant Australian Standards</p>		
A18	<p>The External Walls and Cladding</p> <p>The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.</p>	<p>NBRS architecture letter dated 11/2/2022</p>	<p>NBRS Architecture confirm that the alterations and extensions to the South Wing building met the requirements of design of the above has been undertaken to meet the requirements of the Building Code of Australia (BCA 2019)</p>	C	C
A19	<p>External Materials</p> <p>The external colours, materials and finishes of the buildings must be consistent with the approved plans referenced in condition <u>A2</u>. Any minor changes to the colour and finish of approved external materials may be approved by the Certifier provided:</p> <ol style="list-style-type: none"> the alternative colour/material is of a similar tone/shade and finish to the approved external colours/building materials the quality and durability of any alternative material is the same standard as the approved external building materials; and 	<p>NBRS architecture letter dated 11/2/2022</p>	<p>NBRS Architecture confirm that the external colours, materials and finishes of the alterations and extensions to the South Wing building are consistent with the approved SSDA, pending final review by façade engineer.</p>	C	C

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	c) a copy of any approved changes to the external colours and/or building materials is provided to the Planning Secretary for information.				
A20	Applicability of Guidelines References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.		Noted	C	C
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.		Nil to date	NT	NT
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	Independent Audit Plan March 2022 Extended working hours acoustic assessment (Pulse White Noise Acoustics April 2022)	Independent Audit Plan prepared and submitted to DPIE on 4/3/2022. The out of hours works undertaken in June 2022 required attended noise monitoring to be undertaken. The monitoring was undertaken by a qualified acoustic consultant and all data was recorded in the June 2022	C	C

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	<p>program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.</p> <p><i>Note: For the purposes of this condition, as set out in the EP&A Act, “monitoring” is monitoring of the development to providedata on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i></p>	Extended working hours compliance assessment (Pulse White Noise Acoustics June 2022)	PWNA report.		
A23	<p>Access to Information</p> <p>At least 48 hours before the commencement of construction until the completion of all works under this consent, or such other time as agreed by the Planning Secretary, the Applicant must:</p>	Email dated 6/12/2022	Email dated 6/12/2022 confirming that the website was live and all documents were uploaded. Construction commenced on the 4 January 2022 so information was uploaded well before the 48 hours.	C	C
	<p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p>				

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	(i) the documents referred to in condition <u>A2</u> of this consent;	https://www.hinfra.health.nsw.gov.au/WWW/Hinfra/media/Sitelimages/Team%20Profiles/A2-Approved-Plans.pdf	All documents were available at the time of the audits.	C	C
	(ii) all current statutory approvals for the development;	https://www.hinfra.health.nsw.gov.au/WWW/Hinfra/media/Sitelimages/Team%20Profiles/SSD-11099584-Development-Consent.pdf	The SSD consent is available	C	C
	(iii) all approved strategies, plans and programs required under the conditions of this consent;	https://www.hinfra.health.nsw.gov.au/projects/project-search/sutherland-hospital-operating-theatre-complex	The Environmental Management Plan, Noise and Vibration Management Plan, Construction Traffic and Pedestrian Management Plan, Demolition Work Plan and Staging report are all available on the website.	C	C
	(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;	https://www.hinfra.health.nsw.gov.au/projects/project-search/sutherland-hospital-operating-theatre-complex	Reporting on the performance of the project is via the audit report which was available on the website at the time of the audit. A complaints register is also provided on the website, although it is noted that there have been no complaints to date. Also provided on the website is the Out of hours work approval (refer to C6)	NT	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;	https://www.hinfra.health.nsw.gov.au/projects/project-search/sutherland-hospital-operating-theatre-complex	There is no monitoring specifically required as part of the consent. However it is noted that the PWNA (April 2022) Extended Working Hours Acoustic Assessment is provided on the website, as is the complaints register and the first audit report and proponents response.	C	C
	(vi) a summary of the current stage and progress of the development	https://www.hinfra.health.nsw.gov.au/news/latest/latest/sutherland-hospital-operating-theatre-complex-react	It is noted that although there is a project updated that occurred in July 2022, this is not linked to the main project website for this project. This has been identified as an opportunity for improvement.	C	C
	(vii) contact details to enquire about the development or to make a complaint;	https://www.hinfra.health.nsw.gov.au/contact/contact	There is a generic contacts tab on the website	C	C
	(viii) a complaints register, updated monthly	https://www.hinfra.health.nsw.gov.au/WWW_Hinfra/media/Sitelimages/Content/220510-Complaints-Register-Draft.pdf	There is a complaints register on the project website.	NT	C
	(ix) audit reports prepared as part of any independent audit of the development and the Applicant's response to the recommendations in any audit report;	https://www.hinfra.health.nsw.gov.au/WWW_Hinfra/media/Sitelimages/Content/21-949-Sutherland-Hospital-Independent-Audit-Report.pdf	The audit report was available on the website.	NT	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	(x) any other matter required by the Planning Secretary; and		Noted	NT	NT
	(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.		Noted	NT	NT
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.	Site induction – slide 19 of the induction	Site induction references the conditions of consent and also indicates where conditions can be viewed. Conditions are issued to contractors and subcontractors in the contract.	C	C
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		No notifiable incidents to date	NT	NT

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	location and nature of the incident.				
A26	Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix 2 .			NT	NT
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.	Email dated 7/4/2022 and DPE major projects receipt re non-compliances	Non compliances were raised in the first audit in the 31 March 2022. Email evidence was sighted showing that DPE were notified within 7 days as required by this condition	NT	C
A28	The notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	Email dated 7/4/2022 and DPE major projects receipt re non-compliances	Non compliances were raised in the first audit in the 31 March 2022. The notification included the information required by this condition	NT	C
A29	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.		Noted	NT	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
A30	Revision of Strategies, Plans and Programs Within three months of:				
	(a) the submission of a compliance report under condition <u>A33</u> ;		No Compliance reports have been required to date.	NT	NT
	(b) the submission of an incident report under condition <u>A26</u> ;		There have been no incidents to date	NT	NT
	(c) the submission of an Independent Audit under condition <u>C42</u> or <u>C43</u> ;	Post approval notification dated 22/7/2022	The first independent audit was completed and submitted on the 7 April 2022. A review of plans was undertaken prior to the three month period and noted no changes required to any plan or strategy.	NT	C
	(d) the approval of any modification of the conditions of this consent; or		There have been no modifications to date	NT	NT
	(e) the issue of a direction of the Planning Secretary under condition <u>A2</u> which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Certifier must be notified in writing that a review is being carried		Nil to date	NT	NT

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

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	Reporting Post Approval Requirements.				
A33	Compliance Reports must be submitted to the Department in accordance with the timeframes setout in the Compliance Reporting Post Approval Requirements, unless otherwise agreed by the Planning Secretary.		Nil to date	NT	NT
A34	The Applicant must make each Compliance Report publicly available 60 days after submitting it to the Planning Secretary.		Nil to date	NT	NT
A35	Notwithstanding the requirements of the Compliance Reporting Post Approval Requirements, the Planning Secretary may approve a request for ongoing annual operational compliance reports to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an operational compliance report has demonstrated operational compliance.		Noted	NT	NT
PART B- DURING CONSTRUCTION					

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
B1	<p>Notification of Commencement</p> <p>The Applicant must notify the Planning Secretary in writing of the dates of the intended commencement of construction and operation at least 48 hours before those dates.</p>	Notification letter to DPIE dated 17 December 2021	Construction commencement was on the 4/1/2022, the fore notification was more than 48hr prior.	C	C
B2	<p>If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.</p>	Notification letter to DPIE dated 17 December 2021	Construction commencement was on the 4/1/2022, therefore notification was more than 48hr prior.	C	C
B3	<p>Certified Drawings</p> <p>Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Certifier structural drawings prepared and signed by a suitably qualified practising Structural Engineer that demonstrates compliance with this development consent</p>	<p>Acor Construction Certificate (CC)1 15/12/2021</p> <p>Acor Construction Certificate 2 15/12/2021</p>	CC 1 issued by Acor confirms submission of the structural drawings for Main building works and refurbishment of the existing Level 3 theatres as part of the Sutherland Hospital, Operating Theatre Upgrade. CC2 confirms submission of the structural drawings for Early works including bulk earthworks, in ground services, new in-ground structure, new ground floor slab as part of the Sutherland Hospital, Operating Theatre Upgrade.	C	C
B4	<p>External Walls and Cladding</p> <p>Prior to the commencement of façade construction, the Applicant must provide the Certifier with documented evidence that the</p>	NBRE Letter dated 17 June 2022 re A 19 and B4	Façade construction has not commenced. NBRE have confirmed in draft documentation the external walls and cladding have external colours, materials and finishes that are consistent with the	NT	NT

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	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.		approved SSDA and comply with the requirements of the BCA, pending final review by façade engineer.		
B5	Pre-Construction Dilapidation Report – Protection of Public Infrastructure Prior to the commencement of construction, the Applicant must:				
	(a) consult with the relevant owner and provider of services and Infrastructure that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;	Disruption Notice 1 issued 13 October	DN01 showed evidence of consultation regarding access to the hospital	C	C
	(b) prepare a Pre-Construction Dilapidation Report identifying the condition of all public (non-	Project Solutions Pty Limited Kingsway & Kareena	A pre construction dilapidation report was prepared for the hospital and for the adjacent public domain areas on Kareena Road.	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	residential) infrastructure and assets in the vicinity of the site (including roads, gutters and footpaths) that have potential to be affected;	Road, Caringbah The Sutherland Hospital Dilapidation Report 20/9/2021 Project Solutions Pty Limited Kareena Road, Caringbah The Sutherland Hospital Dilapidation Report 20/10/2021	The report was submitted to Council on the 1/11/2021		
	(c) submit a copy of the Pre-Construction Dilapidation Report to the asset owner, Certifier and Council; and	Email correspondence with Council – 1/11/2021 Aconex documentation providing evidence of submission to Health Infrastructure (Asset owner) 1/11/2021	The report was submitted to Council and HI on the 1/11/2021	C	C
	(d) provide a copy of the Pre-Construction Dilapidation Report to the Planning Secretary when requested	Noted		NT	NT
B6	Pre-Construction Survey – Residential Properties Prior to the commencement of any construction, the Applicant must offer a pre-construction survey to owners of residential buildings that are likely to be impacted by the	Letter to residents Dated 15/11/2021 and CVNMP	The construction noise and vibration management plan prepared by Pulse White Acoustics states that Vibration –Based on the proximity of the surrounding receivers to the works attended vibration measurements of typical ground works and construction activities are expected to	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	development.		comply with all vibration criteria detailed in this report without additional treatments or mitigations and therefore ongoing vibration measurements or monitoring is not recommended. Based on this information it was determined that there are no residential buildings that are likely to be impacted by the development.		
B7	Where the offer for a pre-construction survey is accepted (as required by condition B6), the Applicant must arrange for a survey to be undertaken by a suitably qualified and experienced expert prior to the commencement of vibration generating works that could impact on the identified buildings.		Noted	NT	NT
B8	Prior to the commencement of any vibration generating works that could impact on the buildings surveyed as required by condition B7, the Applicant must:		No buildings are anticipated to be impacted by vibration.	NT	NT
	(a) provide a copy of the relevant survey to the owner of each residential building surveyed in the form of a Pre-Construction Survey Report;		Letter has been provided but it notes that no vibration impacts are expected as a result of the works	NT	NT
	(b) submit a copy of the Pre-Construction Survey Report to the			NT	NT

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	Certifier; and				
	(c) provide a copy of the Pre-Construction Survey Report to the Planning Secretary when requested.			NT	NT
B9	<p>Ecologically Sustainable Development</p> <p>Prior to the commencement of construction, unless otherwise agreed by the Planning Secretary, the Applicant must demonstrate to the Certifier that the ESD initiatives recommended by the ESD report (<i>The Sutherland Hospital Operating Theatre Upgrade Project (TSHOTUP) ESD SEARS Report (Revision 01)</i>) prepared by Steensen Varming and dated 18 January 2021) have been incorporated into the design of the development.</p>	JHA Consulting Engineers ESD Services Certificate of Design for CC#2 28/2/2022	JHA have confirmed that the design is compliant with this condition.	C	C
B10	The project is to achieve compliance with the Health Infrastructure Engineering Services Guidelines (including Design Guidance Note No. 058) by attaining a minimum of 60 points in accordance with	JHA Consulting Engineers ESD Services Certificate of Design for CC#2 28/2/2022	JHA have confirmed that the design is compliant with this condition.	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	the ESD Evaluation Tool.				
B11	<p>Outdoor Lighting</p> <p>Prior to commencement of lighting installation, evidence must be submitted to the satisfaction of the Certifier that all outdoor lighting to be installed within the site has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting.</p>	<p>Raston Group design statement 9/11/2021 Submitted to certifier 15/11/2021 Zoro consulting engineers 16 June 2022</p>	<p>Raston Group have confirmed that lighting has been designed to comply with AS 1158.3.1:2005 Lighting for roads and public spaces – Pedestrian area (Category P) lighting – Performance and design requirements and AS 4282-2019 Control of the obtrusive effects of outdoor lighting. Although evidence of compliance has been submitted to certifier this condition is not triggered as this document hasn't been approved by the certifier and lighting is yet to be installed.</p>	NT	NT
B12	<p>Demolition</p> <p>Prior to the commencement of construction, demolition work plans required by AS 2601-2001 <i>The demolition of structures</i> (Standards Australia, 2001) must be accompanied by a written statement from a suitably qualified person that the proposals contained in the work plan comply with the safety requirements of the Standard. The work plans and the statement of compliance must be submitted to the Certifier and Planning</p>	<p>Demolition work plans Noble Works Australia Pty Ltd 25/11/2021 Evidence of submission to the certifier Blackett MacGuire and Goldsmith dated 28/11/2021 DPIE Submission via planning portal dated 06/12/2021</p>	<p>Demolition work plans completed and provided to the certifier & DPIE.</p>	C	C

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

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	Environmental Management Plan (CEMP) to the Certifier and provide a copy to the Planning Secretary for information. The CEMP must include, but not be limited to, the following: (a) Details of:	14/10/2021 DPIE post approval forms 6/12/2021, 31/1/2022			
	(i) hours of work;	Project management plan	Hours of work are included in the Project management plan, page 4. The CEMP includes a reference to the Project Management Plan. Contact details and hours of work are also on the site notice, facing the street at the front of the building.	C	C
	(ii) 24-hour contact details of site manager;	Project Management Plan	24hour contact details are included in the Project management plan, page 4. The CEMP includes a reference to the Project Management Plan. Contact details and hours of work are also on the site notice, facing the street at the front of the building.	C	C
	(iii) management of dust and odour to protect the amenity of the neighbourhood;	EIG005 Atmospheric Emissions	Environmental Instruction Guidelines (EIG) are referenced in the EMP. The EIGs include specific management measures to address that particular risk.	C	C
	(iv) stormwater control and discharge;	Soil and Erosion Sediment Control plan – CV-DG-50001 issued 4.2.2021	All water management controls are detailed in the Soil and Erosion Sediment Control plan	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	(v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;	EMP & CTPMSP	Appendix A of the construction management plan has a delivery drive code of conduct which references mud tracking. Appendix A of the EMP has a check in the checklist for mud tracking	C	C
	(vi) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;		There are no night works planned at this stage, therefore no external lighting is being used in construction at this stage.	NT	C
	(b) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure;	EMP - EIG012-Heritage \Culture Management \Disturbance	The unexpected finds protocol is noted in EIG012-Heritage \Culture Management \Disturbance	C	C
	(c) Construction Traffic and Pedestrian Management Sub-Plan (see condition <u>B15</u>);	B15	Refer B15	C	C
	(d) Construction Noise and Vibration Management Sub-Plan (see condition <u>B16</u>);	B16	Refer B16	C	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	(e) Construction Waste Management Sub-Plan (see condition <u>B17</u>);	B17	Refer B17	C	C
B15	The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:	Construction Traffic and Pedestrian Management Plan The Sutherland Hospital Operating Theatre Complex –Rev04 (Prepared by Emma Clohessy on behalf of Hindmarsh)			
	(a) be prepared by a suitably qualified and experienced person(s);	Emma Clohessy Licence number 0052225057 exp 27/11/22	Plan prepared by Emma Clohessy Licenced Traffic controller and design of TMPs	C	C
	(b) be prepared in consultation with Council and TfNSW;	Council correspondence: Email dated 6/10/2021 Return email from Council dated 19/1/2021 TFNSW Correspondence 30/11/2021 & 1/12/2021	Email evidence showed that TfNSW & council were consulted and that Hindmarsh addressed comments	C	C
	(c) detail the measures that are to be implemented to ensure road safety and	Section 2 CTPMSP	Section 2 of the plan covers all these aspects	C	C

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

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

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

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

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	demand for parking in nearby public and residential streets or public parking facilities. A copy of the strategy must be provided to the Planning Secretary for information.				
B20	Soil and Water Prior to the commencement of construction, the Applicant must:				
	(a) install erosion and sediment controls on the site to manage wet weather events;	Site visit and Soil and Erosion Sediment Control plan – CV-DG-50001 issued 4.2.2021	The site visit noted that erosion controls were installed in accordance with the Erosion Sediment Control plan	C	C
	(b) divert existing clean surface water around operational areas of the site;	Site visit and Soil and Erosion Sediment Control plan – CV-DG-50001 issued 4.2.2021	The site visit noted that erosion controls were installed in accordance with the Erosion Sediment Control plan.	C	C
B21	Prior to the commencement of construction, erosion and sediment controls must be installed and maintained, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4 th edition, Landcom 2004) commonly referred to as the 'Blue Book'.	Site visit and Soil and Erosion Sediment Control plan – CV-DG-50001 issued 4.2.2021	The site visit noted that erosion controls were installed in accordance with the Erosion Sediment Control plan	C	C
B22	Operational Noise – Design of Mechanical Plant and Equipment Prior to installation of mechanical plant and equipment:	JEC Air conditioning Design Certificate-Mechanical Services			

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	(a) a detailed assessment of mechanical plant and equipment with compliance with the relevant project noise trigger levels as recommended in the ' <i>Noise & Vibration Impact Assessment for SSDA (SSD-11099584) (Revision G)</i> ' dated 10 August 2021 and prepared by JHA Services must be undertaken by a suitably qualified person; and	JEC air conditioning Services 14 June 2022	Mechanical plant and equipment had not been installed at the time of the second audit, however the assessment of mechanical plant and equipment with compliance with the relevant project noise trigger levels as recommended in the ' <i>Noise & Vibration Impact Assessment for SSDA (SSD-11099584) (Revision G)</i> ' has been completed in the JEC report prepared in June 2022.	NT	C
	(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 recommended operational noise levels identified in the ' <i>Noise & Vibration Impact Assessment for SSDA (SSD-1099584) (Revision G)</i> ' dated 10 August 2021 and prepared by	CC3	The JEC report was incorporated and certified in CC3.	NT	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	JHA Services.				
B23	Landscaping Prior to the commencement of construction, the Applicant must prepare a revised Landscape Plan to manage the revegetation and landscaping works on-site, to the satisfaction to the Certifier. The plan must:	Plant Schedule prepared by Arcadia 13/4/2021 Arcadia L-401 to 405 landscape plans		C	C
	(a) provide for the planting of 19 trees on-site;	Plant Schedule prepared by Arcadia 13/4/2021 Arcadia L-401 to 405 landscape plans	Planting schedule includes 19 trees	C	C
	(b) detail the location, species, maturity and height at maturity of plants to be planted on-site;	Plant Schedule prepared by Arcadia 13/4/2021 Arcadia L-401 to 405 landscape plans	The associated landscape design drawings include the location and the Plant schedule includes species, maturity and height at maturity	C	C
	(c) include species (trees, shrubs and groundcovers) indigenous to the local area, including: <i>Eucalyptus paniculata</i> (Grey Ironbark), <i>Eucalyptus globoidea</i> (White Stringybark), <i>Eucalyptus racemosa</i> (Narrow Leaved Scribbly), <i>Syncarpia glomulifera</i> (Turpentine) and <i>Backhousia myrtifolia</i> (Grey	Plant Schedule prepared by Arcadia 13/4/2021	Planting Schedule includes these species	C	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	Myrtle);				
	(d) include the planting of trees with a pot container of 100 litres or greater;		Pot sizes are included in the planting Schedule	C	C
	(e) provide details of any landscape retaining walls and planter boxes, which must be constructed in masonry, stone or gabions; and	Arcadia L-401 to 405 landscape plans	Included in the design drawings L-401 - 405	C	C
	(f) include the provision of nest boxes suitable to native fauna likely to use the site. <i>Note: Street tree planting must be in accordance with the "Street Tree Planting Specifications" which are located on Council's website through 'search'. These specifications include the provision of a timber border, tree cage, staked with star pickets and mulching of the trees.</i>	Arcadia Landscape Architecture letter re B23 21/3/2022 Arcadia Landscape plans Issue 3 dated 11 April 2022	The first audit noted that the Landscape architect notes that the planted vegetation once mature will provide a nesting resource for native fauna. This is not the intent of the condition. The condition clearly states that the design should include the provision of nest boxes. If this is deemed unnecessary by an ecologist then DPIE should be contacted to discuss options, including modifying the condition. It was noted during the second audit that the plans included the provision of four nest boxes in Section 3.10 of the plan.	NC	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
B24	Construction Access Arrangements Prior to the commencement of construction, evidence of compliance of construction parking and access arrangements with the following requirements must be submitted to the Certifier	Construction Traffic and Pedestrian Management Plan Rev 4 CTPMP		C	C
	(a) all vehicles must enter and leave the Site in a forward direction;	Section 2.11 CTPMP	This requirement is included in the CTPMP.	C	C
	(b) the swept path of the longest construction vehicle entering and exiting the site in association with the new work, as well as manoeuvrability through the site, is in accordance with the latest version of AS 2890.2; and	Swept Path analysis Kontro 5/10/21	Swept path analysis has been undertaken by Kontro	C	C
	(c) the safety of vehicles and pedestrians accessing adjoining properties, where shared vehicle and pedestrian access occurs, has been addressed, applying best practice in road design and traffic management as considered in Austroads,	Section 2.7 CTPMP	This requirement is included in the CTPMP.	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	Transport for NSW Guidelines and the Australian Standards.				
B25	<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> <p>(a) a minimum of 841 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;</p>	<p>Aconex correspondence and letter to certifier dated 1/12/2021 Blackett Maguire, Goldsmith (Certifier) letter 1/12/2021</p>	<p>CC1 documentation confirms that the car park is design for 841 spaces and in accordance with the latest versions of AS 2890.1 and AS 2890.6.</p>	C	C
	<p>(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>	<p>Swept Path analysis Kontro 5/10/21</p>	<p>The audit notes that there is currently a modification being prepared to request that the wording of this condition be modified as all car spaces mimic existing and therefore a may not be able to achieve AS 2890.2.</p>	NT	NT
	<p>(c) the ingress and egress crossings must be clearly identified by signage;</p>		<p>CC2Confirms that the design is compliant with this part of the condition however, it is yet to be constructed</p>	NT	NT

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	(d) the internal driveway and car parking area must be concrete or asphalt; and		CC1 Confirms that the design is compliant with this part of the condition however, it is yet to be constructed	NT	
	(e) the maximum longitudinal grade of the driveway must not exceed 12.5%.		CC1 Confirms that the design is compliant with this part of the condition however, it is yet to be constructed	NT	
B26	Site Contamination Prior to the commencement of construction, the Applicant must engage a NSW EPA-accredited Site Auditor to provide advice throughout the duration of works to ensure that any work required in relation to soil or groundwater contamination is appropriately managed.	CBRE correspondence dated 15/12/2021	Phreac consulting engaged as the EPA accredited site auditor in December 2021, prior to commencement of construction in January 2022	C	
PART C DURING CONSTRUCTION					
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:	Site Visit	The site visit confirmed that the site notice is compliant with this condition.	C	C
	(a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text	Site Visit	The site visit confirmed that the site notice is compliant with this condition.	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	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;	Site Visit	The site visit confirmed that the site notice is compliant with this condition.	C	C
	(c) the approved hours of work, the name of the builder, Certifier, structural engineer, site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice(s); and	Site Visit	The site visit confirmed that the site notice is compliant with this condition.	C	C
	(d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.	Site Visit	The site visit confirmed that the site notice is compliant with this condition.	C	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
C2	<p>Operation of Plant and Equipment</p> <p>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.</p>	<p>Onsite verification system Plant verification register</p> <p>Telehandler inspection records for the 21/9/2022</p>	<p>Hindmarsh uses a tracking system and App called 'teletrack'. The system requires that prior to plat start up a pre start inspection is undertaken. The system actively tracks the equipment. Each piece of equipment has a QR code and each operator has a unique login/identifier.</p>	C	C
C3	<p>Demolition</p> <p>Demolition work must comply with the demolition work plans required by <i>Australian Standard AS2601-2001 The demolition of structures</i> (Standards Australia, 2001) and endorsed by a suitably qualified person as required by condition <u>B12</u>.</p>	<p>Demolition work plans (DWP) Noble Works Australia Pty Ltd 25/11/2021 Clear safe Asbestos clearance certificate 10/12/2021</p>	<p>Noble works prepared the DWP – Clearsafe confirmed that asbestos work was undertaken in accordance with all requirements and a clearance certificate issued. This shows that this component of the works was undertaken in accordance with the DWP.</p>	C	C
C4	<p>Construction Hours</p> <p>Construction, including the delivery of materials to and from the site, may only be carried out between the following hours:</p> <p>(a) between 7am and 6pm, Mondays to Fridays inclusive; and</p> <p>(b) between 8am and 1pm, Saturdays.</p> <p>No work may be carried out on Sundays or public holidays.</p>	<p>Induction Working hours on site notices</p>	<p>Site notice board, there are lockable gates that prevent out of hours access. Working hours are included in the induction</p> <p>Out of hours works have been undertaken as approved by DPE – refer to C6.</p>	C	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
C5	<p>Notwithstanding condition <u>C4</u>, provided noise levels do not exceed the existing background noise level plus 5dB, works may also be undertaken during the following hours:</p> <p>(a) between 6pm and 7pm, Mondays to Fridays inclusive; and</p> <p>(b) between 1pm and 4pm, Saturdays.</p>		<p>There were no out of hours works during the first audit period</p> <p>Out of hours work occurred on the the 25- 26 May 2022. Refer C6 below</p>	NT	C
C6	<p>Construction activities may be undertaken outside of the hours in condition <u>C4</u> and <u>C5</u> if required:</p> <ol style="list-style-type: none"> by the Police or a public authority for the delivery of vehicles, plant or materials; or in an emergency to avoid the loss of life, damage to property or to prevent environmental harm; or where the works are inaudible at the nearest sensitive receivers; or 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 advance in writing by the Planning Secretary or his nominee if appropriate justification is provided for the works. 	<p>OOHW documentation with DPIE on 3 May 2022</p> <p>Pulse White Noise Acoustics (June 2022)</p>	<p>There were no out of hours works during the first audit period</p> <p>DPE approved a request for variation of hours on the 3 May 2022, for out of hours works on the 25- 26 May 2022 (6pm – 6am). The works ended up being delayed until the 8 June 2022. The out of hours works were for a Mobile crane set up for the installation of a Mechanical cooling tower on the roof of the existing hospital.</p> <p>Pulse White Noise Acoustics (June 2022) were engaged to undertake a compliance assessment to ensure noise levels due to the out of hours work (Crane assembling and Operation) on Wednesday 8th June complied with the relevant criteria outlined in the document 220143 -Sutherland Hospital, Operating Theatre Upgrade –Extended</p>	NT	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
			Working Hours Acoustic Assessment –R2 prepared by Pulse White Noise Acoustics. Attended noise monitoring at two sites 99 Kareena Road Miranda and 431 Kingsway Caringbah, found that the out of hours work noise levels complied with the Noise criteria for evening works.		
C7	Notification of such construction activities as referenced in condition <u>C6</u> must be given to affected residents before undertaking the activities or as soon as is practical afterwards.	Aconnex record re letter box drop 27 May 2022.	There were no out of normal hours works during the first audit period. Stakeholders were notified of the out of hours works in June 2022 via a letter box drop.	NT	C
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.		None of these activities have occurred to date.	NT	NT
C9	Implementation of Management Plans The Applicant must carry out the construction of the development in accordance with the most	EIG Checklist 23/12, 23/1 24/2 Weekly SEQ inspection	EIGS (environmental) inspections are undertaken monthly and completed checklist show that these are occurring. The SEQ inspections cover waste, mud	C	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	recent version of the approved CEMP (including Sub-Plans).	<p>1/2, 8/2, 15/2, 22/2, 1/3, 8/3 and 15/3</p> <p>Inspection checklists for 17/9/2022, 10/08/2022, 22/07/2022, 30/5/2022, And 24/3/2022</p>	<p>tracking , erosion and sediment controls and spills. The audit found that these are being completed weekly.</p> <p>Issues raised in the checks are raised as hazards. A review of raised hazards shows that they are being closed out in the required time frame.</p> <p>The second audit reviewed the following environmental inspection checklists:</p> <ul style="list-style-type: none"> • 17/09/22 (three housekeeping items, no environmental issues) and closed out on the day • 10/8/22 (two issues raised and closed out the same day), • 22/07/22, no issues noted. <p>Environmental & sustainability checklists are undertaken monthly. The audit reviewed the checklists for the following date:</p> <ul style="list-style-type: none"> • 30/08/22 (No environmental issues noted) <p>The checklist for EIG099 Social impact for the following dates:</p> <ul style="list-style-type: none"> • 30/05/2022 no issues were raised. • 24/3/2022 (weed maintenance noted this day and completed) <p>In addition CBRE do an external inspection of safety (WHS) weekly.</p>		

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
C10	<p>Construction Traffic</p> <p>All construction vehicles (excluding site personnel vehicles) are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping unless directed by traffic control.</p>	Code of conduct Site visit CTPMP	The site visit found that all construction vehicles (excluding site personnel vehicles) were contained wholly within the site.	C	C
C11	<p>Hoarding Requirements</p> <p>The following hoarding requirements must be complied with:</p> <p>(a) no third-party advertising is permitted to be displayed on the subject hoarding/ fencing; and</p>	Site Visit	The site visit noted that the hoarding was compliant with this aspect of the condition.	C	C
	<p>(b) the construction site manager must be responsible for the removal of all graffiti from any construction hoardings or the like within the construction area within 48 hours of its application.</p>	Site Visit	The site visit noted that the hoarding was compliant with this aspect of the condition	C	C
C12	<p>No Obstruction of Public Way</p> <p>The public way (outside of any approved</p>	Site Visit	There was no evidence of any obstruction of Public Ways	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.				
C13	<p>Construction Noise Limits</p> <p>The development must be constructed to achieve the construction noise management levels detailed in <i>the Interim Construction Noise Guideline</i> (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.</p>	Noise and Vibration monitoring register	<p>A review of noise monitoring undertaken on the 9/2/2022 and 14/02/2022 found that the noise levels were within the noise management levels (70dBA for day works) defined in the CNVMP.</p> <p>Aside from the monitoring undertaken for the out of hours works undertaken in June 2022 (refer C6) no further noise monitoring has been undertaken in this audit period.</p>	C	C
C14	The Applicant must ensure construction vehicles (including concrete agitator trucks) do not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition <u>C4</u> unless allowed by condition <u>C5</u> .	Induction Driver code of conduct	Gates are locked prior to approved working hours. This is noted in the driver code of conduct	C	C
C15	The Applicant must implement, where practicable and without compromising the safety of construction staff or members of	Site visit	Quackers were noted to be in use during the site visit.	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	the public, the use of ‘quackers’ to ensure noise impacts on surrounding noise sensitive receivers are minimised.				
C16	<p>Vibration Criteria</p> <p>Vibration caused by construction at any residence or structure outside the site must be limited to:</p> <p>(a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration -Effects of vibration on structures (German Institute for Standardisation, 1999); and</p> <p>(b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).</p>	Noise and Vibration monitoring register	A review of vibration monitoring undertaken on the 9/2/2022 and 14/02/2022 found that the vibration levels were well below this criteria and the criteria set in the Noise and Vibration Management Plan. No further vibration monitoring has occurred in the second audit period.	C	C
C17	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition <u>C16</u> .		There are no works within 30m of residential buildings	NT	NT
C18	The limits in conditions <u>C16</u> and <u>C17</u> apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition <u>B16</u> of this consent.		Noted	NT	NT

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
C19	<p>Tree Protection</p> <p>For the duration of the construction works:</p> <p>(a) street trees must not be trimmed or removed unless it forms a part of this development consent or prior written approval from Council is obtained or is required in an emergency to avoid the loss of life or damage to property;</p>	Photos and Site visit	There is no evidence that trees have been trimmed. The site inspection noted that the exclusion fencing is intact.	C	C
	<p>(b) all street trees immediately adjacent to the property boundary must be protected at all times during construction in accordance with Council's tree protection requirements. Any street tree, which is damaged or removed during construction due to an emergency, must be replaced, to the satisfaction of Council;</p>	Photos and Site visit	Fencing is in place to protect trees	C	C
	<p>(c) all trees on the site that are not approved for removal must be suitably protected during construction as per the recommendations of the 'Aboriginal Impact</p>	Photos and Site visit	Fencing is in place to protect trees	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	<i>Assessment Report(Reference: D4222.1)</i> prepared by Allied Tree Consultancy and dated January 2021; and				
	(d) if access to the area within any protective barrier is required during the works, it must be carried out under the supervision of a qualified arborist. Alternative tree protection measures must be installed, as required. The removal of tree protection measures, following completion of the works, must be carried out under the supervision of a qualified arborist and must avoid both direct mechanical injury to the structure of the tree and soil compaction within the canopy or the limit of the former protective fencing, whichever is the greater.		The audit found no evidence that these areas had been accessed.	NT	NT
C20	Air Quality The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Site visit	The first audit noted that the concrete slab was left while preliminary works are underway limit exposed surfaces. The second audit noted that Hindmarsh have a water cart full time on site	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
C21	During construction, the Applicant must ensure that:	Site visit and presence of water cart	The first audit noted that the concrete slab was left while preliminary works are underway limit exposed surfaces. The second audit noted that Hindmarsh have a water cart full time on site	C	C
	(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;	Code of conduct	Included in the code of conduct and observed on site	C	C
	(c) trucks associated with the development do not track dirt onto the public road network;	Site visit	There was no evidence of mud tracking. There is a small street sweeper on site.	C	C
	(d) public roads used by these trucks are kept clean; and	Site visit	Street sweeper on site through Urban Sweepers	C	C
(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Site visit	The site is very small but the audit noted progressive stabilisation of surface.	C	C	
C22	Imported Fill The Applicant must:				

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	(a) ensure that only VENM, ENM, or other material considered suitable for beneficial reuse via a general or specific resource recovery exemption issued by NSW EPA is brought onto the site;	JK Environments letter report 10/1/2022	JK Environments were commissioned to undertake a contamination screening of imported material sourced from Albion Park Quarry, East West Link, Albion Park Rail, NSW and imported onto Sutherland Hospital. The report found that the Blue metal screening material imported to the site is considered to be suitable for placement as backfill in service trenches at the site. No VENM or ENM has been brought to site in this audit period	C	C
	(b) keep accurate records of the volume and type of fill to be used; and	Imported material register	All material is tracked in the imported materials register.	C	C
	(c) make these records available to the Certifier upon request.	Imported material register	Noted	NT	NT
C23	Disposal of Seepage and Stormwater Adequate provisions must be made to collect and discharge stormwater drainage during construction to the Certifier. The prior written approval of Council must be obtained to connect or discharge site stormwater to Council's stormwater drainage system or street gutter.	Site visit and ESCP	No discharge of stormwater from the site. Much of the site is still surfaced with concrete. Pits are covered with geofabric material. Stormwater is contained wholly within the site and filtered through sediment fences.	C	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
C24	<p>Emergency Management</p> <p>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.</p>	<p>Assembly point notice Toolbox Induction – slide 4</p>	<p>Notices are provided around the site. Emergency information including assembly points and evacuation routes are in the induction.</p>	C	C
C25	<p>Stormwater Management System</p> <p>Within three months of the commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the satisfaction of the Certifier. The system must:</p> <p>(a) be designed by a suitably qualified and experienced person(s);</p> <p>(b) be generally in accordance with the conceptual design in the ‘Civil Engineering (Document number: ACR-CV-RPT-003, Revision B)’ report prepared by ACOR Consultants and dated 18 January 2021;</p> <p>(c) be in accordance with applicable Australian Standards;</p> <p>(d) be in accordance with Sutherland Shire Specification – Stormwater Management (Sutherland Shire Council, 2009); and</p> <p>(e) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.</p>	<p>Acor CC2 documentation dated 2/3/2022 Soil and Erosion Sediment Control plan – CV-DG-50001 issued 4.2.2021</p>	<p>The Operational stormwater management system has been designed in compliance with this condition and certified in CC2. The soil and erosion plan includes all stormwater infrastructure for both construction and operation.</p>	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
C26	<p>Unexpected Finds Protocol – Aboriginal Heritage</p> <p>In the event that surface disturbance identifies a new Aboriginal object:</p> <p>(a) all works must halt in the immediate area to prevent any further impacts to the object(s);</p> <p>(b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects</p> <p>(c) the site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW under Department of Premier and Cabinet and the management outcome for the site included in the information provided to AHIMS</p> <p>(d) the Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management strategies for all objects/sites; and</p> <p>(e) works shall only recommence with the written approval of the Planning Secretary.</p>		There have been no unexpected finds	NT	NT

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
C27	<p>Unexpected Finds Protocol – Historic Heritage</p> <p>If any unexpected archaeological relics are uncovered during the work, then:</p> <p>(a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary;</p> <p>(b) depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area as determined in consultation with Heritage NSW; and</p> <p>(c) works may only recommence with the written approval of the Planning Secretary</p>		There have been no unexpected finds	NT	NT
C28	<p>Waste Storage and Processing</p> <p>All waste generated during construction must be secured and maintained within designated wastestorage areas at all times and must not leave the site onto neighbouring public or private properties.</p>	Site Visit	Skip bins are provided	C	C
C29	All waste generated during construction must be assess, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA,	JK environment report 17/12/2021	JK environment undertake testing of material to conform waste classification prior to material leaving the site.	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	2014).				
C30	The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.	Site visit	Any concrete waste is washed in a secured bunded area and allowed to dry on site. This is then broken down and reused onsite.	C	C
C31	The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.	Tipping docket 18/1/2022 Waste & recycling report Kamliaroi February 2022 report Waste & recycling report Kamliaroi March, April, June July and August 2022.	Tipping docket are used to record the volume and type of waste and where they are disposed/reused. The Kamliaroi report records the type of all waste removed from site, by weight or volume and gives summaries on reuse/recycling	C	C
C32	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.	Asbestos removal control plan 25/11/2021 prepared by Serve Group PTY LTD – asbestos licence holder	The only hazardous material to date that has been removed from site to date is asbestos and ACM in two Telstra pits. The asbestos removed by a licenced contractor – Serve group in accordance with all requirements.	C	C
C33	Outdoor Lighting The Applicant must ensure that all external lighting is constructed and maintained in accordance with AS 4282-2019 Control of			NT	NT

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	the obtrusive effects of outdoor lighting.				
C34	Site Contamination 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:	JK Environments report on revised remediation Action Plan March 2022			
	(a) the site investigations must be undertaken, and the subsequent report(s), must be prepared in accordance with relevant guidelines made or approved by the EPA under section 105 of the <i>Contaminated Land Management Act 1997</i> ;		Site investigations have been undertaken by JK Environment have prepared an updated RAP and undertaken site investigations. The work has been undertaken by an approved site auditor.	C	C
	(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		The report has been reviewed and signed off by Brendan Page CEnvP SC (No. SC40059)	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme; and				
	(c) the recommendations of the 'Remediation Action Plan' prepared by JK Environments and dated 8 February 2021.		The report considers and updates the requirements of this report.	C	C
C35	The unexpected finds procedure within the 'Remediation Action Plan' prepared by JK Environments and dated 8 February 2021 must be updated following results of further site investigations undertaken in accordance with condition C34 and implemented throughout duration of project work.	JK Environment report on revised Remediation Action Plan March 2022	JK Environment report on revised Remediation Action Plan (March 2022) Section 8.1 includes an updated unexpected finds procedure.	C	C
C36	Remediation of the site must be carried out in accordance with the 'Remediation Action Plan' prepared by JK Environments and dated 8 February 2021 and any variations to the Remediation Action Plan approved by an NSW EPA-accredited Site Auditor.	Phreatic Consulting :Interim Advice 1, AUDIT Sutherland Hospital Part A - Operating Theatre Complex: Review of Remedial Action Plan 1/2/2022 Phreatic Consulting Interim Advice 2, AUDIT Sutherland Hospital Part A -	Interim advice 2 notes that one location (BH3) was found to contain unacceptably high concentration of PAH compounds and requires remediation. No other contamination was reported in the site soils at concentrations in excess of the screening criteria, but vertical and lateral delineation of fill quality was not able to be completed due to the extent of services present and the presence of site structures. Accordingly, sampling locations are not evenly distributed across the site and relatively large potential	C	C

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
		<p>Operating Theatre Complex: Review of Site Assessment 9/2/2022</p> <p>A Revised RAP was completed by JK Environments on 5/4/2022.</p>	<p>hotspots may be present in under-sampled areas.</p> <p>Impacts in fill are notoriously heterogeneous and are not necessarily consistent across the site. This uncertainty is enhanced by limited quality control data available from the original assessment, which is relied on in determining the extent of contamination present. Accordingly, the Auditor will require validation of remaining site soils at the completion of excavation, and where such soils are exposed during the redevelopment. The report further notes that given the commercial and fully paved use of the site only human health based criteria are required to drive remediation, and the Auditor is satisfied that soils with contaminants present at concentrations exceeding ESLs do not require remediation. Audit 2 notes that there are 4 sites remaining that require test pitting, these are yet to occur due to access issues.</p>		
C37	Where remediation is carried out / completed in stages, a NSW EPA-accredited Site Auditor must confirm satisfactory completion of each stage by the issuance of Interim Audit Advice(s).	Phreatic Consulting	Tim Chambers (Phreatic Consultant) is a NSW EPA Accredited Site Auditor (#10) and is undertaking ongoing advice at the site	C	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
C38	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.	Phreatic Consulting	Phreatic Consulting have been engaged to provide ongoing advice and actions regarding updated contamination risks in line with the RAP	C	C
C39	Independent Environmental Audit Proposed independent auditors must be agreed to in writing by the Planning Secretary prior to the commencement of an Independent Audit.	DPE notice dated 22 April 2022	The nomination of the proposed auditor was provided to DPE on the 4 March 2022. At the time of writing the first audit report DPE had not provided a written response with endorsement. The auditor has subsequently been agreed to prior to the preparation of the second audit.	NC	C
C40	Independent Audits of the development must be conducted and carried out in accordance with the Independent Audit Post Approval Requirements.		This audit has been conducted in accordance with the Independent Audit Post Approval Requirement (DPIE 2020)	C	C
C41	The Planning Secretary may require the initial and subsequent Independent Audits to be undertaken at different times to those agreed to above, upon giving at least 4 week's notice to the Applicant of the date or timing upon which the audit must be commenced.		Noted	NT	NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
C42	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 <u>C40</u> of this consent, or condition <u>C41</u> where notice is given;	Post approval for dated 7 April 2022	The audit and response document was provided to the DPE on the 7 April 2022.	NT	C
	(b) submit the response to the Planning Secretary; and	Post approval for dated 7 April 2022	The audit and response document was provided to the DPE on the 7 April 2022.	NT	C
	(c) make each Independent Audit Report and response to it publicly available within 60 days after submission to the Planning Secretary.	https://www.hinfra.health.nsw.gov.au/WWW_Hinfra/media/Sitelimages/Content/21-949-Sutherland-Hospital-Independent-Audit-Report.pdf	The audit report was made publicly available in April 2022.	NT	C
C43	Independent Audit Reports and the applicant/proponent's response to audit findings must be submitted to the Planning Secretary within two months of undertaking the independent audit site inspection as outlined in the Independent Audit Post Approval Requirements unless otherwise agreed by the Planning Secretary.	Post approval form dated 7 April 2022	This is the first audit and therefore this requirement was not triggered at the time of the audit. The first audit and the proponents responses were provided to DPE in this timeframe.	NT	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
C44	Notwithstanding the requirements of the Independent Audit Post Approval Requirements, the Planning Secretary may approve a request for ongoing independent operational audits to be ceased, where it has been demonstrated to the Planning Secretary's satisfaction that an audit has demonstrated operational compliance.			NT	NT
Part D Prior to commencement of operation					
D1	<p>Notification of Occupation</p> <p>At least one month before commencement of operation, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the operation of the development is to be staged, the Planning Secretary must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.</p>			NT	NT
D2	External Walls and Cladding			NT	NT

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	Prior to commencement of operation, the Applicant must provide the Certifier with documented evidence that the products and systems used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.				
D3	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.			NT	NT
D4	<p>Works as Executed Plans</p> <p>Prior to the commencement of operation, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Certifier.</p>			NT	NT
D5	<p>Warm Water Systems and Cooling Systems</p> <p>The installation of warm water systems and water cooling systems (as defined under the <i>Public Health Act 2010</i>) must comply with the <i>Public Health Act 2010</i>, Public Health</p>			NT	NT

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	Regulation 2012 and Part 1 (or Part 3 if a Performance-based water cooling system) of <i>AS/NZS 3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance</i> and the NSW Health Code of Practice for the Control of Legionnaires' Disease.				
D6	<p>Outdoor Lighting</p> <p>Prior to the commencement of operation, the Applicant must submit evidence from a suitably qualified practitioner to the Certifier that demonstrates that installed lighting associated with the development achieves the objective of minimising light spillage to any adjoining or adjacent sensitive receivers and:</p>			NT	NT
	<p>(a) complies with the latest version of AS 4282-2019 - <i>Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997); and</p>			NT	NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	(b) has been mounted, screened and directed in such a manner that it does not create nuisance to surrounding properties or the public road network.			NT	NT
D7	Mechanical Ventilation Prior to commencement of operation, the Applicant must provide evidence to the satisfaction of the Certifier that the installation and performance of the mechanical ventilation systems complies with:			NT	NT
	(a) <i>AS 1668.2-2012 The use of air-conditioning in buildings – Mechanical ventilation in buildings</i> and other relevant codes; and			NT	NT
	(b) any dispensation granted by Fire and Rescue NSW.			NT	NT
D8	Operational Noise – Design of Mechanical Plant and Equipment Prior to the commencement of operation, the Applicant must submit evidence to the Certifier that the noise mitigation recommendations in the assessment undertaken under condition <u>B22</u> have been incorporated into the design of			NT	NT

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	mechanical plant and equipment to ensure the development will not exceed the project noise trigger levels identified in the 'Noise & Vibration Impact Assessment for SSDA (SSD-11099584) (Revision G)' prepared by JHA Consulting Engineers and dated 10 August 2021.				
D9	Fire Safety Certification Prior to commencement of occupation, a Fire Safety Certificate must be obtained for all the Essential Fire or Other Safety Measures forming part of this consent. A copy of the Fire Safety Certificate must be submitted to the relevant authority and Council. The Fire Safety Certificate must be prominently displayed in the building.			NT	NT
D10	Structural Inspection Certificate Prior to the commencement of occupation of the relevant parts of any new or refurbished buildings, a Structural Inspection Certificate or a Compliance Certificate must be submitted to the Certifier. A copy of the Certificate with an electronic set of final drawings (contact approval authority for specific electronic format) must be submitted to the approval authority and the Council after:			NT	NT
	(a) the site has been periodically inspected and the Certifier is satisfied that				NT

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	the structuralworks is deemed to comply with the final design drawings; and				
	(b) the drawings listed on the Inspection Certificate have been checked with those listed on the final Design Certificate/s.			NT	NT
D11	<p>Post-Construction Dilapidation Report – Protection of Public Infrastructure</p> <p>Prior to the commencement of operation, the Applicant must engage a suitably qualified and experienced expert to prepare a Post-Construction Dilapidation Report. This Report must:</p>			NT	NT
	(a) ascertain whether the construction works created any structural damage to public infrastructure by comparing the results of the Post-Construction Dilapidation Report withthe Pre-Construction Dilapidation Report required by condition B5 of this consent;			NT	NT

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

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

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	(a) document the results of the post-construction survey and compare it with the pre-construction survey to ascertain whether the construction works caused any damage to buildings surveyed in accordance with condition B7;			NT	NT
	(b) be provided to the owner of the relevant buildings surveyed;			NT	NT
	(c) be provided to the Certifier; and			NT	NT
	(d) be provided to the Planning Secretary when requested.			NT	NT
D15	Where the Post-Construction Survey Report determines that damage to the identified property occurred as a result of the construction works, the Applicant must repair, or pay the full costs associated with repairing the damaged buildings, within an agreed timeline between the owner of the identified property and the Planning Secretary. Alternatively, the Applicant may pay compensation for the damage as agreed with the property owner.			NT	NT

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
D16	<p>Bicycle Parking and End-of-Trip Facilities Prior to the commencement of operation, compliance with the following requirements for secure bicycle parking and end-of-trip facilities must be submitted to the Certifier:</p>			NT	NT
	(a) the provision of a minimum 11 additional bicycle parking spaces;			NT	NT
	(b) the layout, design and security of bicycle facilities must comply with the minimum requirements of the latest version of AS 2890.3:2015 <i>Parking facilities - Bicycle parking</i> , and be located in easy to access, well-lit areas that incorporate passive surveillance;			NT	NT
	(c) the provision of end-of-trip facilities for staff; and			NT	NT
	(d) appropriate pedestrian and cyclist advisory signs are to be provided. <i>Note: All works/regulatory signposting associated with the proposed development shall be at no cost to the relevant roads authority.</i>			NT	NT

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
D17	<p>Green Travel Plan</p> <p>Prior to the commencement of operation, a Green Travel Plan (GTP), must be submitted to the Certifier to promote the use of active and sustainable transport modes and a copy be provided to the Planning Secretary for information. The plan must:</p>			NT	NT
	(a) be prepared by a suitably qualified traffic consultant in consultation with TfNSW;			NT	NT
	(b) incorporate data from available sources including surveys of staff and visitors;			NT	NT
	(c) include objectives and aspirational, achievable and specific modes share targets (i.e. Site and land use specific, measurable and achievable and timeframes for implementation) to define the direction and purpose of the GTP			NT	NT
	(d) include specific tools and actions to help achieve the objectives and mode share targets			NT	NT
	(e) address potential to reduce and manage car parking spaces for staff with the ability to travel to the site by public and active transport, and prioritising car parking for the			NT	NT

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	use of patients and visitors				
	(f) include measures to promote and support the implementation of the plan, including financial and human resource requirements, roles and responsibilities for relevant employees involved in the implementation of the GTP			NT	NT
	(g) include details regarding the methodology and monitoring/review program to measure the effectiveness of the objectives and mode share targets of the GTP, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development; and			NT	NT
	(h) identifies an appropriate mechanism for the transfer and delivery of ongoing actions from Health Infrastructure to the Local Health District, post occupancy			NT	NT
D18	Utilities and Services Prior to commencement of operation, the Applicant must obtain a Compliance Certificate	Sydney Water section 73 certificate 7 July 2022	A compliance certificate under Section 73 of the Sydney Water Act has been received.	NT	C

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	for water and sewerage infrastructure servicing of the site under section 73 of the <i>Sydney Water Act 1994</i> .				
D19	<p>Stormwater Operation and Maintenance</p> <p>Prior to commencement of operation, a Works-As-Executed drawing (WAED) of the stormwater drainage system must be prepared by a Registered Surveyor and an original colour copy must be submitted to Council. The drawing must detail the alignment of pipelines, pits, the rainwater tanks and the detention facilities.</p>			NT	NT
D20	<p>Prior to the commencement of operation, a letter of certification for the WAED required by condition <u>D19</u>, must be submitted to Council. The letter must be certified by the supervising engineer to demonstrate that the stormwater drainage works, rainwater harvesting facility and rainwater reuse systems were constructed to their satisfaction and in accordance with the operational stormwater management system approved under condition <u>C25</u> and <i>Sutherland Shire Public Domain Technical Manual</i> (Sutherland Shire Council, 2017).</p>			NT	NT
D21	<p>Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan</p>			NT	NT

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	(SOMP)is to be submitted to the Certifier. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following:				
	(a) maintenance schedule of all stormwater quality treatment devices;			NT	NT
	(b) record and reporting details;			NT	NT
	(c) relevant contact information; and			NT	NT
	(d) Work Health and Safety requirements.			NT	NT
D22	Signage Signage must be installed in accordance with the specifications of the signage drawings listed atcondition <u>A2</u> .			NT	NT
D23	Prior to the commencement of operation, way-finding signage must be installed.			NT	NT
D24	Prior to the commencement of operation, bicycle way-finding signage must be installed within the site to direct cyclists from footpaths to			NT	NT

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	designated bicycle parking areas.				
D25	<p>Operational Waste Management Plan</p> <p>Prior to the commencement of operation, the Applicant must prepare a Waste Management Plan for the development and submit it to the Certifier. The Waste Management Plan must:</p>			NT	NT
	(a) detail the type and quantity of waste to be generated during operation of the development;			NT	NT
	(b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the <i>Protection of the Environment Operations Act 1997</i> , <i>Protection of the Environment Operations (Waste) Regulation 2014</i> and the <i>Waste Classification Guideline</i> (Department of Environment, Climate Change and Water, 2009);			NT	NT
	(c) detail the materials to be reused or recycled, either on or off site; and			NT	NT

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	(d) include the Management and Mitigation Measures included in 'Waste Management Input for Environmental Impact Statement (Issue number 3)' prepared by Ricardo Energy Environment and Planning and dated 25 February 2021			NT	NT
D26	<p>Site Contamination</p> <p>Prior to the commencement of operation, the Applicant must submit a Section A1 Site Audit Statement or a Section A2 Site Audit Statement accompanied by an Environmental Management Plan prepared by a NSW EPA accredited Site Auditor. The Section A1 or A2 Site Audit Statement must verify the relevant part of the site is suitable for the intended land use and be provided, along with any Environmental Management Plan to the Planning Secretary and the Certifier.</p>			NT	NT
D27	<p>Landscaping</p> <p>Prior to the commencement of operation, landscaping of the site must be completed in accordance with landscape plan(s) approved under condition <u>B23</u>.</p>			NT	NT

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
D28	<p>Prior to the commencement of operation, the Applicant is required to enter into a Deed of Agreement with Council for the planting of 64 off-site trees.</p> <p><i>Note: The costs for off-site planting under the Deed of Agreement are outlined in Council's Schedule of Fees and Charges. Deed of Agreement forms can be downloaded from Council's website at: www.sutherlandshire.nsw.gov.au/Development/Development-Applications/Off-Site-TreeReplacement-and-Deed-of-Agreement</i></p>			NT	NT
D29	<p>Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping on-site and submit it to the Certifier. The plan must describe the ongoing monitoring and maintenance measures to manage revegetation and landscaping.</p>			NT	NT
PART E POST OCCUPATION					
E1	<p>Operation of Plant and Equipment</p> <p>All plant and equipment used on site must be</p>			NT	NT

Appr oval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	maintained in a proper and efficient condition operated in a proper and efficient manner.				
E2	<p>Warm Water Systems and Cooling Systems</p> <p>The operation and maintenance of warm water systems and water cooling systems (as defined under the Public Health Act 2010) must comply with the Public Health Act 2010, Public Health Regulation 2012 and Part 2 (or Part 3 if a Performance-based water cooling system) of AS/NZS3666.2:2011 Air handling and water systems of buildings – Microbial control – Operation and maintenance and the NSW Health Code of Practice for the Control of Legionnaires’ Disease.</p>			NT	NT
E3	<p>Environmental Management Plan</p> <p>Upon completion of remediation works, the Applicant must manage the site in accordance with the Environmental Management Plan approved by the Site Auditor (if any) under condition <u>D26</u> and any on-going maintenance of remediation notice issued by EPA under <i>the Contaminated Land Management Act 1997</i>.</p>			NT	NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
E4	<p>Operational Noise Limits</p> <p>The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in the '<i>Noise & Vibration Impact Assessment for SSDA (SSD-11099584)(Revision G)</i>' dated 10 August 2021 and prepared by JHA Services.</p>			NT	NT
E5	<p>The Applicant must undertake short term noise monitoring in accordance with the <i>Noise Policy for Industry</i> where valid data is collected following the commencement of use of each stage of the development. The monitoring program must be carried out by an appropriately qualified person and a monitoring report must be submitted to the Planning Secretary within two months of commencement use of each stage of the development or other timeframe agreed to by the Planning Secretary to verify that operational noise levels do not exceed the recommended noise levels for mechanical plant identified in the '<i>Noise & Vibration Impact Assessment for SSDA (SSD-11099584) (Revision G)</i>' dated 10 August 2021 and prepared by JHA Services. Should the noise monitoring program identify</p>			NT	NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
	any exceedance of the recommended noise levels referred to above, the Applicant is required to implement appropriate noise attenuation measures so that operational noise levels do not exceed the recommended noise levels or provide attenuation measures at the affected noise sensitive receivers.				
E6	<p>Unobstructed Driveways and Parking Areas</p> <p>All driveways, footways and parking areas must be unobstructed at all times. Driveways, footways and car spaces must not be used for the manufacture, storage or display of goods, materials, refuse, skips or any other equipment and must be used solely for vehicular and/or pedestrian access and for the parking of vehicles associated with the use of the premises.</p>			NT	NT
E7	<p>Green Travel Plan</p> <p>The Green Travel Plan required by condition <u>D17</u> of this consent must be updated annually and implemented unless otherwise agreed by the Planning Secretary.</p>			NT	NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
E8	<p>Ecologically Sustainable Development</p> <p>Unless otherwise agreed by the Planning Secretary, within six months of commencement of operation the Certifier and Planning Secretary are to be provided with a report from the Applicant by a suitably qualified and experienced expert demonstrating that the project attains the minimum number of ESD points as required by condition <u>B10</u> of this consent.</p>			NT	NT
E9	<p>Outdoor Lighting</p> <p>Notwithstanding condition <u>D6</u>, should outdoor lighting result in any residual impacts on the amenity of surrounding sensitive receivers, the Applicant must provide mitigation measures in consultation with affected landowners to reduce the impacts to an acceptable level.</p>			NT	NT
E10	<p>Landscaping</p> <p>The Applicant must maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition <u>D29</u> for the duration of occupation of the development.</p>			NT	NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
E11	<p>Hazards and Risk</p> <p>The Applicant must store all chemicals, fuels and oils used on-site in accordance with:</p>			NT	NT
	<p>(a) the requirements of all relevant Australian Standards; and</p>			NT	NT
	<p>(b) the EPA's <i>Storing and Handling of Liquids: Environmental Protection – Participants Manual</i> if the chemicals are liquids.</p>			NT	NT
E12	<p>In the event of an inconsistency between the requirements of condition <u>E11(a)</u> and <u>E11(b)</u>, the most stringent requirement must prevail to the extent of the inconsistency.</p>			NT	NT
E13	<p>Dangerous Goods</p> <p>The quantities of dangerous goods stored and handled and transported at the site must be below the threshold quantities listed in the Department of Planning's <i>Hazardous and Offensive Development Application Guidelines – Applying SEPP 33</i> at all times.</p>			NT	NT

Approval ID	Requirement	Evidence collected	Independent Audit Findings and Recommendations	Finding Audit #1	Finding Audit #2
E14	Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with all relevant Australian Standards.			NT	NT
E15	<p>Discharge Limits</p> <p>The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters.</p>			NT	NT